

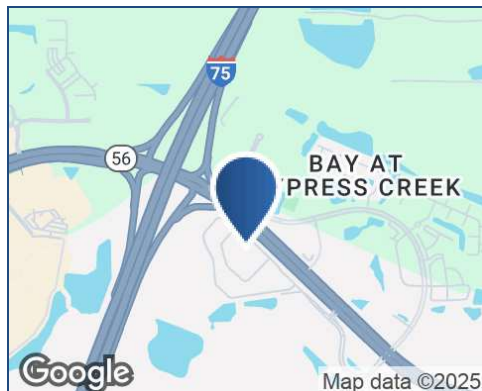
Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	70,650
STREET	SR 56

* Figures shown represent estimates



DEMOGRAPHICS - 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	4,588	42,465	104,773
Average HH Income	\$140,898	\$152,687	\$146,670
Estimated Households	1,661	15,029	37,547

PROPERTY HIGHLIGHTS

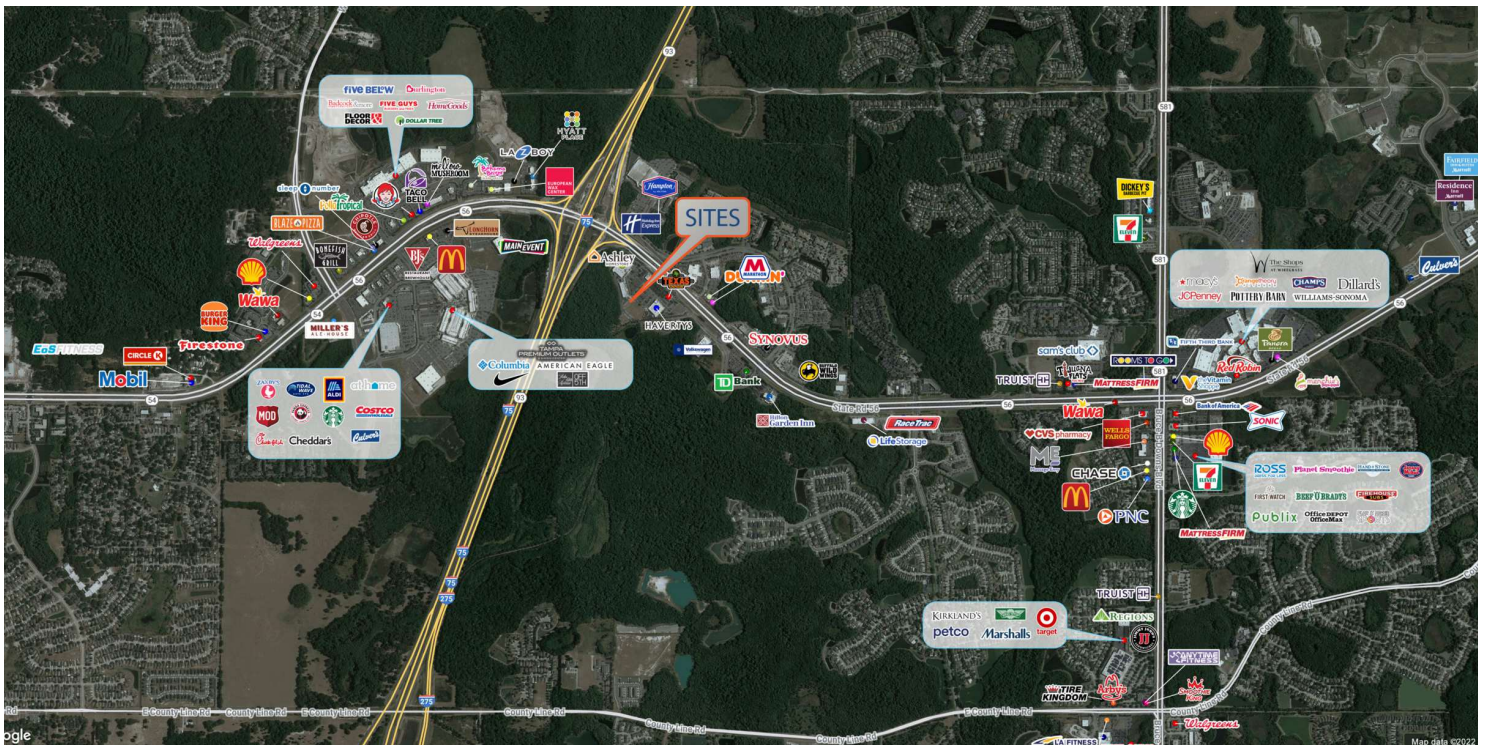
- Join Ashley HomeStore, Havertys, KidsPark - Tampa, Bubba's 33, Texas Roadhouse, New L.E.A.P.S. Academy, and Advent Health
- Two parcels available for ground lease
- Anchor parcel can accommodate up to 68,631 SF
- Outlot parcel can accommodate up to 5,000 SF
- Located within two miles of The Shops at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

REID BURT

813.530.2773

rburt@retail-pa.com

Location Maps



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813.530.2773

rburt@retail-pa.com

Retail Property Advisors // 813.530.2770 // 611 W. Bay St. // Suite 2H, Tampa, FL 33606 // Retail-PA.com

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Anchor	Ashley Furniture	60,000 SF		-
Anchor	Haverty's	40,250 SF		-
Anchor Pad G	Outlot Pad Available	68,631 SF	Ground Lease	Negotiable
A	KidsPark	3,200 SF		-
B	Advent Health	12,444 SF		-
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

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