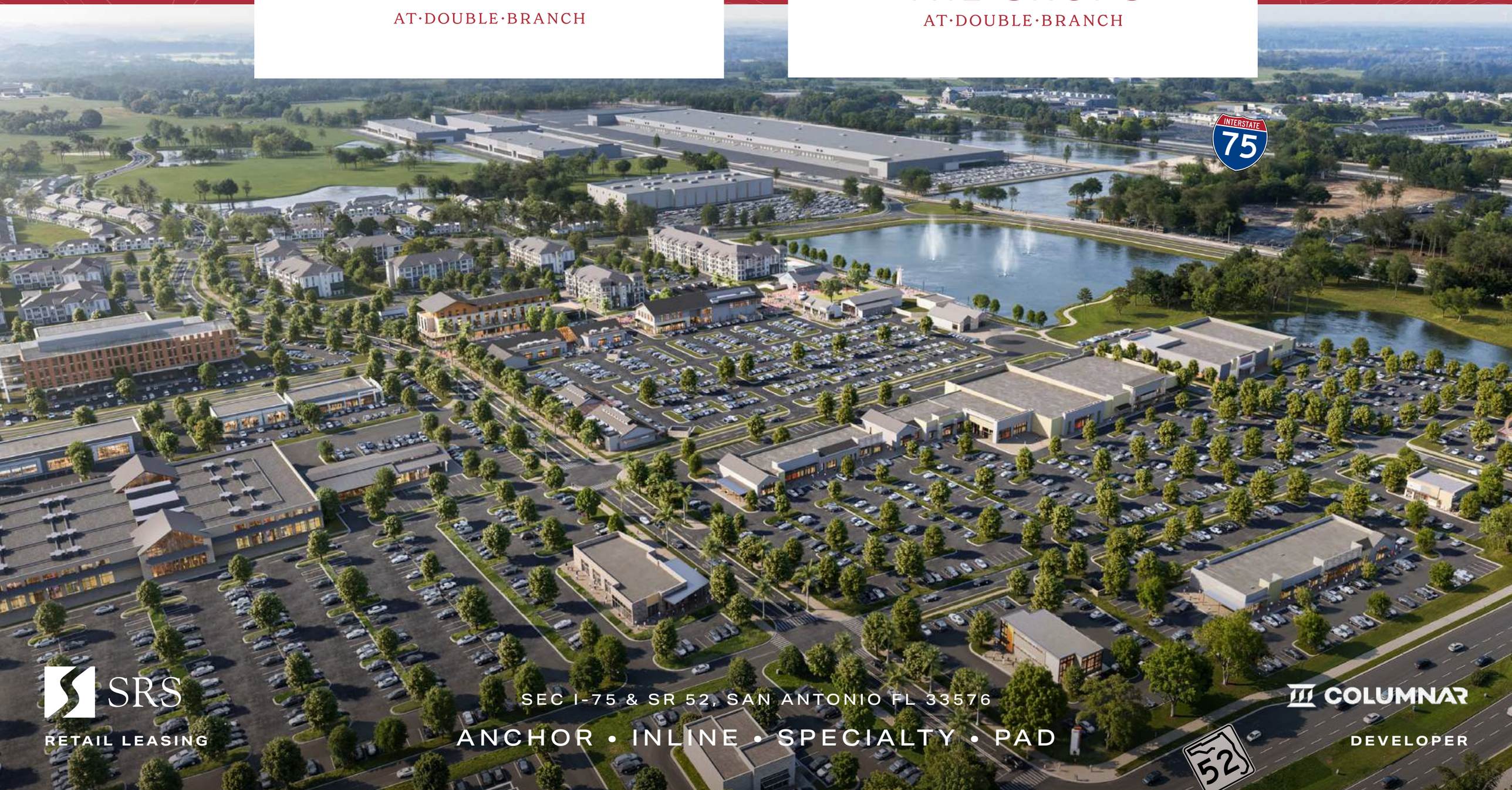
THE BOARDWALK
AT·DOUBLE·BRANCH

THE SHOPS
AT·DOUBLE·BRANCH



SRS
RETAIL LEASING

SEC I-75 & SR 52, SAN ANTONIO FL 33576

ANCHOR • INLINE • SPECIALTY • PAD

COLUMNAR
DEVELOPER

DOUBLE BRANCH AT A GLANCE

GATHER | PLAY | RELAX | ENJOY | CELEBRATE

Double Branch is more than a shopping center—it's an experience. Designed as a vibrant, walkable town center, it seamlessly integrates national retailers, local purveyors, dining, entertainment, and outdoor spaces. This is where retail thrives and communities connect.

IN PROGRESS

668
Multi-family and Lifestyle Units

120
Key Hotel

2K+
Parking Spaces

292K
Square Feet of Dining, Retail and Entertainment

UPON COMPLETION

965
Acres of Master Planned Development

250+
Acres of Healthcare, Wellness, and Life Sciences

1M
Square Feet of Office Space

5.5M
Square Feet of Industrial Space

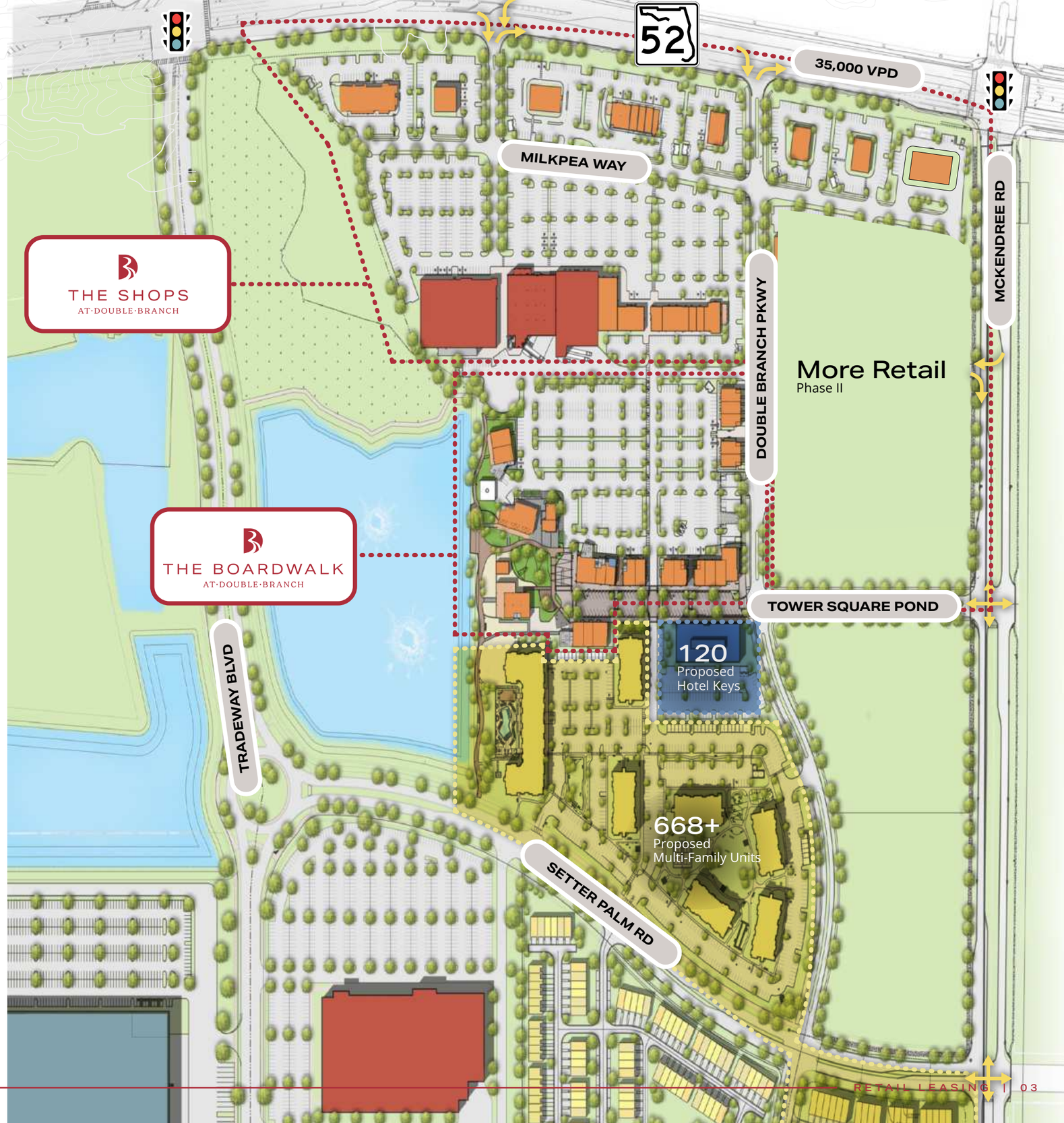
3,500
Multi-family and Lifestyle Units

500K
Square Feet of Dining, Retail and Entertainment

Master Plan

DOUBLE RANCH | PASCO COUNTY

- Retail Anchors
- Retail
- Multi-Family
- Industrial
- Office/Hotel





±35 minutes

to Downtown Tampa

±400,000 visitors

annually to the adjacent Mirada & Epperson Lagoons





Golf cart connectivity

to surrounding master planned communities

±74,000 units

planned and existing residential units in the trade area



Location

DOUBLE RANCH | PASCO COUNTY

TAMPA BAY'S FASTEST GROWING CORRIDOR

The intersection of State Road 52 & Interstate 75 in Pasco County, Florida, is rapidly emerging as a significant retail corridor, fueled by substantial residential and commercial growth. As one of the key transportation arteries in the Tampa Bay region, this area has transformed from a primarily rural landscape into a thriving hub of economic activity. The strategic positioning at a major highway interchange makes Double Branch an attractive destination for national retailers, dining establishments, and service providers looking to capitalize on the region's expanding consumer base.

Regional Access & Visibility

Signalized hard corner at I-75 & SR 52
Direct access to Tampa, Wesley Chapel, and Lakeland markets
Located within Pasco County's primary growth corridor

Surrounding Demand Drivers

Adjacent to Mirada & Epperson Lagoons
400,000+ annual visitors
Up to 3,000 daily visitors at peak
Near new Johns Hopkins Hospital campus
Proximity to Pasadena Hills Superpark (planned 300-acre park)

Explosive Residential & Commercial Growth

Located within a pipeline of 74,000+ planned and existing residential units in the trade area

Immediate project includes:

- 3,500 residential units
- 1M SF office
- 500K SF retail/dining/entertainment

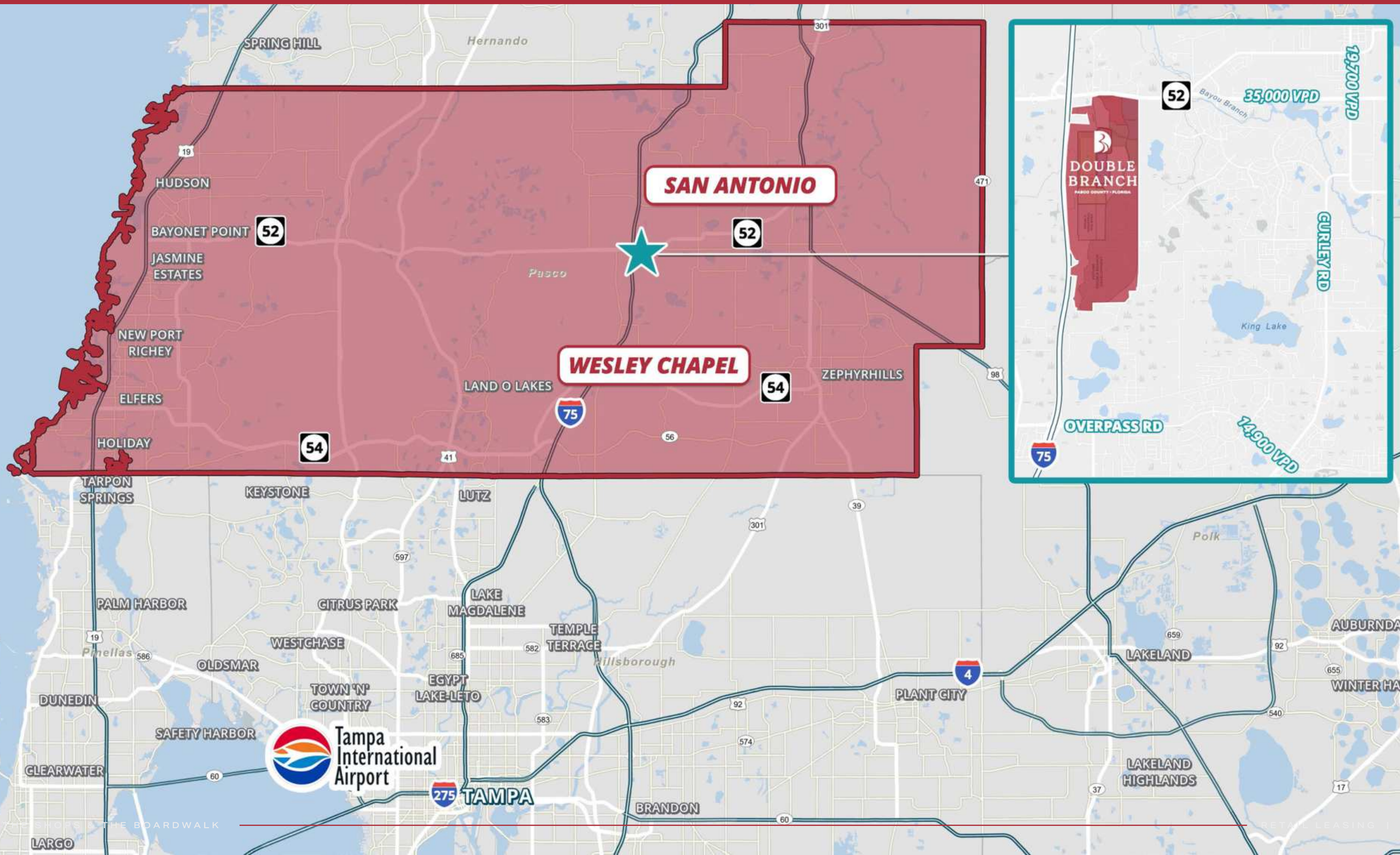
Strong demographics:

- 25% projected population growth (5-mile)
- $151K avg HH income (5-mile)

Regional Connectivity

DOUBLE RANCH | PASCO COUNTY

SRS



Local Connectivity

DOUBLE RANCH | PASCO COUNTY

SRS

Kinfield Hines

amazon

DISTRIBUTION CENTER

19,700 VPD

35,000 VPD

52

52

98

TAMPA BAY GOLF AND COUNTRY CLUB

DOUBLE BRANCH

Metro Lagoons MIRADA



NEST HOCKEY

Cypress Creek

King Lake

GURLEY RD

JOHNS HOPKINS MEDICINE

JOHNS HOPKINS ALL CHILDREN'S HOSPITAL

HOSPITAL UNDERWAY
EST. FALL 2027

75

OVERPASS RD

14,900 VPD

EPPERSON Lagoons



113,000 VPD

GROVE AT WESLEY CHAPEL

WESLEY CHAPEL

55,000 VPD

54

ZEPHYRHILLS

TESLA

BayCare

Basset Branch

New River

Cypress Creek TOWN CENTER

AdventHealth MOFFITT CANCER CENTER

ORLANDO HEALTH

56

56

TAMPA PREMIUM OUTLETS A SIMON CENTER

The Shops AT WIREGRASS

85,000 VPD

two rivers

WHOLE FOODS MARKET

LIFE TIME ATHLETIC

EST. 2027

75

E COUNTY LINE RD

275

Indian Creek

Hillsborough River

Big Ditch Creek

Site Aerial

DOUBLE RANCH | PASCO COUNTY

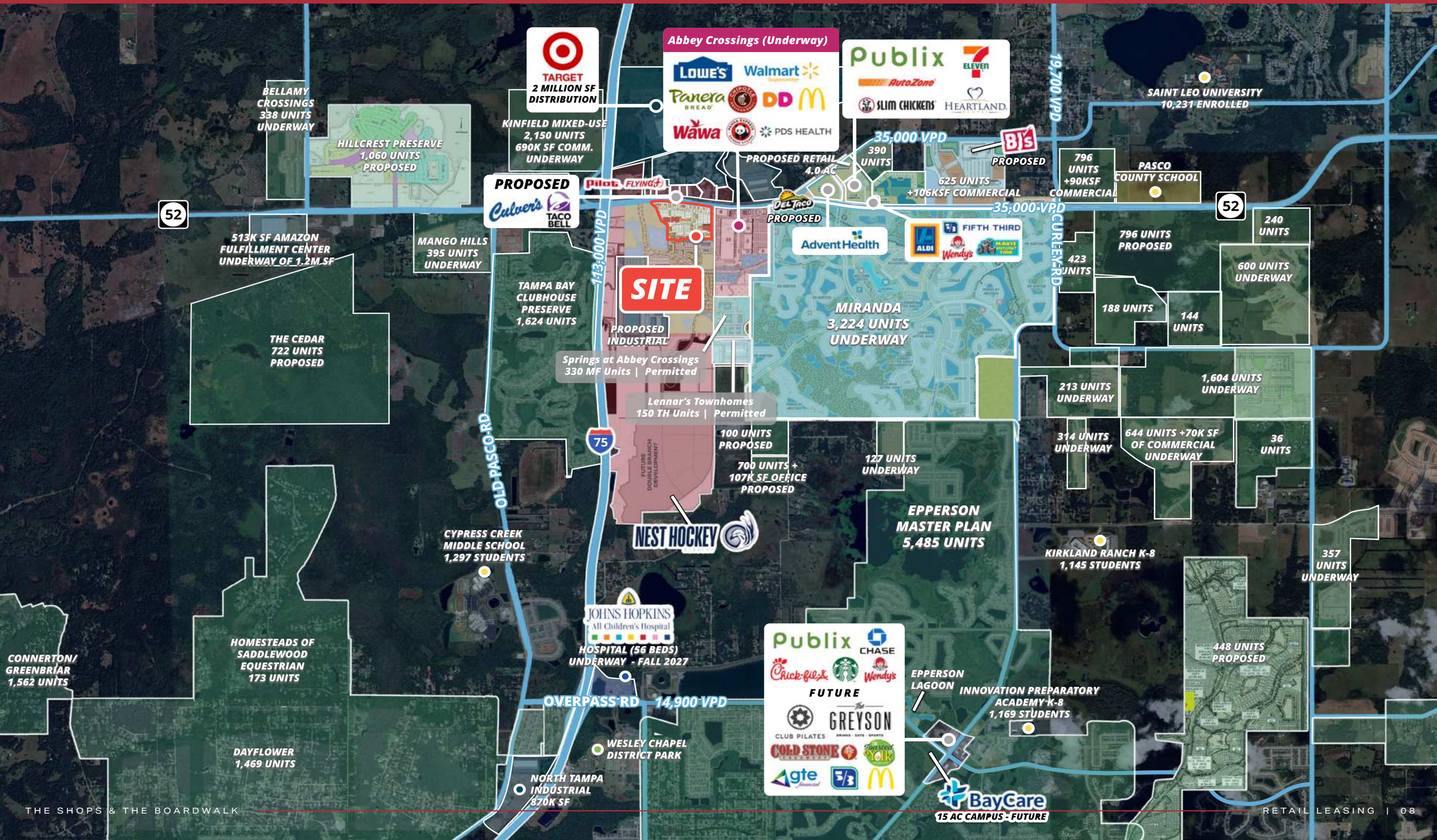
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Trade Area Aerial

DOUBLE RANCH | PASCO COUNTY

SRS



RESIDENTIAL DEVELOPMENT

STATUS

- **ACTIVE**
- **PROPOSED**
- **BUILT**

DRIVE TIME

- **12 MINUTES**

PASCO COUNTY SUBDIVISIONS

- **EXISTING DEVELOPMENT**

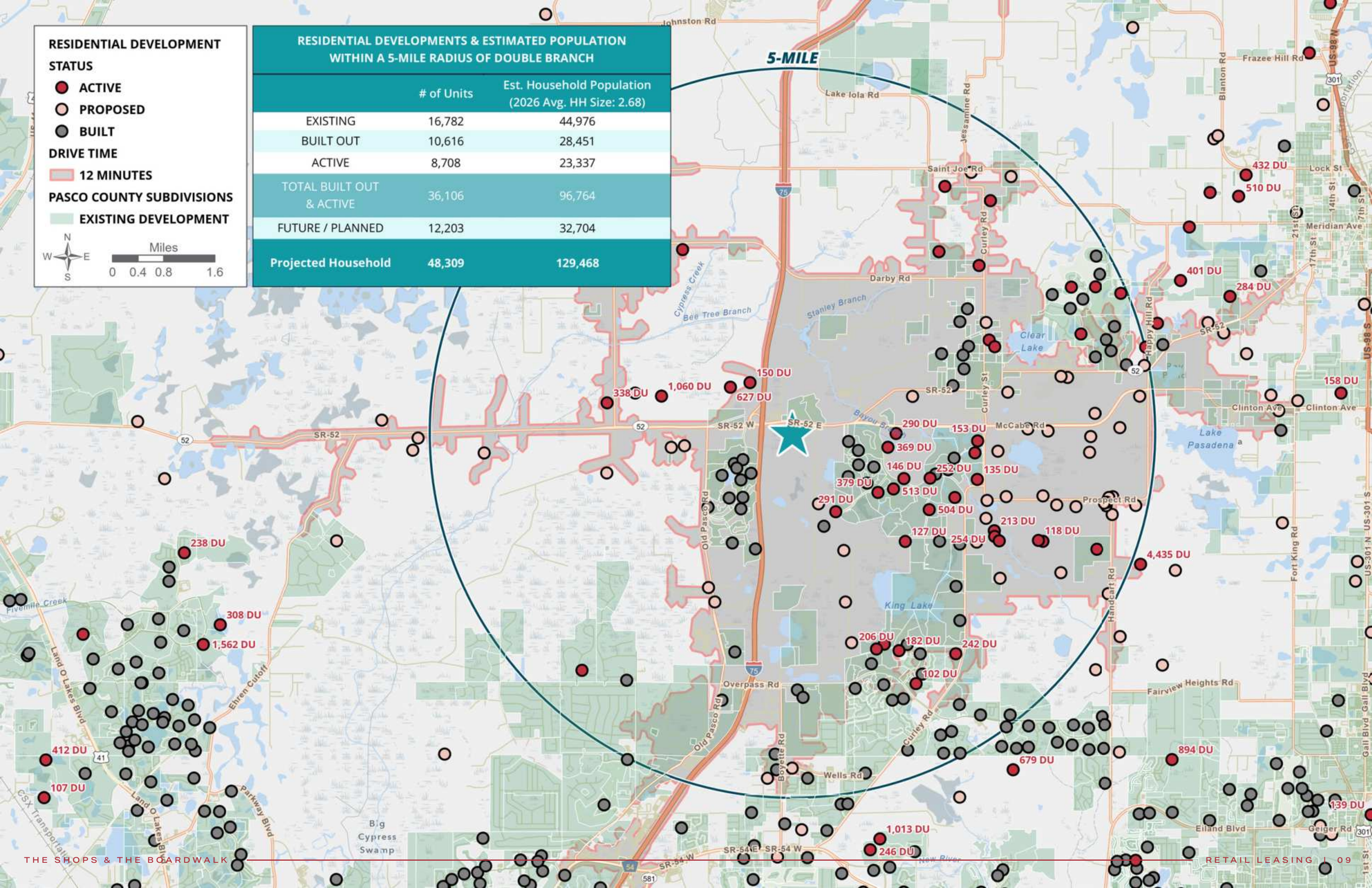
N W E S

Miles

0 0.4 0.8 1.6

RESIDENTIAL DEVELOPMENTS & ESTIMATED POPULATION WITHIN A 5-MILE RADIUS OF DOUBLE BRANCH

	# of Units	Est. Household Population (2026 Avg. HH Size: 2.68)
EXISTING	16,782	44,976
BUILT OUT	10,616	28,451
ACTIVE	8,708	23,337
TOTAL BUILT OUT & ACTIVE	36,106	96,764
FUTURE / PLANNED	12,203	32,704
Projected Household	**48,309**	**129,468**

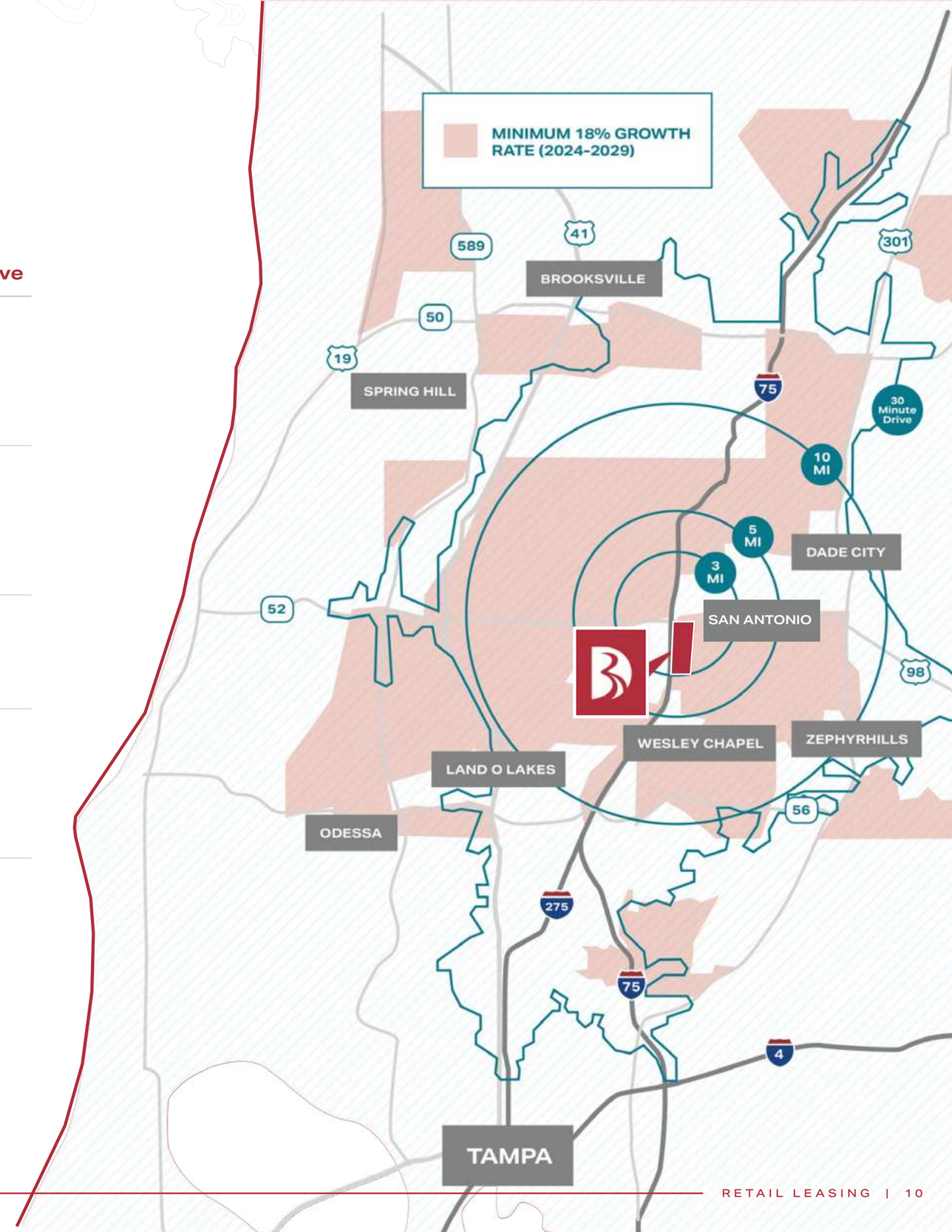


Demographics

DOUBLE RANCH | PASCO COUNTY

Population	3 miles	5 miles	10 miles	30 min drive
2025 Estimated Population	14,109	38,204	206,764	603,691
2030 Projected Population	16,370	44,509	243,429	668,077
Proj. Annual Growth 2025 to 2030	3.02%	3.10%	3.32%	2.05%
Daytime Population				
2025 Daytime Population	11,960	30,497	182,815	575,850
Workers	3,257	8,405	65,154	250,579
Residents	8,703	22,092	117,661	325,271
Income				
2025 Est. Average Household Income	$127,435	$136,292	$119,569	$106,895
2025 Est. Median Household Income	$101,153	$110,180	$96,767	$79,429
Households & Growth				
2025 Estimated Households	5,630	13,287	77,445	233,208
2030 Estimated Households	6,551	15,711	92,492	260,366
Proj. Annual Growth 2025 to 2030	3.08%	3.41%	3.61%	2.23%
Race & Ethnicity				
2025 Est. White	78%	65%	63%	57%
2025 Est. Black or African American	4%	11%	10%	14%
2025 Est. Asian or Pacific Islander	2%	4%	5%	6%
2025 Est. American Indian or Native Alaskan	0%	0%	0%	0%
2025 Est. Other Races	16%	20%	22%	23%
2025 Est. Hispanic (Any Race)	15%	21%	23%	25%

SOURCE: ESRI 2025



Master Plan

DOUBLE RANCH | PASCO COUNTY

- Retail Anchors
- Retail
- Multi-Family
- Industrial
- Office/Hotel



THE SHOPS

AT·DOUBLE·BRANCH

INTERSTATE 75

113,000 VPD

35,000 VPD

52

THE SHOPS AT DOUBLE BRANCH

WHERE LIFE AND COMMUNITY MEET

The Shops at Double Branch present a dynamic mix of retail opportunities designed to meet the area's rising demand. With a variety of anchor, outparcel and inline spaces, The Shops are perfectly positioned along Hwy 52 and just off I-75, offering high visibility and ease of access.

±220,000
GLA SF

Q3 2027
Delivery

±1,450
Parking Spaces



The Shops | Site Plan

Unit	Type	Size
A10	Pad Available	1.1 acre
A13	Pad - QSR - At LOI	0.97 acre
A14	Pad - Speciality - At LOI	1.03 acre
A15	Pad Available	1 acre
A16	Pad Available	1.34 acre
A9 - 1	Dental - At Lease	3,607 SF
A9 - 2	Available	1,794 SF
A9 - 3	Optical - At Lease	1,799 SF
A9 - 4	Breakfast - At Lease	3,500 SF
A11 - 1	Available	2,300 SF
A11 - 2	Available	1,192 SF
A11- 3	Chicken QSR - At LOI	2,401 SF
A12 - 1	Available	2,400 SF
A12 - 2	Available	1,333 SF
A12 - 3	Available	1,604 SF
A12 - 4	Bagel - At Lease	1,435 SF
A12 - 5	Bakery - At Lease	1,512 SF
A12 - 6	Drink/QSR - At Lease	1,201 SF
A7 - 700	National Fitness - At Lease	40,000 SF
A7 - 701	Natural Grocer - At Lease	24,410 SF
A7 - 702	Soft Goods - At Lease	25,123 SF
A7 - 3	Available	5,270 SF
A7 - 4	Available	5,029 SF
A7 - 5	Available	2,180 SF
A7 - 6	Nail Salon - At Lease	3,224 SF
A7 - 7	Mexican QSR - At Lease	1,820 SF
A7 - 8	Available	1,456 SF
A7 - 9	Available	1,456 SF
A7 - 10	F&B - At LOI	3,637 SF



Master Plan

DOUBLE RANCH | PASCO COUNTY

- Retail Anchors
- Retail
- Multi-Family
- Industrial
- Office/Hotel



THE BOARDWALK

AT·DOUBLE·BRANCH

INTERSTATE 75

113,000 VPD

35,000 VPD

52

THE BOARDWALK AT DOUBLE BRANCH

WHERE LIFE AND COMMUNITY MEET

The Boardwalk at Double Branch offers a unique setting ideal for restaurants, specialty shops, and entertainment concepts. Multiple waterfront buildings situated on a boardwalk create a natural draw for a lively dining and social scene, while plans for a vibrant town center make it a true destination for both locals and visitors. With built-in foot traffic from surrounding development, ***The Boardwalk is set to become one of Pasco County's premier gathering places.***

±72,280
GLA SF

Q2 2028
Delivery

±587
Parking Spaces



Boardwalk | Site Plan

Unit	Usage / Tenant	SF	Patio SF
A110	Restaurant - Available	5,878 SF	1,307 SF
B110	Restaurant - Available	6,561 SF	2,099 SF
D110	Salt Shack - At Lease	5,027 SF	3,442 SF
D120	Salt Shack - At Lease	1,220 SF	
C120	Ice Cream - At Lease	1,307 SF	
C110	Coffee - At Lease	1,248 SF	
E110	Available	1,790 SF	
E120	Dentist - At Lease	1,800 SF	
E130	Nail Salon - At Lease	2,941 SF	
F110	Available	3,574 SF	
F120	Available	1,565 SF	
F130	Available	1,503 SF	
F150	Available	2,104 SF	
F160	Available	2,064 SF	
G110	Available	2,106 SF	
G120	Sushi - At LOI	2,375 SF	
H110	Smoothie & Juice Bar - At Lease	1,204 SF	
H120	Available	1,261 SF	
H130	Barber - At Lease	1,261 SF	
H140	Longevity & Wellness Center - At Lease	2,231 SF	
H150	Available	3,194 SF	





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