



**FOR LEASE**

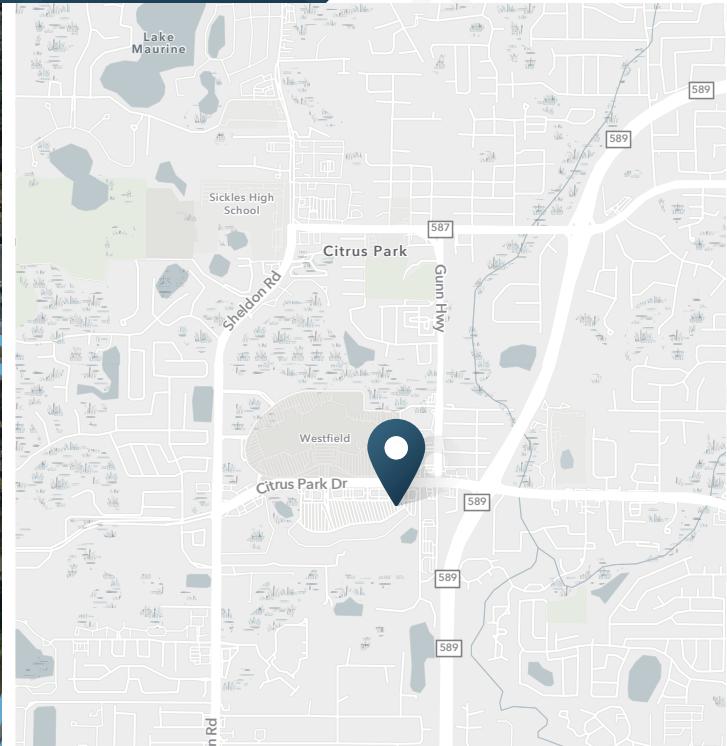
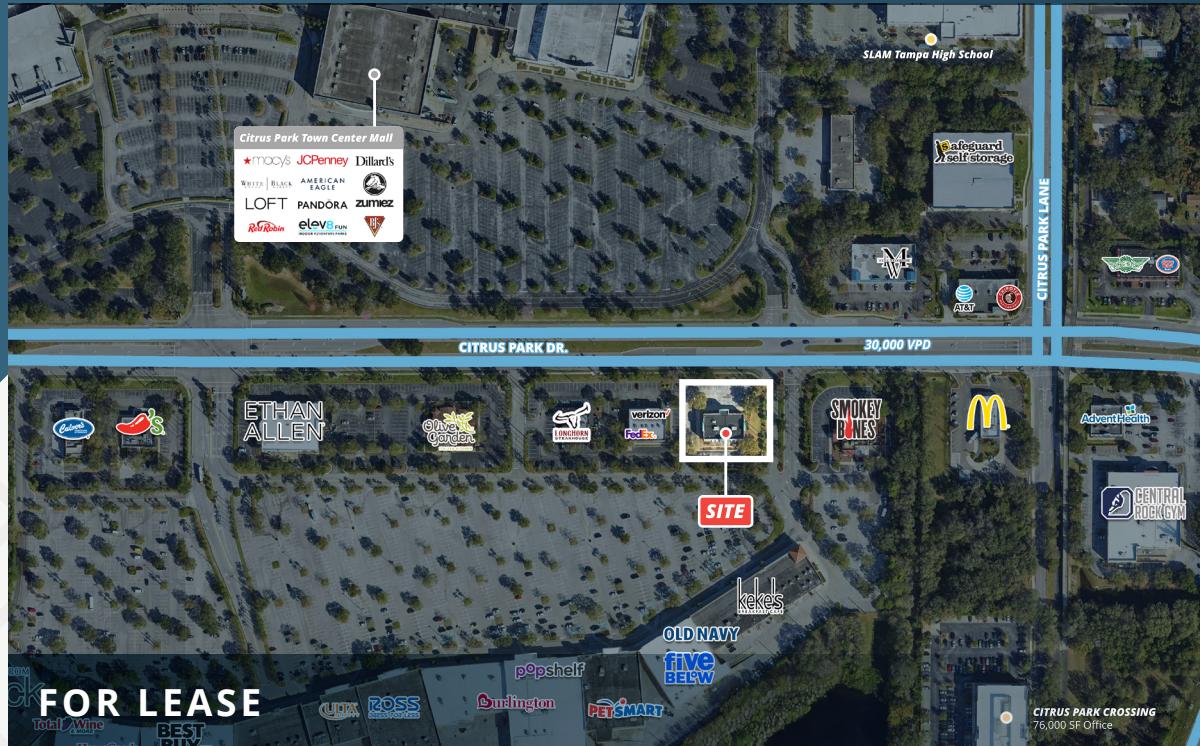
Freestanding Building

8104 Citrus Park Drive | Tampa, FL

 SRS

# Freestanding Building

8104 Citrus Park Drive | Tampa, FL 33625



5,872 SF  
Size

Contact  
Broker  
Rate

## ABOUT THE PROPERTY

- Located on an outparcel to the Plaza at Citrus Park - anchored by Best Buy, PetSmart, Jo-Ann Fabrics, Old Navy, Ross, Ulta Beauty - and across the street from West
- Prominent sign placement
- 1/4 mile from the Veterans Expressway (65,400 AADT) with convenient on/off access
- Ample parking (50+ surface spaces)

## NEARBY RETAILERS



## TRAFFIC COUNTS

Citrus Park Dr.  
Year: 2025 | Source: FDOT

30,000 VPD

## Trade Area

## Citrus Park



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## 1 MILE

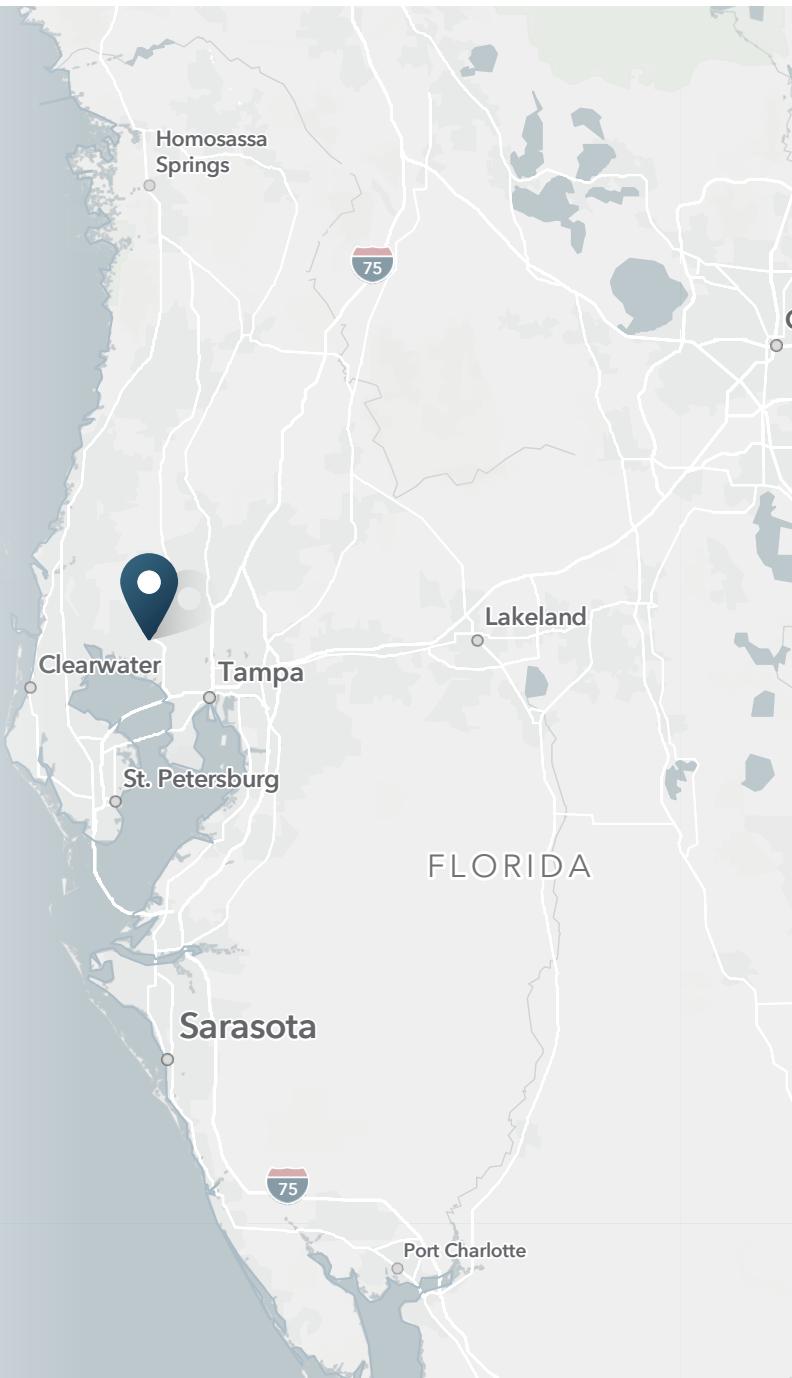
7,409	12,732	\$103,824	2,990
Population	Total Daytime Population	Average Household Income	Total Households

## 3 MILES

9,377	72,606	\$129,655	33,286
Population	Total Daytime Population	Average Household Income	Total Households

## 5 MILES

209,665	204,524	\$124,278	82,295
Population	Total Daytime Population	Average Household Income	Total Households



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

SOURCE



## DEMOGRAPHIC HIGHLIGHTS



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