

# Shoppes at Avalon

## OUTPARCEL OPPORTUNITY

LAT. 28.4359 | LONG. -82.49167

### PROPERTY INFORMATION

- Near our 62,758 SF shopping center anchored by Publix
- Featuring The Red Room Salon and E-Sushi
- Located in a high traffic location on County Line Rd (11,582 VPD)
- Population exceeds 28,800 in a three-mile radius with an average household income over \$83,800

### DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	4,775	30,469	76,073
<b>Households</b>	1,689	11,859	29,171
<b>Median HH (\$)</b>	93,233	78,138	76,134

### MAJOR TENANTS

Publix | The Red Room Salon



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

**Build to Suit  
Ground Lease  
Opportunity**

**13455 County Line Rd  
Spring Hill, FL 34609  
Location**

**Jamie Pearson  
770.355.0954  
jpearson@phillipsedison.com  
Leasing Contact**

