

FOR LEASE

## SHOPPES AT CAPE STONE

16437 US-301, Sun City Center, FL 33573

**4.14 AC**

TOTAL SITE

**121,490 SF**

BLDG AREA

**±35,000**

US-301 VPD

**170 Spaces**

PARKING

NW CORNER | US-301 & CAPE STONE | FULL SIGNAL ACCESS

### AVAILABLE USES

- ▶ Retail
- ▶ Medical
- ▶ Daycare
- ▶ Drive-Thru / Restaurant
- ▶ Drive-Thru Endcap
- ▶ Storage Pad (For Sale)



**±35,000 VPD** US-301

**±29,500 VPD** Sun City Ctr Blvd

**Walmart SC Adjacent** ±251.8K Visits/Mo



## BUILDING PROGRAM

**17,000 SF**

B

DRIVE-THRU / RESTAURANT / RETAIL

Drive-thru endcap fronting US-301 with full signal access. Layout can be modified to accommodate a single-tenant drive-through, single-tenant restaurant, auto repair, car wash, or gas station.

**4,500 SF**

M

MEDICAL OFFICE / DAYCARE

Freestanding pad. Can be converted to daycare or up to 8,000 SF of medical. Ideal for primary care, specialty medical or daycare.

**120,000 SF**

S

STORAGE (PAD FOR SALE)

Up to 120,000 SF three story climate-controlled available for purchase.

SITE AREA: 4.14 AC | TOTAL GLA: 121,490 SF | PARKING: 170 SPACES | 6 ADA SPACES

# SHOPPES AT CAPE STONE

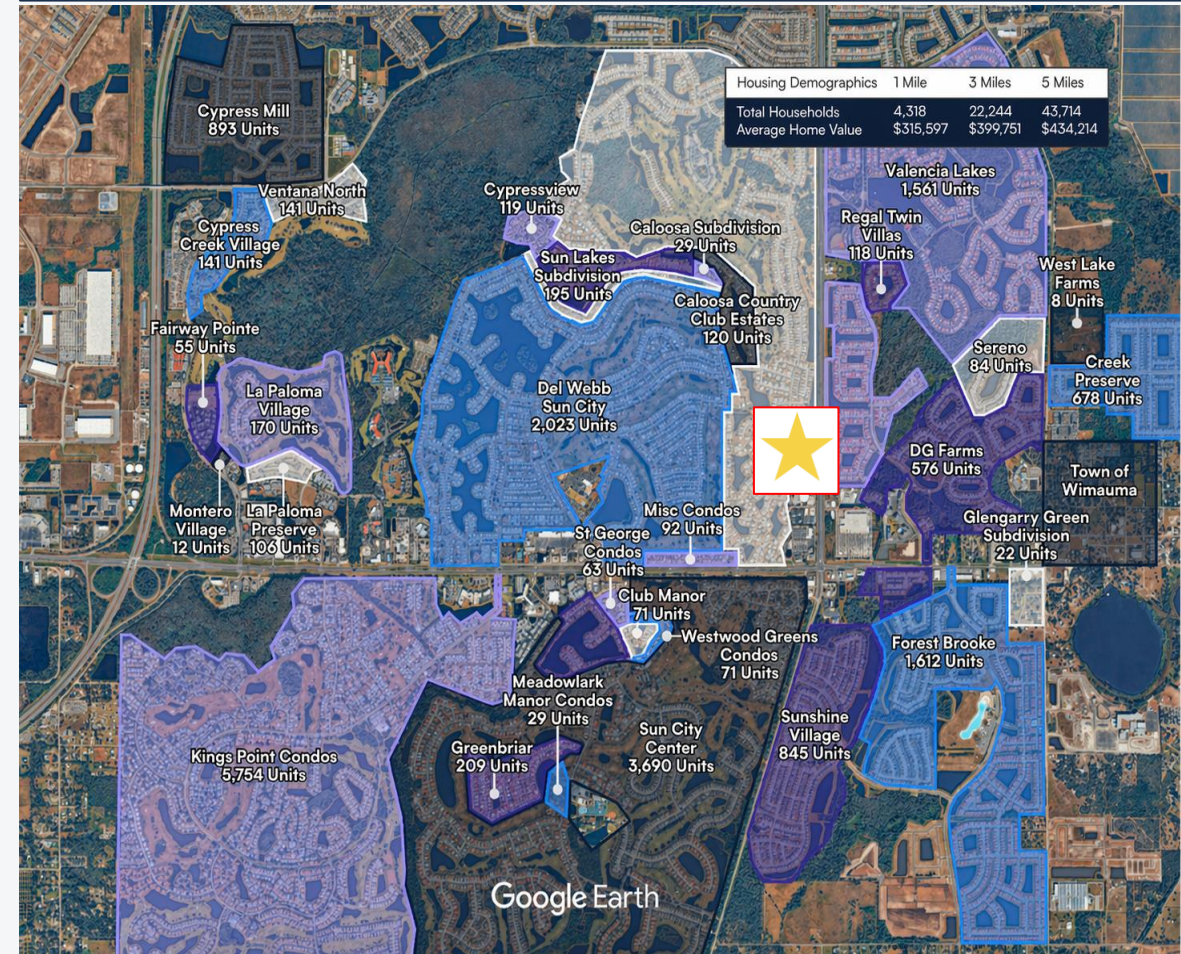
TRADE AREA & CO-TENANCY



## CO-TENANCY & AREA RETAIL



## RESIDENTIAL DENSITY MAP



**4,318**

Households within 1 Mile

**22,244**

Households within 3 Miles

**43,714**

Households within 5 Miles

**\$399,751**

Avg Home Value (3-Mile)

## TRADE AREA DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Total Population	6,254	25,767	65,510
Average Age	32	47	49
Avg HH Income	\$100,959	\$101,031	\$104,153
Avg Home Value	\$350,582	\$388,184	\$371,814
Total Households	1,561	9,952	26,099

## DRIVE-TIME DEMOGRAPHICS

Drive Time	2024 Population	Median HH Income	Median Home Value
5-Min Drive	10,907	\$66,206–\$87,398	\$340,642–\$426,886
10-Min Drive	47,565	\$72,720–\$91,575	\$377,886–\$448,919
15-Min Drive	122,619	\$81,350–\$101,293	\$374,001–\$450,960

**122,619**

Population  
15-Min Drive

**40%+**

Pop Growth  
Since 2020

**\$104K**

Avg HH Income  
5-Mile

## MARKET HIGHLIGHTS

### Tampa Retail Vacancy: 3.4% — Among Lowest in the U.S.

Tampa retail vacancy: 3.4% in Q3 2025 (CoStar/Matthews) — among the tightest in the U.S. Asking rents rose 35% over 5 years to \$26.93/SF. The Walmart Supercenter next door draws ±251,800 visits/month (Pacer.AI), delivering built-in co-tenancy traffic for every tenant at this center.

### Sun City Center: 38% Population Growth Since 2019

Sun City Center reached 33,548 residents in 2024 (Census ACS) — up 38% since 2019, one of the fastest-growing CDPs in Hillsborough County. 2026 projection: 38,666 residents (+7.6%/yr). Full signalized access at US-301 & Cape Stone captures the entire expanding trade area.

### 13,000+ Active Residential Units Within 5 Miles

Del Webb Sun City (2,023 units), Kings Point Condos (5,754 units), Forest Brooke (1,612 units), Valencia Lakes (1,561 units), DG Farms (576 units), and Sunshine Village (845 units) surround the site. Household growth of 6.1% between 2020–2024 (5-mile ring) directly expands the retail trade area.

### Medical Office: Captive 55+ Population of 33,500+

84% homeownership in Sun City Center (2024 ACS). 95% of residents carry health insurance — 43% on Medicare. Primary care wait times exceed months locally. The 4,500 SF medical pad targets a documented, captive healthcare demand gap.

### Tampa Retail Investment: \$1.5B in 2025 Sales

\$1.5B in Tampa retail investment sales in 2025 — +18.4% YOY, 2nd highest in Florida (Cushman & Wakefield). Tampa self-storage led all U.S. metros in rent growth at +3.1% YOY (Yardi Matrix). Construction pipelines nationally contracting 15–18% through 2026 — favorable timing for new supply.



FOR LEASE

# SHOPPES AT CAPE STONE

16437 US-301 | Sun City Center, FL 33573

## CONTACT

**Craig Bazarsky, Managing Partner**

BendinRoad Development, LLC

[cbazarsky@bendinroad.com](mailto:cbazarsky@bendinroad.com)

401-338-1216

[www.bendinroad.com](http://www.bendinroad.com)

401 E. Jackson Street, Suite 3300 | Tampa, FL 33602