

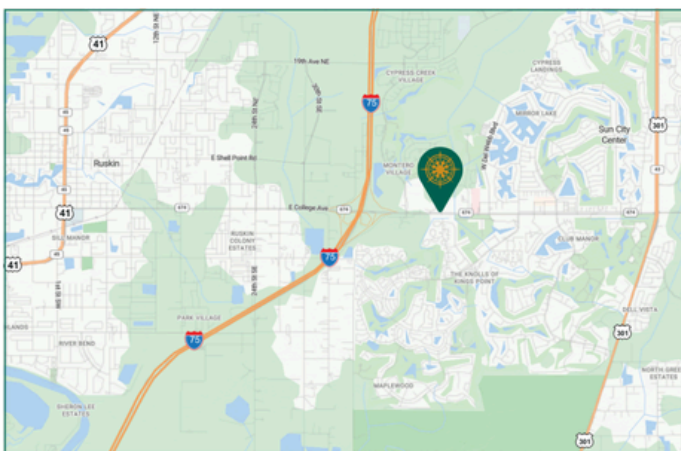


DEMOGRAPHICS

	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

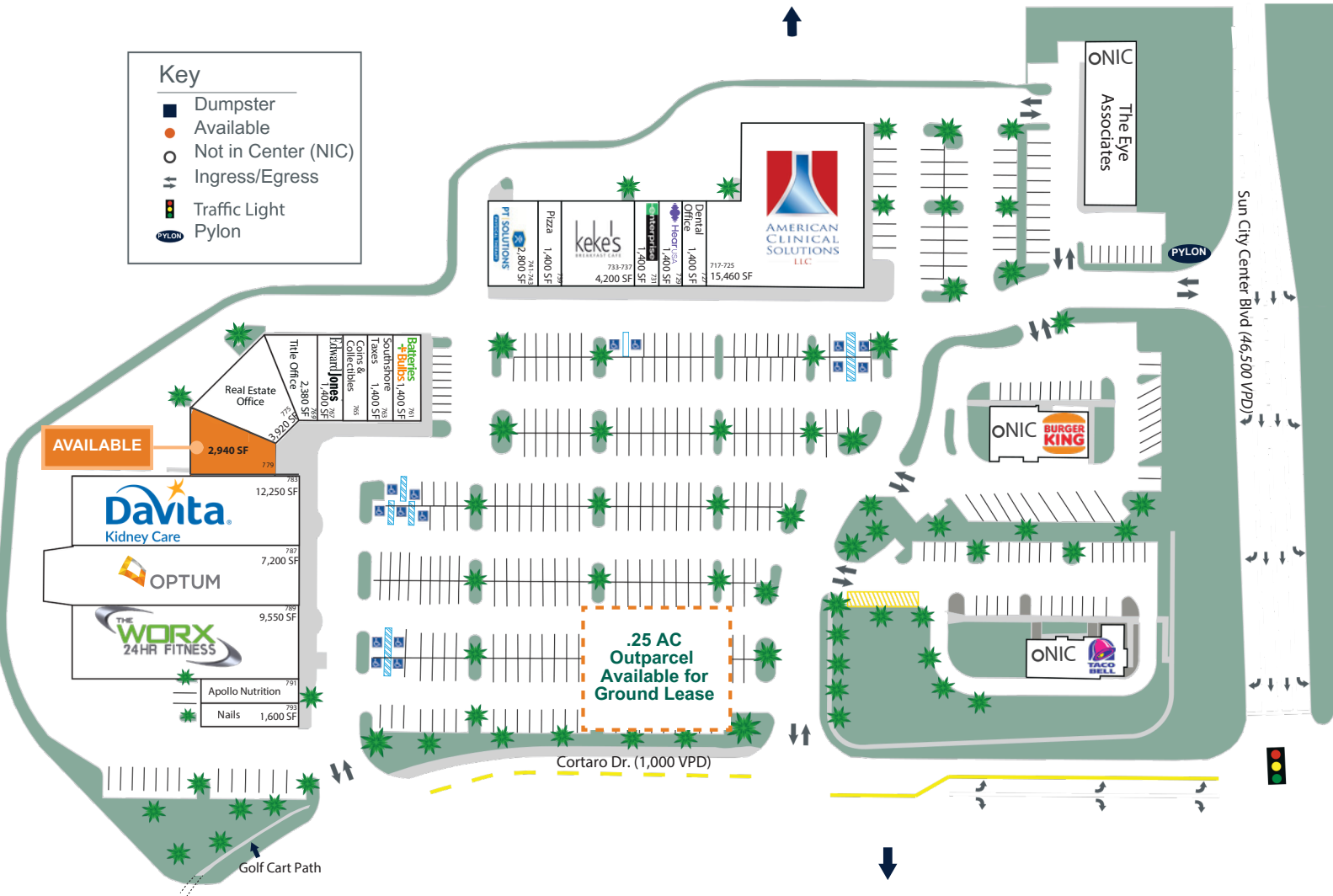
769 Cortaro Drive
Sun City Center, FL 33573

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SUITE	TENANT	SF
793	Excell Nails	1,600
791	Apollo Nutrition	1,600
789	The Worx 24 Hr Fitness	9,550
787	Optum	7,200
783	DaVita Dialysis	12,250
779	AVAILABLE	2,940
775	Real Estate Office	3,920

SUITE	TENANT	SF
769	Title Office	2,380
767	Edward Jones	1,400
765	American Coins & Collectibles	1,400
763	Southshore Taxes	7,840
761	Batteries + Bulbs	1,400
741-743	PT Solutions	2,800

SUITE	TENANT	SF
739	Pizza	1,400
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

