PALMETTO CROSSING

Palmetto Crossing

5305-5505 Moccasin Wallow Rd | Palmetto, FL



DEVELOPMENT BY:

COLLARMELE PARTNERS
RETAIL & MIXED-USE DEVELOPMENT

SRS Real Estate Partners

SRS

Palmetto Crossing

5305-5505 Moccasin Wallow Rd
Palmetto, FL

* *Retail Anchor Pads & Outparcels Available*

Property Specifications

PARCEL SIZE

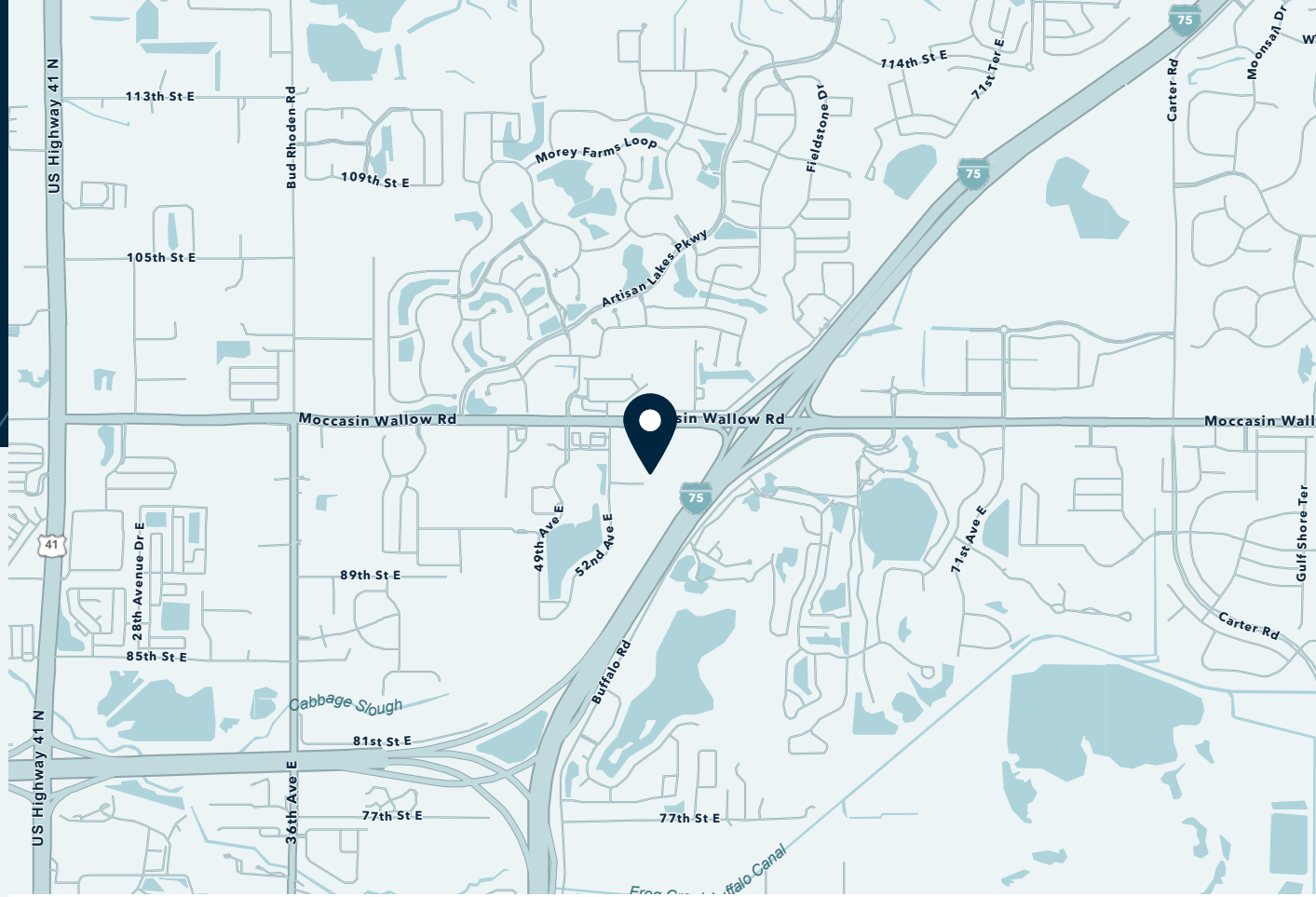
±55 AC

OUTPARCEL SIZES

0.91-2.88 AC

RETAIL GLA

118,750 SF



About the Property

- **Established Customer Base:** Surrounded by significant existing and planned housing, medical facilities, grocery stores, and national retailers
- **Flexible Development** Opportunities: Agricultural Suburban zoning with available retail outparcels
- **Critical I-75 Access:** Located at the area's only I-75 interchange, with the next interchange approximately 18 miles north
- **Exceptional Visibility:** Approximately 6,400 feet of frontage along I-75, providing prominent interstate exposure
- **Regional Connectivity:** Convenient access to St. Petersburg, Tampa, Sarasota, and the Sunshine Skyway Bridge

Traffic Counts

I-75	105,500 VPD
Moccasin Wallow Rd	21,500 VPD

Year: 2026 | Source: FDOT

Nearby Retailers

Seven Brew Drive Thru Coffee, BayCare, Chipotle Mexican Grill, Chase, Publix, Sam's Club

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Zoom-In Aerial

Palmetto, FL

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Residential Study | I-75 & Moccasin Wallow Road

Palmetto, FL

SRS

7,458 units under construction, contributing to 10,627 total residential units west of I-75 and north of I-275, within 2 miles of the site.

PORT MANATEE

S TAMIAMI TRL

41

22,500 VPD

BUCKEYE RD

BUD RHODEN RD

MOCCASIN WALLOW RD

21,500 VPD

105,500 VPD

75

275

SITE

Under Construction: Curiousity Creek by Lennar 1,960 Units

Under Construction: Newport Isles / Coasterra 3,590 Units Total

Under Construction: Oakfield Trails, Oakfield Lake, and Oakfield hammock 4,500 Units

Under Construction: Stonegate Preserve by Lennar 796 Units

Under Construction: Mandarin Grove 300 Units

2026 Completion: Artisan Lakes/Esplanade 2,376 Units

Under Construction: Bayview/Del Webb 948 Units

Under Construction: 324 MF Units (2027)

300 MF Units (2025)

258 MF Units (2026)

300 MF Units by Hillpointe (Future)

192 MF Units (2023)

Manatee Hospital 436k SF (2028)

610 MF Units (2025)

Gillete Grove 141 Units

North Oaks Estate 108 Units

Under Construction: Moccasin Village TH 102 Units

280 MF Units (2024)

284 MF Units (2025)

400 MF Units (2028)

Under Construction: Sawgrass Lake 220 Units

Heron Bay 147 Units

Under Construction: Southpointe 524 Units

Fairways at Imperial & Regency Oaks 517 Units

Summerwoods 2,038 Units

Under Construction: Heron Glen 186 Units

Woods of Moccasin Wallow 117 Units

Under Construction: Alton Palmetto 276 MF Units

Under Construction: Parrish Lakes 2,299 SF Units & 1,022 TH Units

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Demographics

Area Snapshot

1 MILE

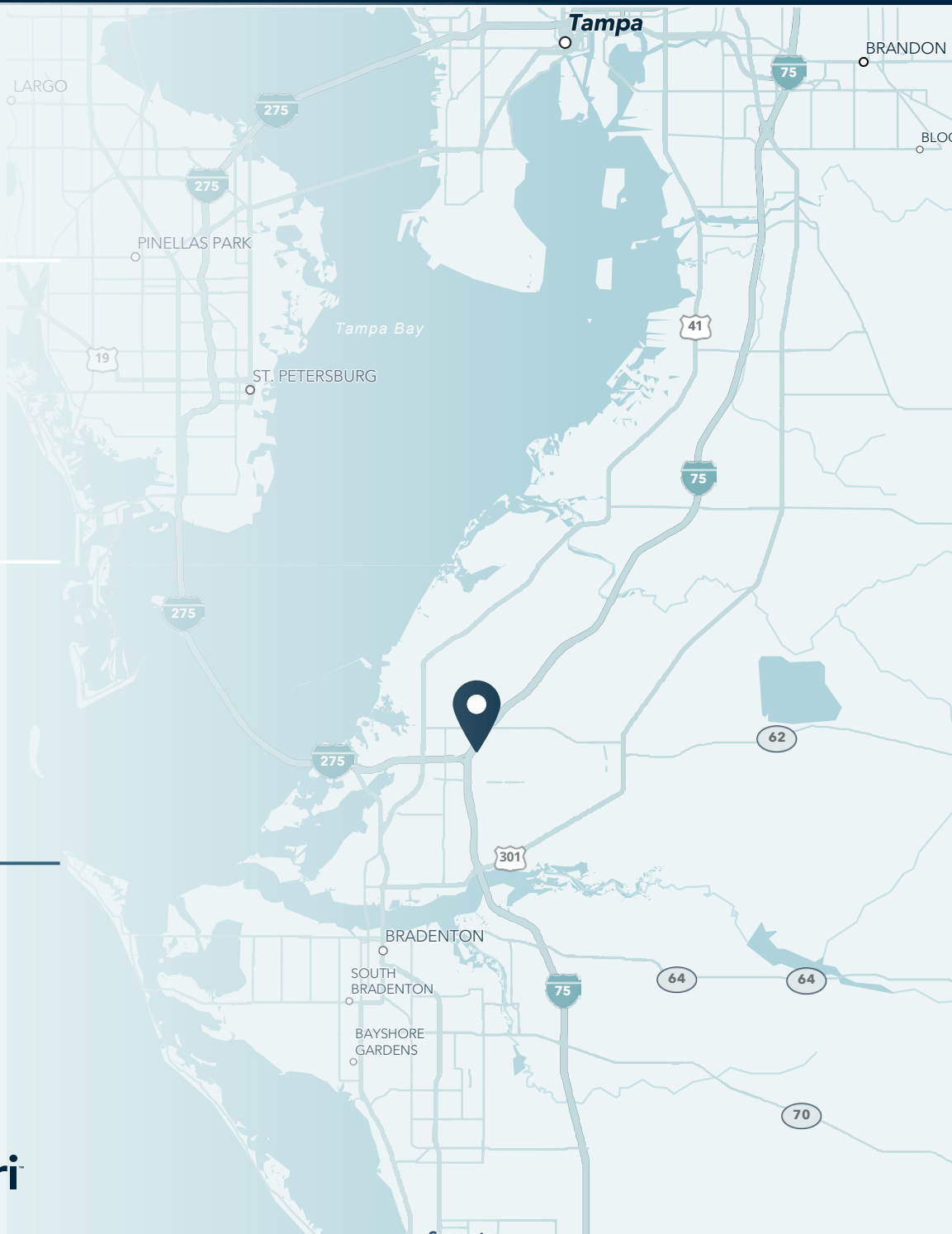
4,826 Population	**3,396** Total Daytime Population	**$149,821** Average Household Income	**2,065** Total Households

3 MILES

31,065 Population	**22,113** Total Daytime Population	**$141,260** Average Household Income	**12,469** Total Households

5 MILES

78,753 Population	**59,628** Total Daytime Population	**$128,339** Average Household Income	**31,386** Total Households



Want more? *Contact us for a complete demographic, foot-traffic, and mobile data insights report.*

SOURCE esri



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