

PLAZA AT CITRUS PARK

FOR LEASE

12845 CITRUS PARK PLAZA DRIVE, TAMPA, FL 33625

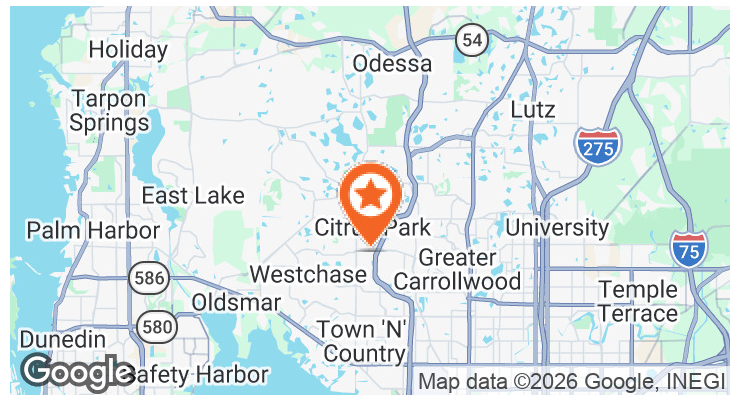



LOCATION DESCRIPTION

Power center conveniently located across the street from Citrus Park Town Center

PROPERTY HIGHLIGHTS

- The Plaza at Citrus Park is a beautiful brick facade power center with a strong national tenant line up. The site offers abundant parking and great street visibility
- Multiple stores and national retail brands
- 2,000 - 13,786 SF spaces are available
- Anchored by Best Buy, PetSmart, Ross, Five Below, Nordstrom Rack, Total Wine, HomeGoods, Popshef, and Old Navy
- Located in the heart of Citrus Park Retail Submarket at a signalized intersection
- Traffic Counts (AADT): Veteran's Expressway 84,000; Sheldon Rd - 29,500; Citrus - 30,000



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	8,012	85,740	211,814
Daytime Population	10,179	73,259	207,419
Households	3,314	33,372	83,184
Average HH Income	\$105,409	\$129,117	\$123,867



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SUITE	TENANT NAME	SPACE SIZE
1A	Nordstrom Rack	24,746 SF
1B	Available	13,786 SF
2A	Total Wine	18,888 SF
2B	HomeGoods	27,222 SF
3	Best Buy	46,121 SF
4A	Bath & Bodyworks	3,862 SF
4B	Dental Experts of Florida	3,138 SF
5	Carter's	4,300 SF
6	Kirkland's	7,700 SF
7	Sally Beauty	1,500 SF
8	America's Best Contacts	3,500 SF
9	Ulta Beauty	10,800 SF
10	Ross	30,187 SF
11	J. Crew Factory	9,000 SF
12	Shoe Carnival	5,860 SF

SUITE	TENANT NAME	SPACE SIZE
13	At Lease	8,000 SF
14	Burlington Coat Factory	24,597 SF
14A	Popshef	10,352 SF
14B	Available	3,293 SF
15	PetSmart	26,085 SF
16	Five Below	9,064 SF
17	Old Navy	14,400 SF
18	Hand & Stone Massage and Facial Spa	4,000 SF
19	Pediatric Associates	6,500 SF
20	Sanitas Urgent Care	5,800 SF
21	Keke's Breakfast Cafe	5,000 SF
22A	5th Nail Lounge	2,000 SF
22B	Available Soon	2,000 SF
23	PT Solutions	2,000 SF
24	Kidstrong	4,081 SF



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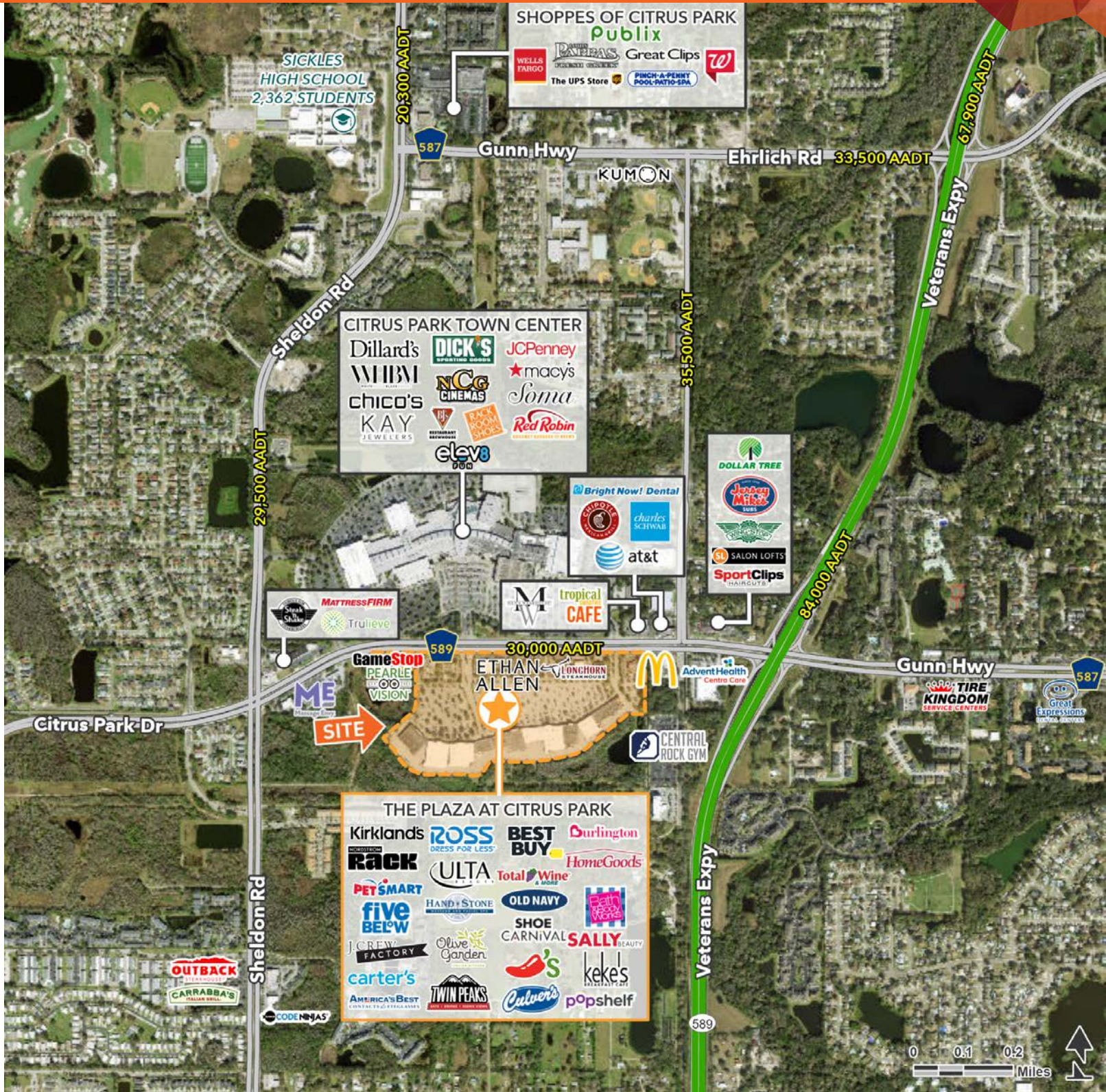
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