

# SHOPPES OF SUGARMILL WOODS

9525 S. SUNCOAST BOULEVARD, HOMOSASSA, FL 34446

# FOR LEASE




## LOCATION DESCRIPTION

Convenient location at Suncoast Blvd (US Hwy 19) & US Hwy 98

## PROPERTY HIGHLIGHTS

- GLA: 53,098 SF
- Future 1,384 SF space available 12/1/22
- +/- 0.88 AC available
- Traffic Counts (AADT): US Hwy 19 - 19,816 and US Hwy 98 - 7,100
- Easy access to the Suncoast Parkway
- Located at the entrance to Sugarmill Woods, a 7,000 acre deed restricted community in Citrus County
- Join first-class retailers: Publix, Subway, GNC, Edward Jones, Pinch A Penny, Domino's Pizza, Walgreens and SunTrust Bank



 DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Population	1,770	17,907	44,573
Daytime Population	1,831	16,482	42,720
Households	875	8,269	19,130
Average HH Income (\$)	57,108	52,726	53,885



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SUITE	TENANT NAME	SPACE SIZE
OP	Available	0.88 Acres
A	Publix	39,203 SF
A1	Pinch-A-Penny	1,400 SF
A2	China Gourmet	1,400 SF
A3	Great Clips	1,384 SF
A4	Domino's Pizza	1,384 SF
A5	Encore Nails	1,088 SF

SUITE	TENANT NAME	SPACE SIZE
A6	AT&T	1,711 SF
A7	Golinski Tax Advisors	1,384 SF
A8	Edward Jones	1,400 SF
A9	Available	1,400 SF
A10	Subway	1,360 SF
U-14	Suntrust Bank	5,156 SF



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