

FOR LEASE

SHOPPES AT CRESCENT PARK

3934 US-301, Riverview, FL 33578



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

David Eggnatz






VICE PRESIDENT

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Property Overview

HIGHLIGHTS

- Located at the signalized intersection of US 301 & Crescent Park Drive
- Join:     
- New fully developed 21,360 SF center with prime visibility to US 301
- 64,000 vehicles per day on US 301
- One of the highest daytime/employee population in all of Tampa and St Petersburg with 1.6 Million SF of office/industrial/medical space and 15 hotels located within a 3 mile radius
- Easy and direct access off I-75, I-4 and Selmon Expressway
- Massive hub for major corporate headquarters, office campuses, business office parks, professional office complexes for the following companies:

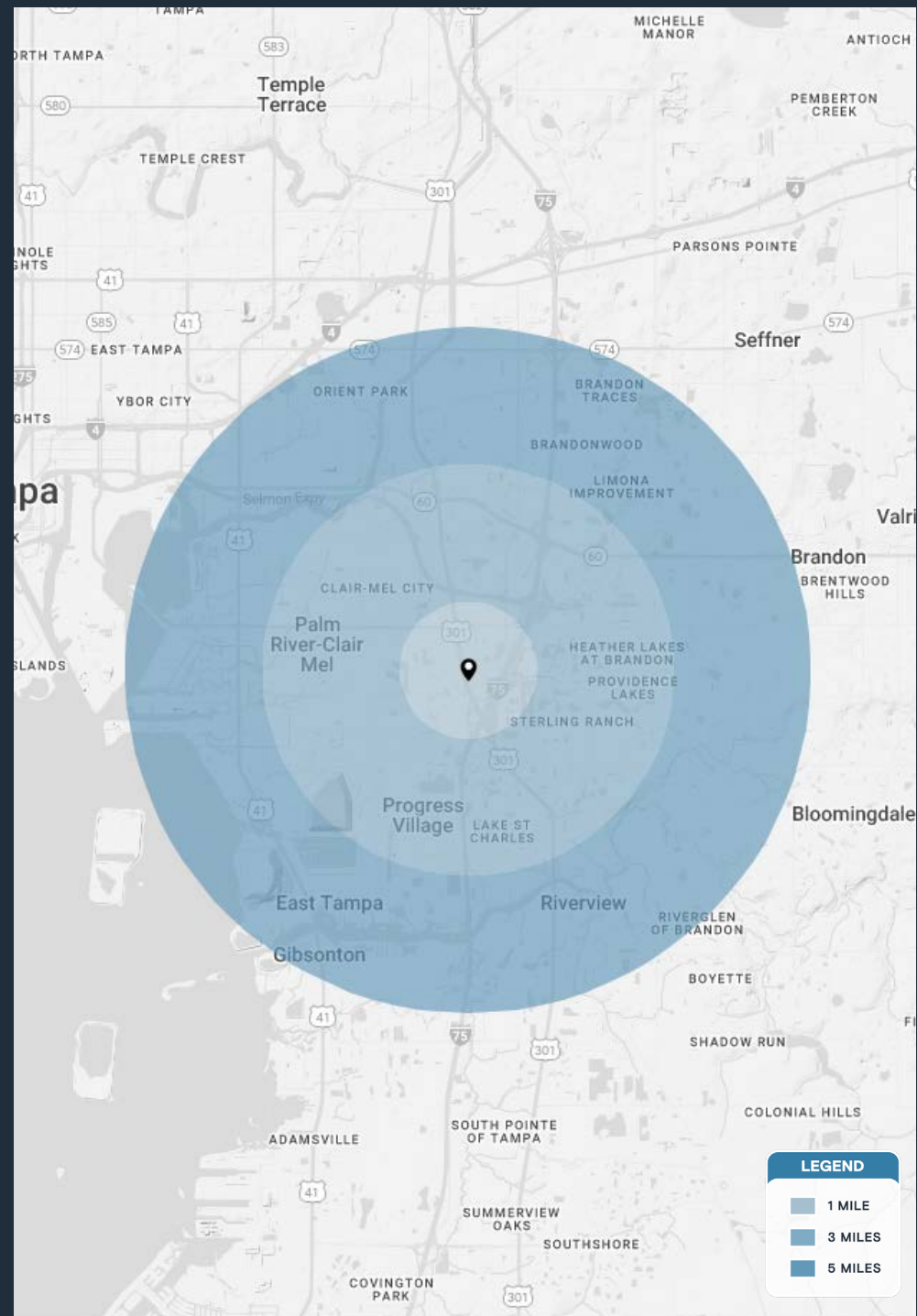


- Brandon Town Center Mall located within 5 minutes
- Join these surrounding national tenants close by: **Publix**



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	14,038	101,158	186,834
HOUSEHOLDS	6,394	40,482	71,716
EMPLOYEES	11,073	80,411	150,355
AVERAGE HH INCOME	\$85,200	\$86,113	\$91,126
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	29,315	127,047	239,195
HOUSEHOLDS	12,843	49,882	89,357
EMPLOYEES	23,083	101,196	191,100
AVERAGE HH INCOME	\$84,929	\$89,044	\$92,997

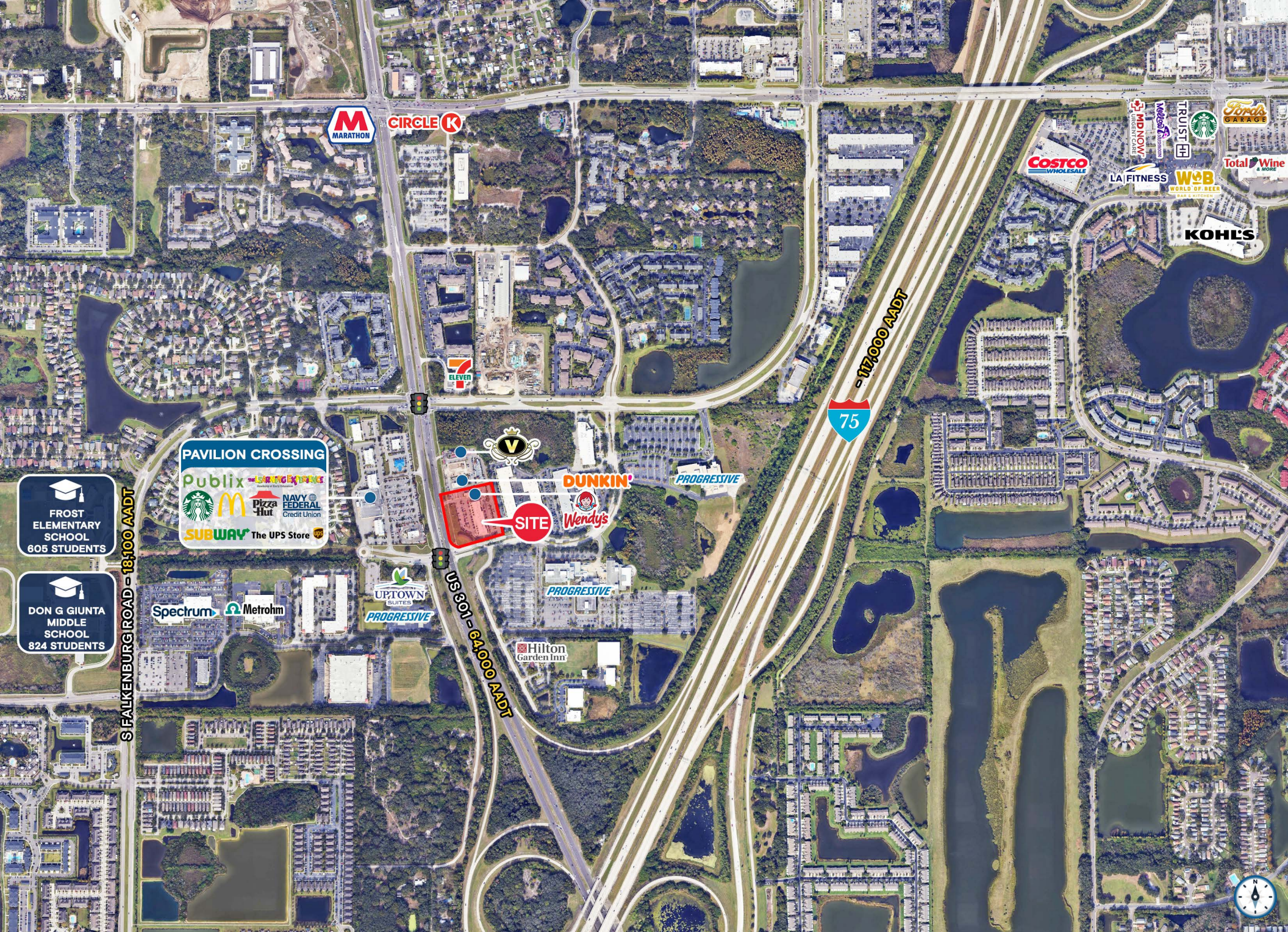


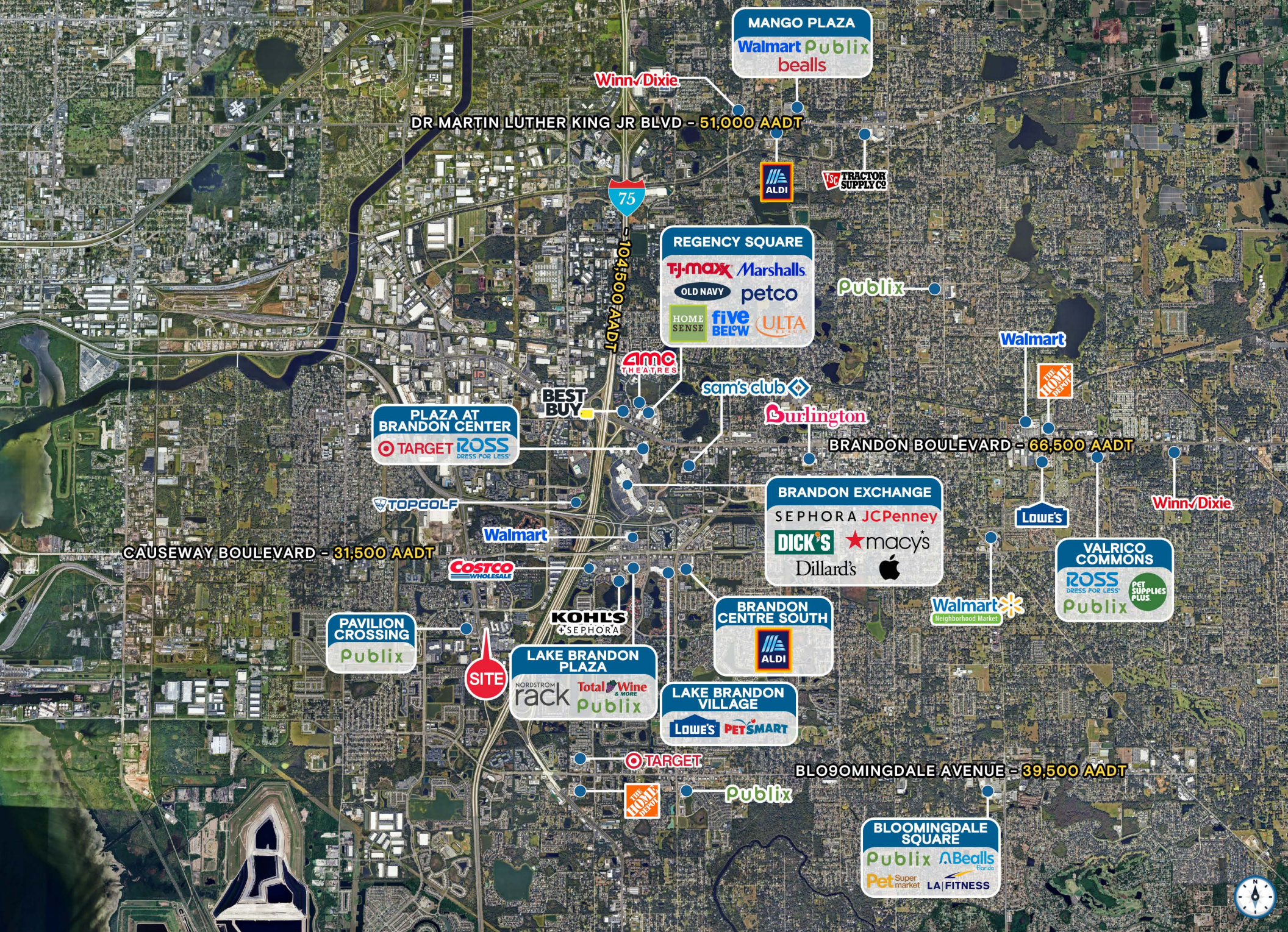
LEGEND
1 MILE
3 MILES
5 MILES

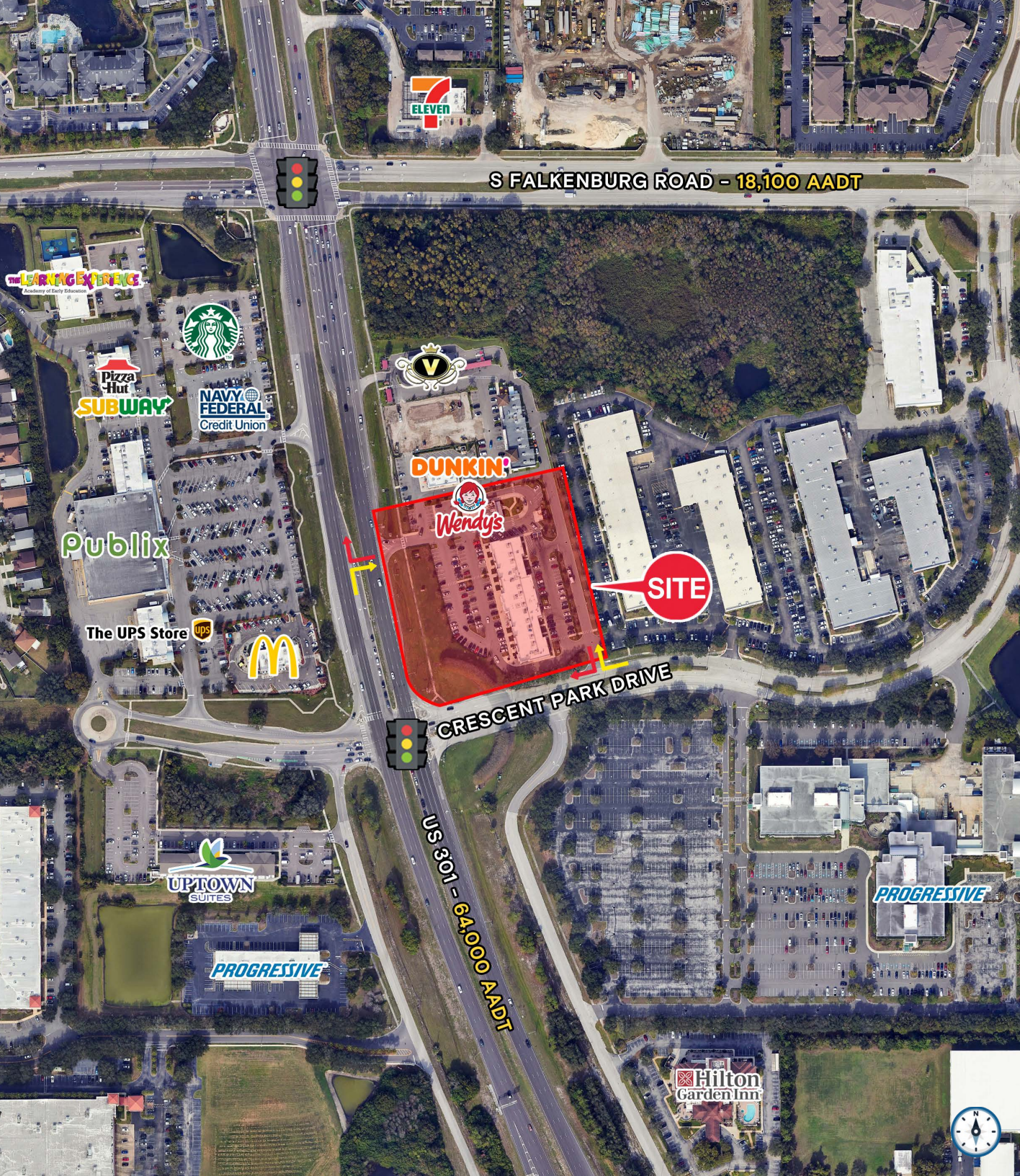


Tenant Roster

1	AT&T	6	Geico	13	Foxtail Coffee
2	Nail Salon	7-8	Heartland Dental	14	Bubbakoo's Burritos
3	Venus Med Spa	9-10	Uncle Louie G's		
4-5	Eggs Up Grill	11-12	2,627 SF Available		







S FALKENBURG ROAD - 18,100 AADT

CRESCENT PARK DRIVE

US 301 - 94,000 AADT

Contact Brokers

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