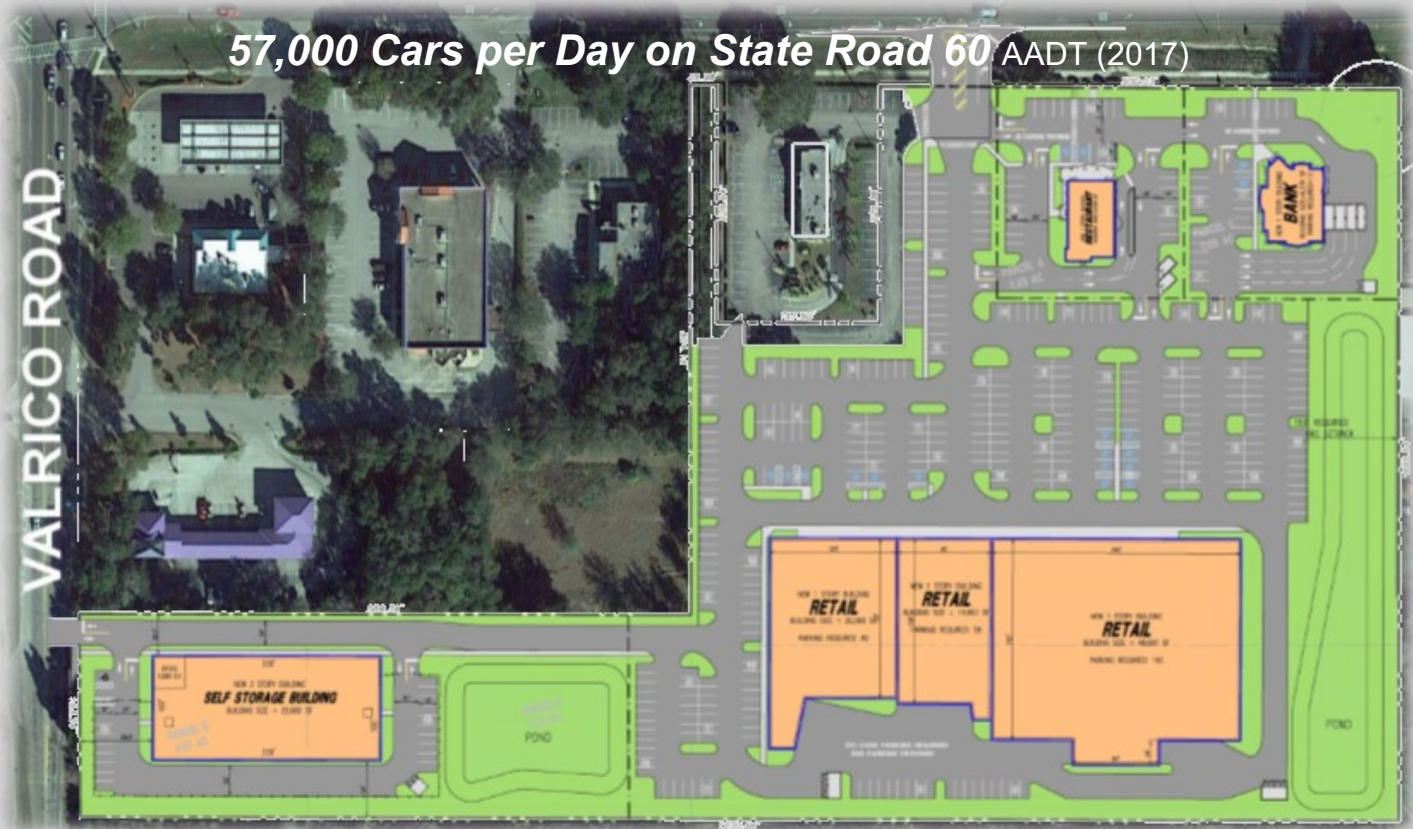


Prime Retail Space Available



Development Features:

Retail Leasable Area: 82,663 s.f. +/-
Gross Leasable Area: 103,500 s.f. +/-
Building Exterior: Stucco / Decorative Block
Completion Date: 2019/20
Access: State Road 60 / Valrico Road

Outparcels:

Auto Repair/Drive-Thru A: .83 acres - 5,546 s.f. +/-
Bank B: .95 acres - 4,279 s.f. +/-
Office/Self Storage C: 2.61 acres

www.RetailAssetManagementInc.com

100,000+/- sq. ft. Shopping Center Development

Noriega's

LEGACY COMMONS

SEC of State Road 60 & Valrico Road
Valrico, Florida 33594

For Additional Information Contact

Retail Asset Management, Inc.

Sales • Management • Leasing • Development

Paul Cooley (727) 480-0063 or Wayne Purdy (727) 510-3707

(727) 446-3032 fax (727) 446-3080

P.O. Box 5666 • Clearwater • Florida 33758-5666

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Pursuant to Section 475.25(1)(q) Florida Statutes, and Rule 21V-10.033 Florida Administrative Code, Retail Asset Management, Inc. makes the following disclosures, that in the event a lease or sales contract is entered into, Retail Asset Management, Inc. represents the Lessor/Seller exclusively and Lessee/Buyer may be responsible for additional costs such as their own attorney's fees, security deposit, and telephone and utility deposits.



**Adjacent to New
Publix
Super Market
And
Ross Dress for
Less
Development**

**Located Just
Minutes East of
I-75; South of I-4**

Demographics

	1	2	3
Population	(Radius in miles)		
2014 Est	12,551	41,270	74,664
2019 Proj.	13,369	43,960	78,996
2014 Avg. Inc.	\$65,606	\$71,226	\$73,736



**Other Retailers in this
Densely Populated
Market include:**



**TWO
OUTPARCELS AVAILABLE**

FOR LEASE
727-446-3032

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Licensed Real Estate Broker