

Sunset Plaza

18407 - 18489 US Hwy 41 | Lutz, FL



PROPERTY HIGHLIGHTS

Sunset Plaza is a 130,091 necessity based shopping center anchored by Winn Dixie. The center is located along the heavily trafficked US Highway 41 in Lutz, FL. Lutz is an affluent bedroom community to Tampa boasting an average household income of \$131K within 3-miles of the center. Historically, Sunset Plaza has been fully occupied with major tenants consisting of Ace Hardware, Pet Supermarket, Dollar General, Badcock Furniture and the U.S. Postal Service.

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	2,906	32,008	135,844
Employees	1,578	10,996	38,017
Avg. Household Income	\$136,872	\$131,552	\$108,730

TRAFFIC COUNTS

US Hwy 41	46,500 VPD
Sunset Lane	12,400 VPD

CONTACT INFORMATION

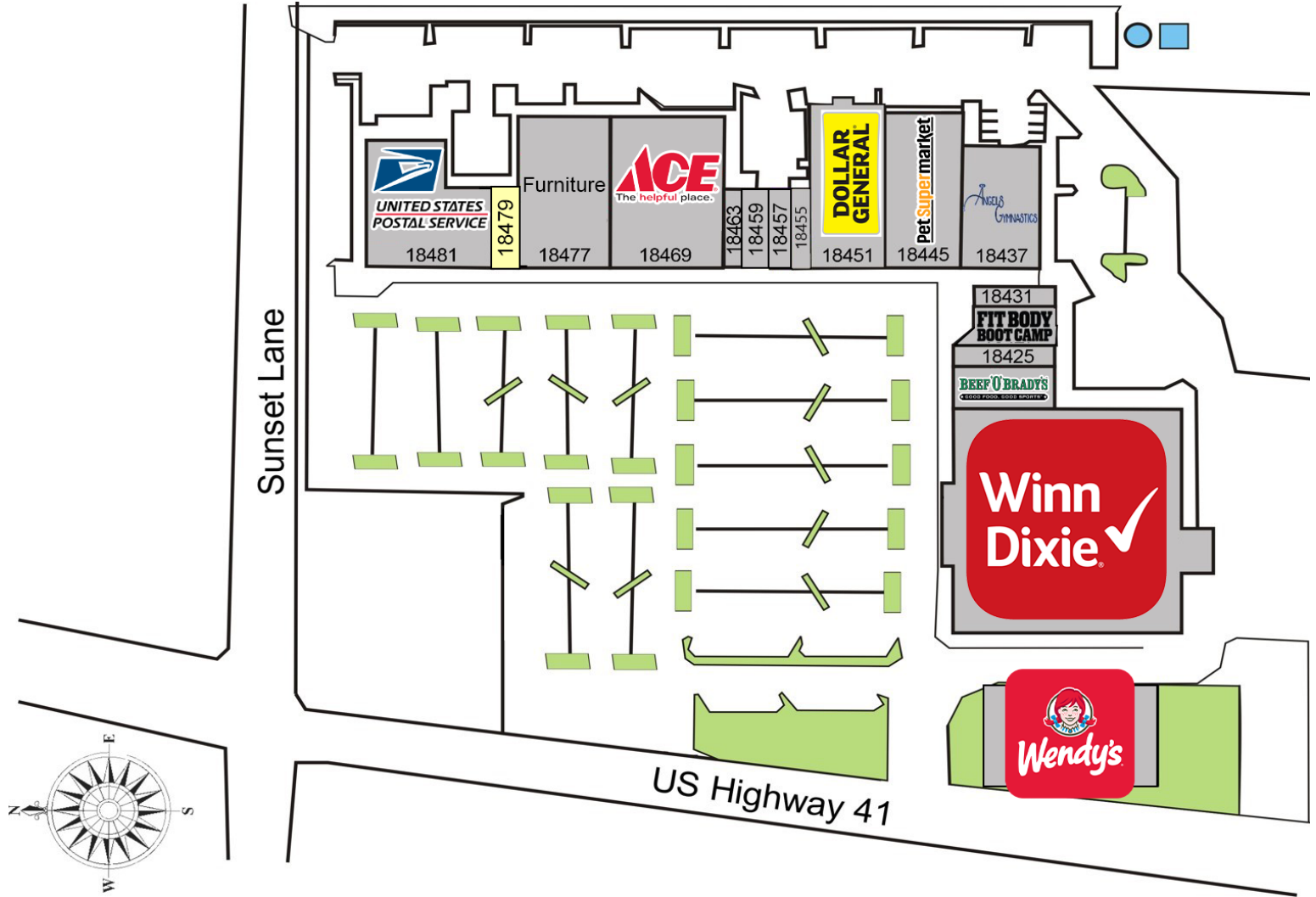
BRAHM SCOLER
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SITE PLAN



Bay	Tenant	SF
18407	Winn-Dixie	44,984
18421	Beef O Brady's	4,075
18425	Motion Nails	1,700
18427-29	Fit Body Boot Camp	2,858
18431	Thai Café Modern	1,506
18437	Angel's Gymnastics	7,840
18445	Pet Supermarket	10,000
18451	Dollar General	10,000

Bay	Tenant	SF
18455	Milestone Zone Children's Gym	1,600
18457	Sugaring NYC	1,600
18459	Bella Roma Pizza	1,600
18463	House of China	1,600
18467-69	Lutz Ace Hardware	14,129
18477	Furniture	11,573
18479	Available	1,400
18481	USPS Lutz	13,626
OP	Wendy's	

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CENTER PHOTOS



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MARKET AERIAL

