

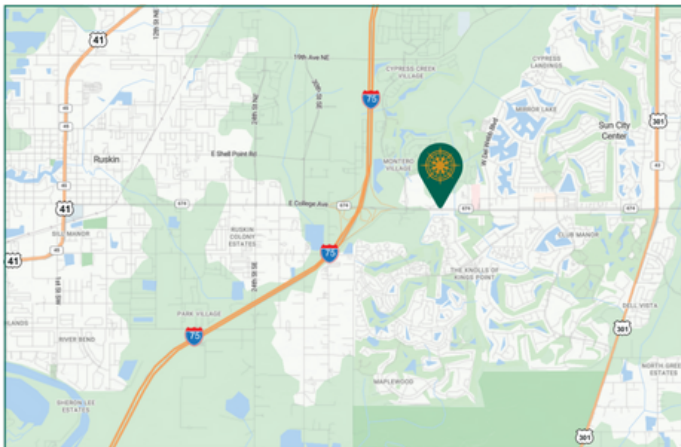


DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population Average	14,668	61,297	130,571
HH Income Est.	\$71,739	\$98,304	\$115,506
Total Employees	2,779	8,390	17,688
Est. Median Age	73.2	54.3	46
Households	4,183	23,533	48,323

PROJECT/MARKET HIGHLIGHTS

- Size of Center: 75,100 SF | Parking: 376 spaces (4.38/1,000 SF)
- South Bay Plaza is located at the intersection of Sun City Center Blvd (SR 674) and Cortaro Drive within close proximity to I-75
- Sun City Center is home to over 19,000 retirees, as well as 20,000 workers that service the population
- Located a half-mile from HCA South Shore Hospital, a recently expanded and renovated 112 bed hospital
- Join DaVita Dialysis, Optum, American Clinical Solutions, Batteries Plus Bulbs, and Keke's Breakfast Cafe
- Traffic count (AADT): Sun City Center Blvd- 46,500



FOR MORE INFORMATION
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SOUTH BAY PLAZA

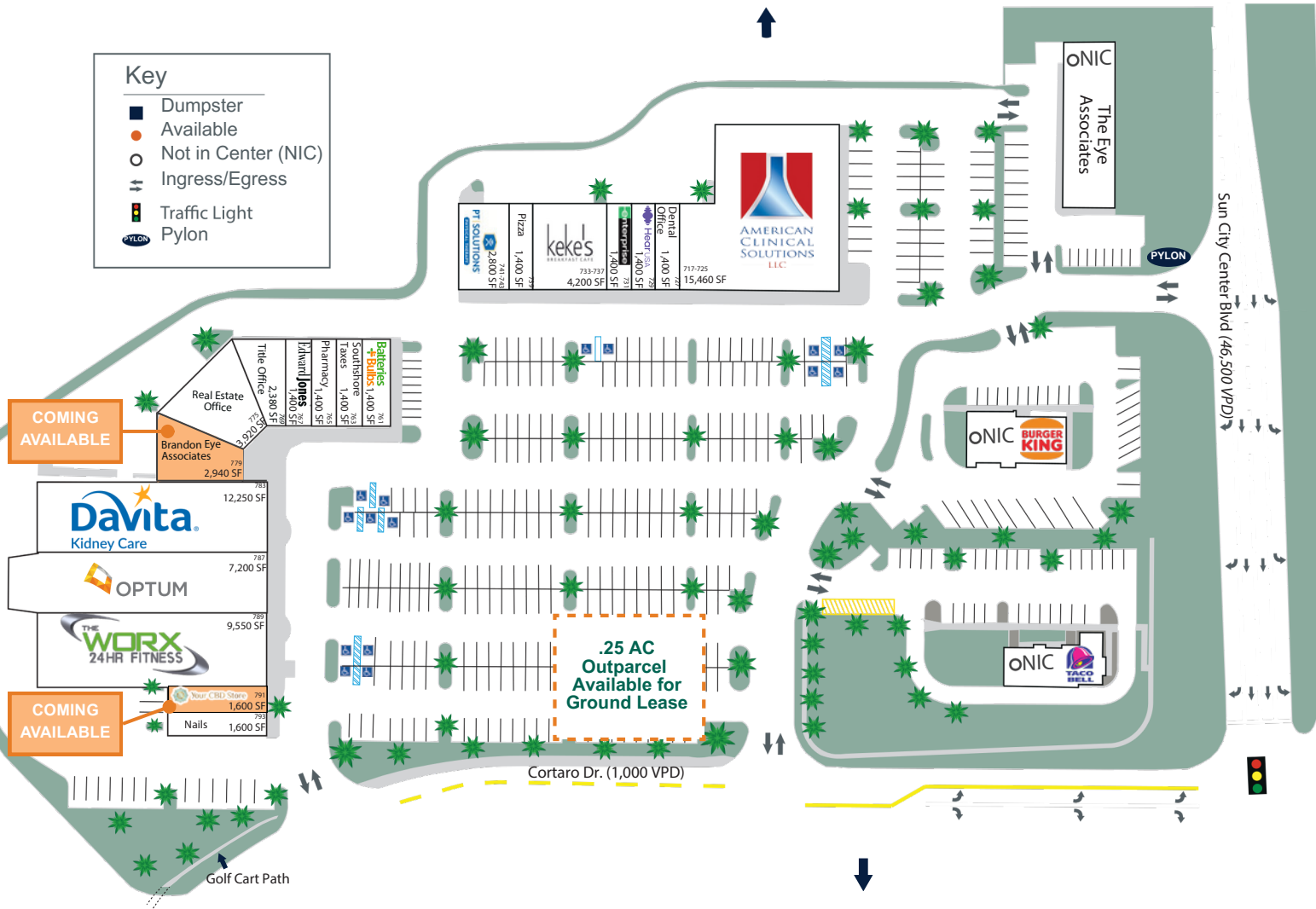
769 Cortaro Drive
Sun City Center, FL 33573

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SUITE	TENANT	SF
793	Excell Nails	1,600
791	Your CBD Store- COMING AVAILABLE	1,600
789	The Worx 24 Hr Fitness	9,550
787	Optum	7,200
783	DaVita Dialysis	12,250
779	Brandon Eye Associates- COMING AVAILABLE	2,940

SUITE	TENANT	SF
775	Real Estate Office	3,920
769	Title Office	2,380
767	Edward Jones	1,400
765	Pharmacy	1,400
763	Southshore Taxes	7,840
761	Batteries + Bulbs	1,400
741-743	PT Solutions	2,800
739	Pizza	1,400

SUITE	TENANT	SF
733-737	Keke's Breakfast Café	4,200
731	Enterprise	1,400
729	Hear USA	1,400
727	Dental Office	1,400
717-725	American Clinical Solutions	15,460