

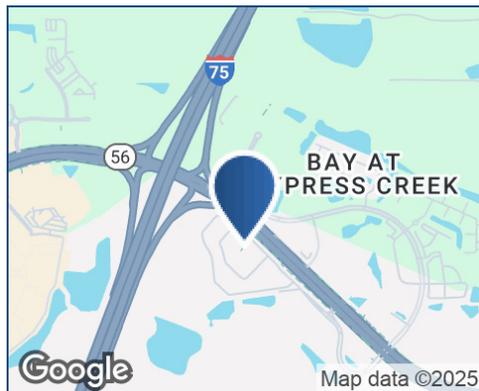
Property Summary



DAILY TRAFFIC CONDITIONS

| TRAFFIC COUNT | DAILY TRAFFIC |
|---------------|---------------|
| COUNT | 70,650 |
| STREET | SR 56 |

* Figures shown represent estimates



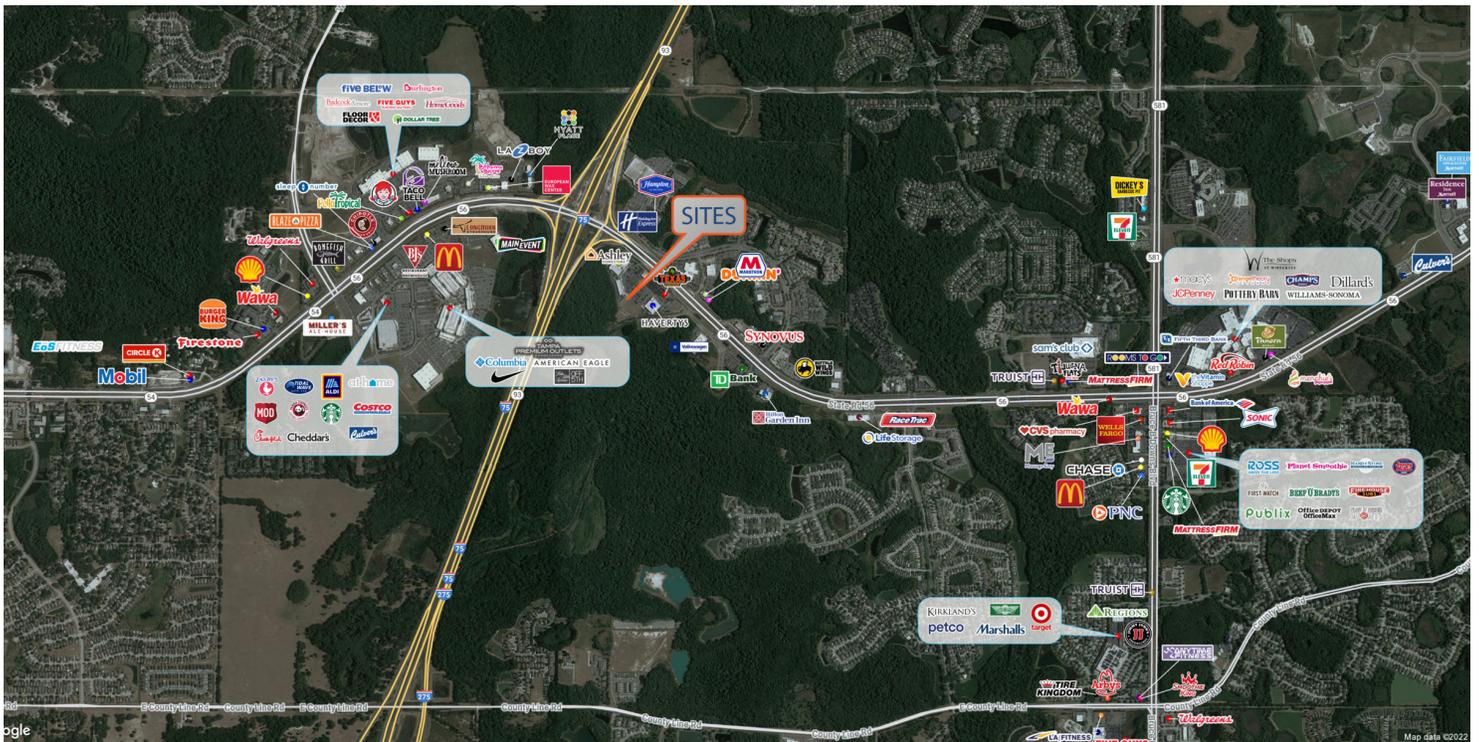
DEMOGRAPHICS - 2025

| 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, 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



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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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| LEGEND | |
|----------------------|--|
| Outlot Pad Available | |
| Unavailable | |

OVERALL DEVELOPMENT 0 75' 150' 300'

ENTIRE SITE DIAGRAM

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 |
| B | Advent Health | 15,644 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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