

Street Front Retail ~ Citrus Park Drive

EST. 1961 PEARLE VISION™



Property Features:

Gross Leasable	7,965sf.
Year Built:	2005
Construction:	Block / Brick / Stucco
Roof:	Steel Joist / Metal Deck / TPO
Parking Spaces	56
Parking Ratio	6.4 per 1,000sf

Available Space:

8502 - GameStop - Expires 1/31/26	2,373 sf
8506 - T-Mobile - M-T-M	2,891 sf

Rental Rates:

Base Rent:	\$45.00 per sf
Additional Rent (Est. Taxes, Ins. & CAM)	\$20.00 per sf

Note: All rents subject to Sales Tax



Located Directly Across from Citrus Park Regional Mall

www.RetailAssetManagementInc.com

Citrus Park Retail

**8502—8506 Citrus Park Drive
Tampa, FL 33625**

For Additional Information Contact
Retail Asset Management, Inc.

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Over 29,500 ADDT Citrus Park Drive

The Average Household
Income within
3 miles is \$76,999 per year



2020 Projected Demographics

(Radius in miles)	1 mile	3 mile	5 mile
Population	5,871	89,972	215,986
Average HH Income	\$76,999	\$103,387	\$101,363
Median HH Income	\$61,772	\$72,412	\$69,913
Total Households	2,455	33,671	81,587

**One of Six Out-Parcels to The Plaza at
Citrus Park, a 340,000 sq. ft. Power Center**



Regional Exposure

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Trade Area

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WESTFIELD
CITRUS PARK
MALL

CITRUS PARK DR

ACCESS ROAD



THE PLAZA AT
CITRUS PARK

Site Plan

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