

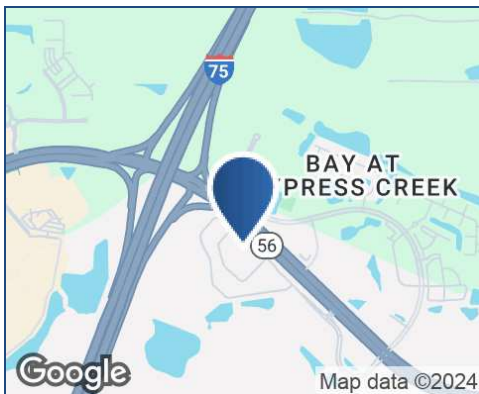
*Property Summary*



**DAILY TRAFFIC CONDITIONS**

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	70,650
STREET	SR 56

\* Figures shown represent estimates



**DEMOGRAPHICS - 2024**

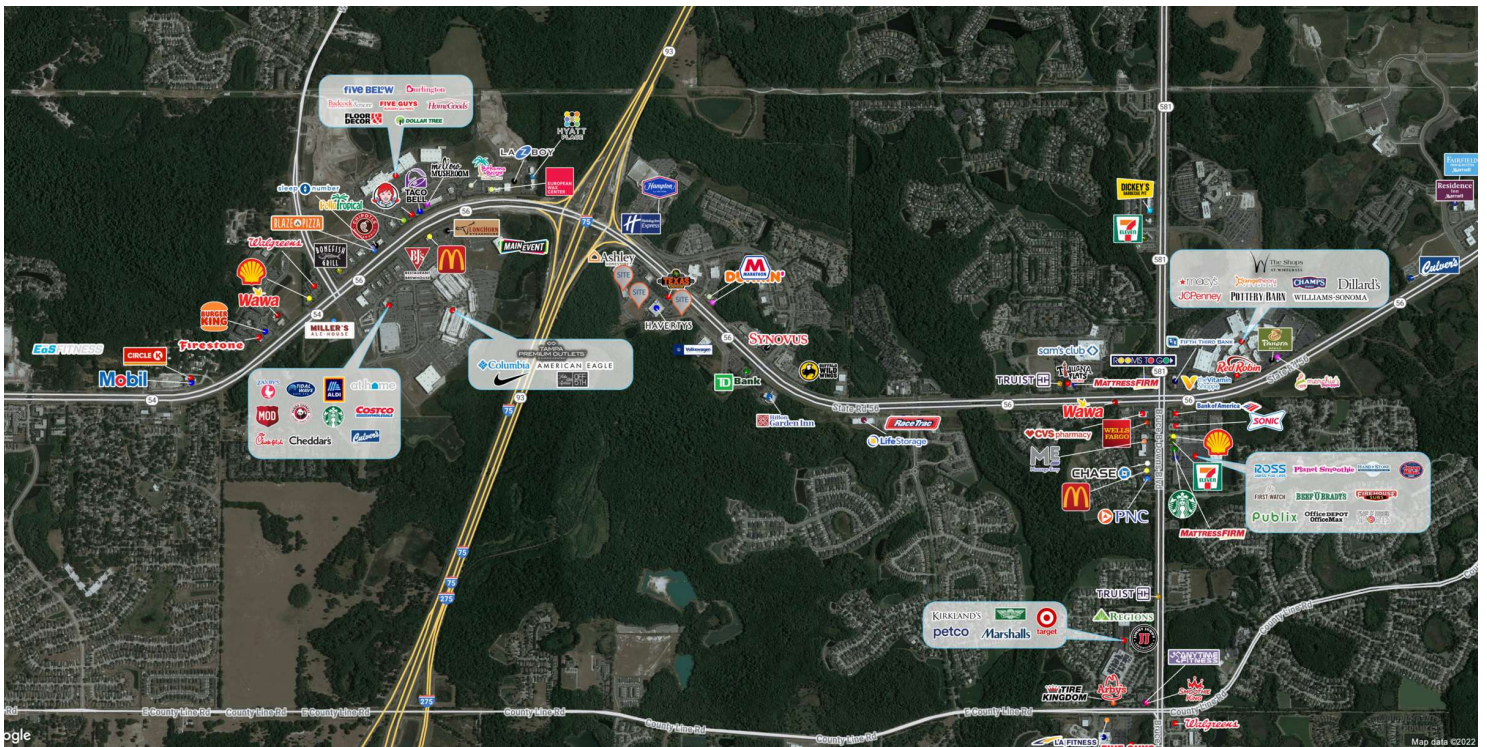
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	2,429	52,291	135,547
Average HH Income	\$134,930	\$148,499	\$146,739
Estimated Households	917	19,409	50,119

**PROPERTY HIGHLIGHTS**

- Join Ashley HomeStore, Havertys, KidsPark - Tampa, Bubba's 33, Texas Roadhouse, and New L.E.A.P.S. Academy
- 12,444 SF retail space available for lease
- Anchor parcel can accommodate up to 68,631 SF
- Outlot parcel can accommodate up to 5,000 SF
- Located within two miles of The Shops at Wiregrass and Tampa Premium Outlets

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**AVAILABLE SPACES**

SUITE	TENANT	SIZE	TYPE	RATE
Anchor	Ashley Furniture	60,000 SF		-
Anchor	Haverty's	40,250 SF		-
A	KidsPark	3,200 SF		-
B	Available	12,444 SF	NNN	Negotiable
C	New L.E.A.P.S. Academy	4,071 SF		-
D	Bubba's 33	7,575 SF		-
E	Texas Roadhouse	7,725 SF		-
Outlot Pad F	Outlot Pad Available	5,000 SF	Ground Lease	Negotiable
Outlot Pad G	Outlot Pad Available	68,631 SF	Ground Lease	Negotiable

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