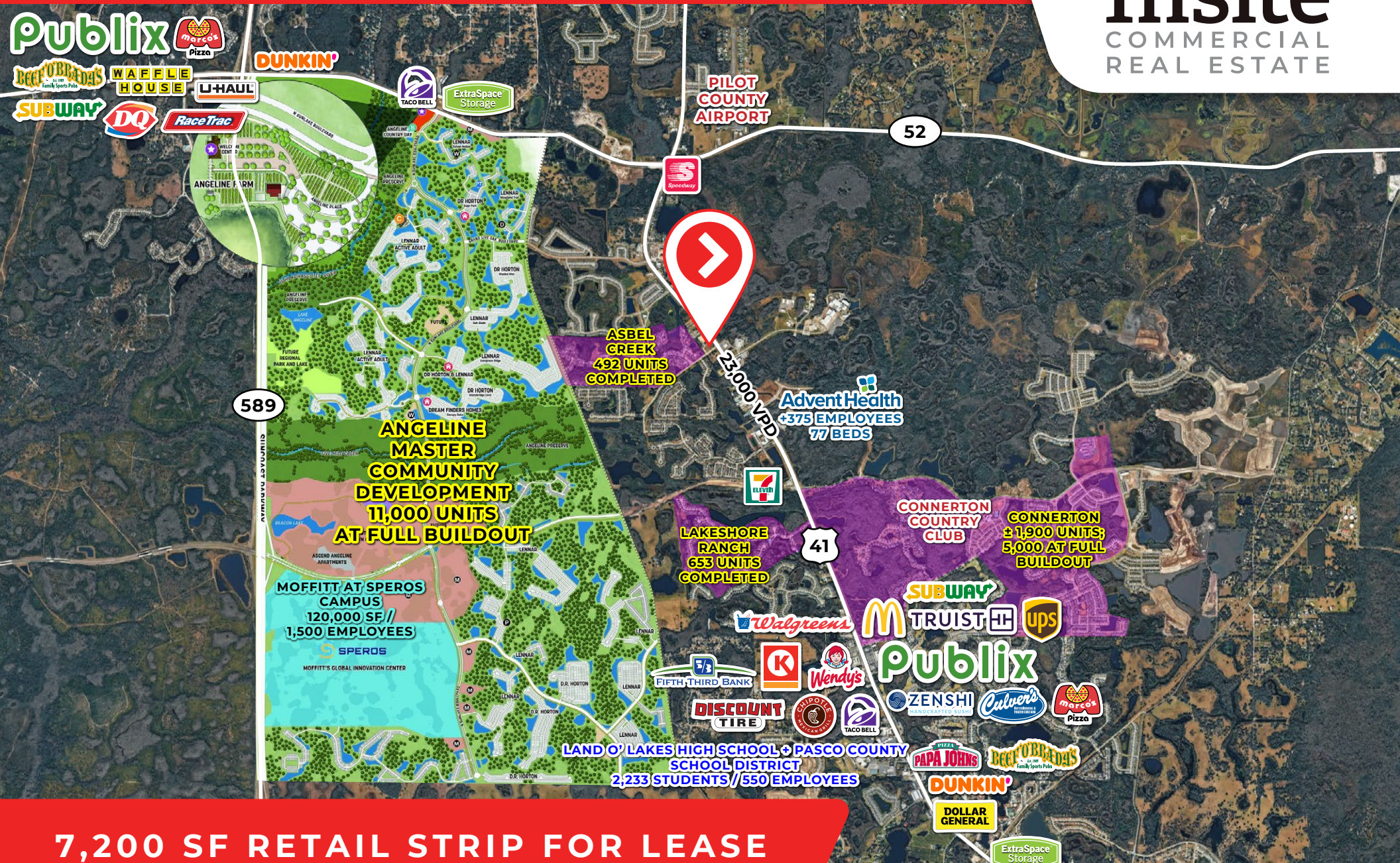


AVAILABLE

Insite
COMMERCIAL
REAL ESTATE

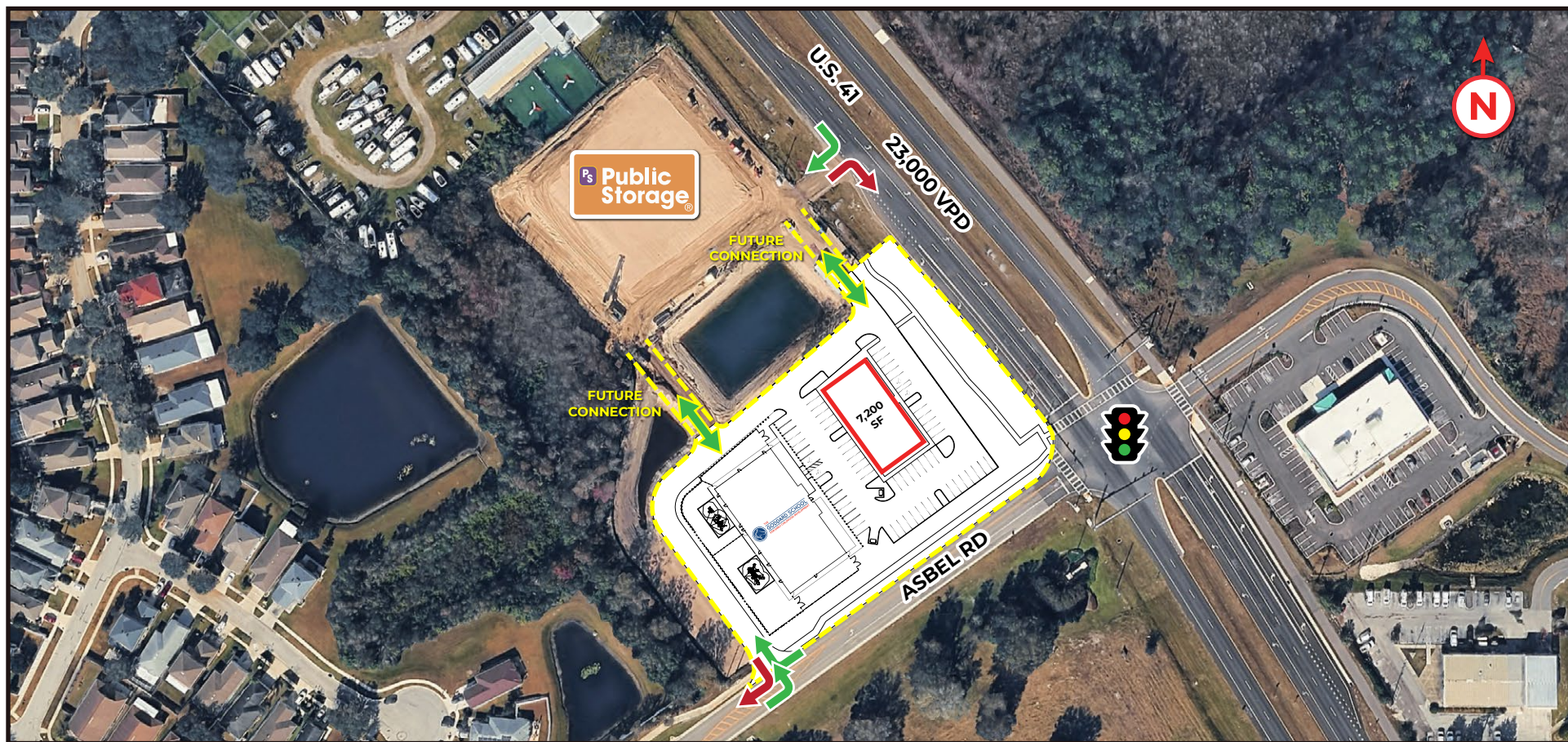


7,200 SF RETAIL STRIP FOR LEASE

NWC U.S. 41 & ASBEL RD, LAND O'LAKES, FL 34638

JEN WARD
407-252-2444

ANDREW FOX
904-483-0759



PROPERTY HIGHLIGHTS

- Sits at a hard corner at U.S. 41 & Asbel Rd.
- Cross access with Public Storage provides access to both U.S. 41 and Asbel Rd.
- Co-tenancy with Goddard School.
- Traffic on U.S. 41 of 23,000 VPD.
- Asbel Rd is proposed for a future extension to connect with the new Ridge Rd extension, providing enhanced connectivity throughout Land O Lakes and Angeline development.

2025 DEMOGRAPHICS



Population

1 Mile	8,153
3 Miles	19,725
5 Miles	36,229



Employees

1 Mile	324
3 Miles	1,438
5 Miles	4,498



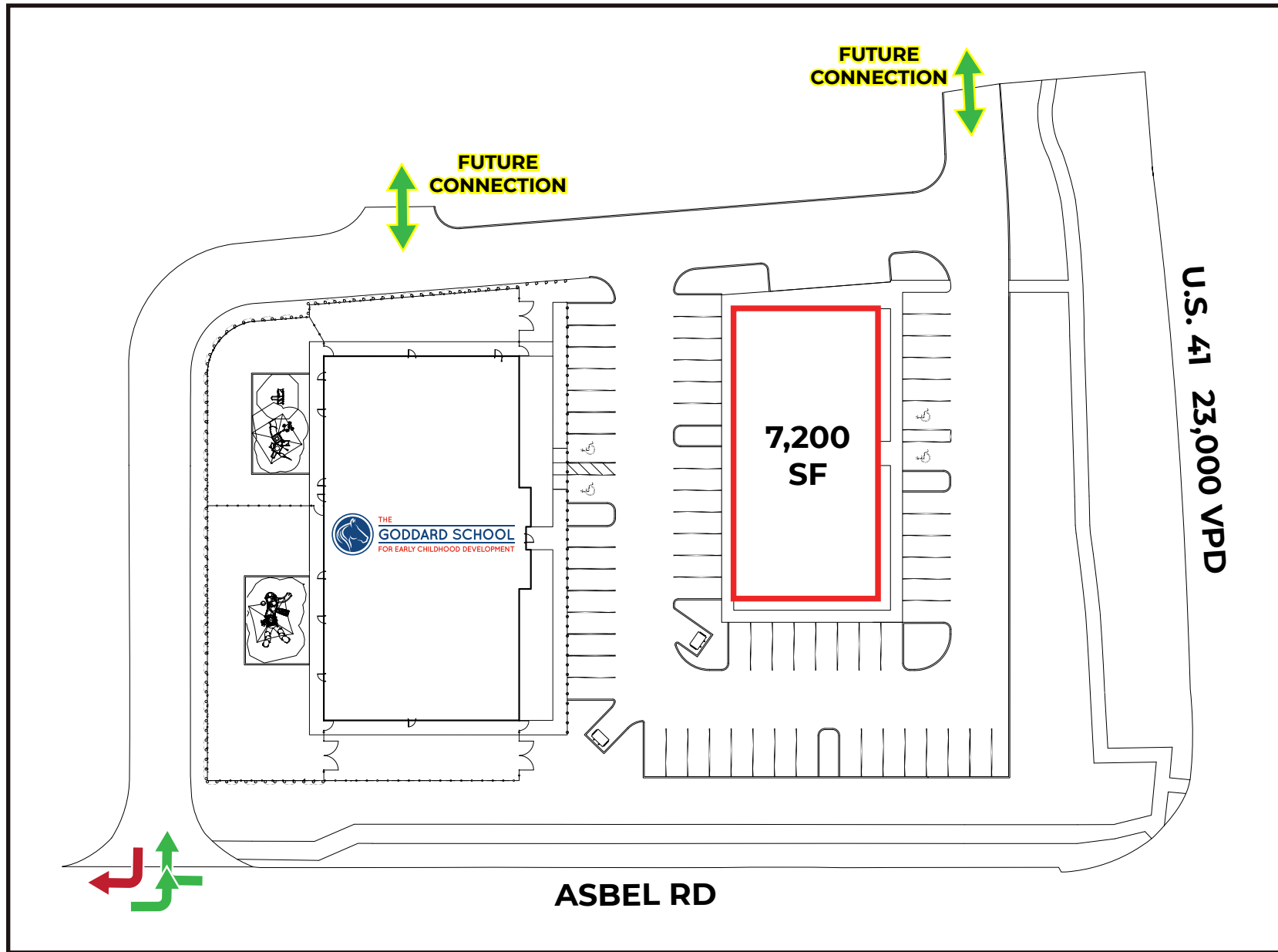
Average Household Income

1 Mile	\$144,396
3 Miles	\$150,960
5 Miles	\$151,903



Households

1 Mile	2,462
3 Miles	6,362
5 Miles	12,495



Estimated Annual Visits

7/1/2025 - 6/30/2026

Estimated # of Customers

20.4K

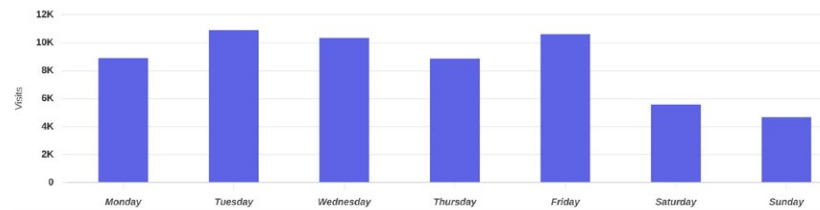
Estimated # of Visits

59.9K

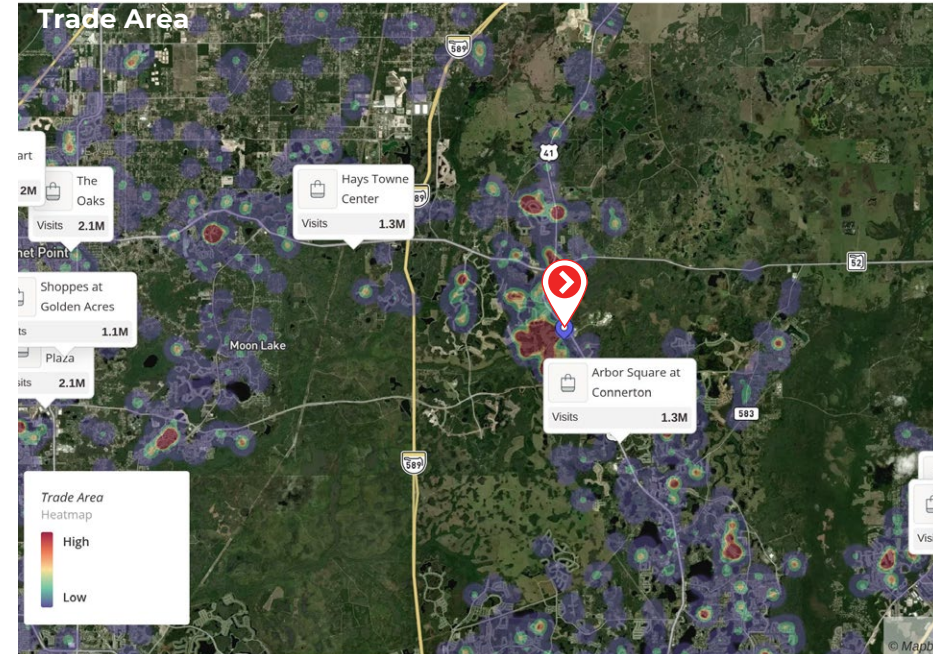
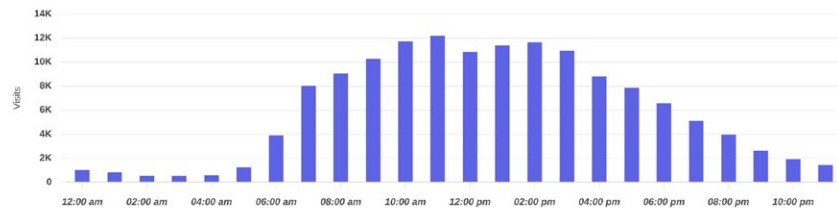
Average Visits/Customer

2.94

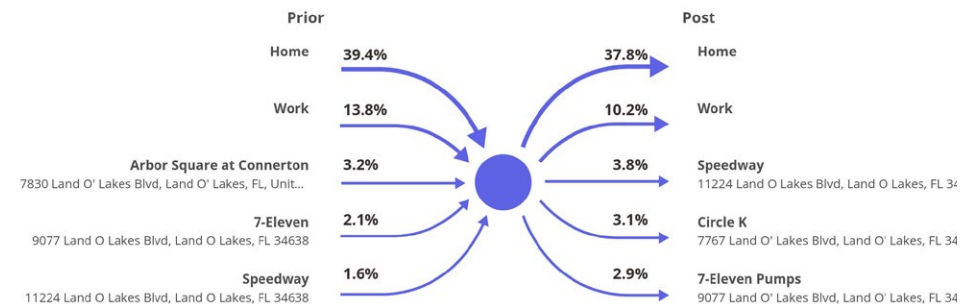
Daily Visits



Hourly Visits



Customer Journey



FOR MORE
INFORMATION
PLEASE CONTACT

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