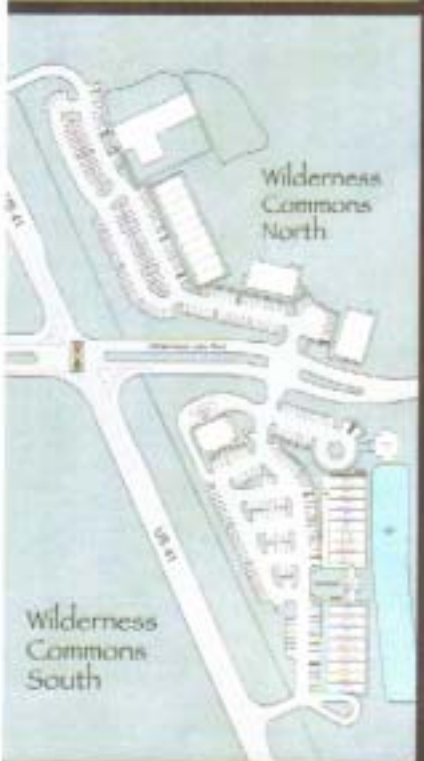


# Wilderness Lake Preserve

Central Pasco County's Newest Commercial / Retail / Professional Center  
For Lease, Sale or Build to Suit



Deliberate renderings and dimensions are approximate and subject to approval and may change without notice September 2006

**Wilderness Commons** brackets the main entrance to the award-winning 950-home community of Wilderness Lake Preserve at the intersection (traffic light) of Wilderness Lake Blvd. and US 41.

The retail center offers a prime location of retail/commercial space central to the growing Land O' Lakes community.

Proposed and existing residential and commercial growth is abundant along the 10-mile stretch of US 41 between SR 54 and SR 52. Large residential communities, all within a 5-mile radius of Wilderness Commons, include The Groves, Tierra Del Sol, Connerton, Asbel Creek and Lakeshore Ranch. FDOT traffic counts were in excess of 26,000 vehicle daily as of May 2006.



Wilderness Commons is 4 1/2 miles north of SR 54 on US 41



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Central Pasco County's Newest Commercial / Retail / Professional Center  
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## Welcome Center For Immediate Sale or Lease

Current use as Community Information Center

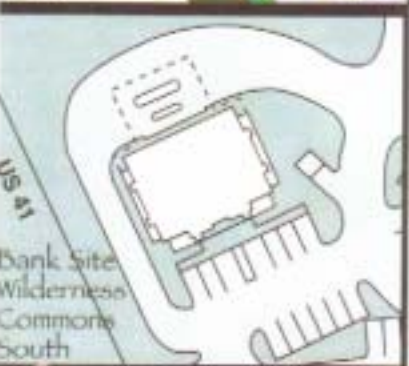
- Approx. 2,200 sq. ft. office space, themed architecture and interior design/dock overlooking construction area



Wilderness Commons South

## Wilderness Commons South Occupancy Scheduled Mid to Late 2007

- 25,404 sq. ft. of Atlanta-style retail space **available for lease now** consisting of (2) 11,202 sq. ft. buildings each with 8 units followed by covered breezeway and common courtyard area overlooking park/retention area
- Units available at 1,000 sq. ft. or 1,500 sq. ft.
- Covered walkway connects the North and South Buildings
- South building incorporates a drive-thru for end unit
- Bank Out Parcel **available for sale now** (up to 4,500 sq. ft. building & drive thru gate)



Bank Site Wilderness Commons South

## Wilderness Commons North Occupancy Scheduled for 2007/2008

Proposed North Retail Office:

- (1) 11,500 sq. ft. of retail office space with units of 1,000 sq. ft. or 1,500 sq. ft. available **for lease**
- (2) 6,000 sq. ft. Office Out-Parcels can be **built-to-suit for purchase or lease**
- Potential Dog Core Out-Parcel **for sale**

Bank site example only final site dimensions subject to change per specifications

Definitive renderings and dimensions are approximate and subject to approval and may change without notice September 2006

