



04/19/07

Miller Park Plaza @ E. Brandon/Valrico, FL

Proj. #205316



Miller Road

State Road 60

Corner
Outparcel
1.18 AC

Outparcel
1.23 AC

Outparcel
1.17 AC



MARKET OVERVIEW

Miller Park Plaza will become a part of the fast-growing commercial corridor along SR 60 in Brandon. Area retailers include Super Wal-Mart, Lowe's, Home Depot, Sweetbay, Publix, CVS and Walgreens. Area restaurants include Steak n' Shake, Taco Bell, Sonic, McDonalds, Burger King, Ruby Tuesday, Cracker Barrel, Zaxby's, IHOP, Applebee's, Hardee's, Beef O' Brady's and Hungry Howie's.

The Brandon corridor has experienced steady growth eastward along Brandon Boulevard (SR 60) from I-75 and the Brandon Westfield Mall area past Mulrennan Road, which is east of Miller Park Plaza.

Miller Road continues southward to the growing areas of Lithia and Bloomingdale. The Valrico area continues to grow and has experienced a five year growth of 25%. This market is projected to grow by another 17% over the next five years. Valrico neighborhoods consist of well established homes and many new subdivisions are also being built in this area. Builders such as Windward Homes, US Home and Lennar Homes have taken advantage of the availability of large vacant land tracts for development and have recently completed over 22,000 residential units.

Miller Park Plaza will contribute to this thriving area and serve the needs of the surrounding residential community, as well as cater to the commuter traffic between Plant City and Tampa. Miller Park Plaza gives retailers the opportunity to become a part of this sought-after market in a very unique and elegant setting.

Road Improvements

Due to the substantial growth in this market, the county and the state have imposed extensive additional road improvements on the developer. In addition to the already improved SR 60, the developers are adding turn lanes, replacing traffic signals at Miller Road & SR 60, improving Miller Road south to Lumsden Avenue and enhance the overall curb appeal on SR 60 to the west and Miller Road south.

Demographics

3-Mile

5-Mile

Population	61,839	156,905
5-Year Projected Growth	14.40%	13.4%
Households (HH)		
Average HH Income	\$70,869	\$72,481
Median HH Income	\$67,623	\$68,018
Per Capita Income	\$26,063	\$26,391
Age		
Average Age	37.58	37.84
Median Age	38.26	36.16

Source - Claritas 2007

PROPERTY SUMMARY

Miller Park Plaza is a unique and elegantly designed retail/office development situated on the southwest corner of Brandon Boulevard (SR 60) and Miller Road in Valrico, Florida. This uniquely designed mixed use project will contain approximately 108,600 square feet of commercial space. The retail component of Miller Park Plaza will consist of three multi-tenant retail buildings totaling 38,600 square feet and offers up to 19,500 square feet of contiguous space. The office component will include condo ownership in multiple freestanding buildings of 3,000 to 5,000 square feet each

Located at a traffic lighted intersection, Miller Park Plaza sits on one of the major east/west thoroughfares in Central Florida as SR 60 runs coast to coast. The site contains 18.5 acres in an L-shaped parcel, with over 1,000 square feet of frontage along SR 60. The daily traffic count is 56,930 cars per day.

Property Details

Groundbreaking Date:	July 2007
Delivery Date:	Late 2007/Early 2008
Land Area:	18.5 AC
Parking:	5.1
Access:	Median Break & Curb Cut on Miller Road Median Bread & Two Curb cuts on SR 60
Outparcels:	Two (2) Bank Sites, 1.16 AC & 1.22 AC One (1) Fast Food Site, 1.17 AC
Space Available:	1,200 to 19,500 Square Feet
Prospective Tenant Mix:	Neighborhood amenities, upscale and fast casual restaurants, business services & upscale boutiques





Address **SR-60 E & N Miller Rd**
Valrico, FL 33594

