

Current Square Footage & Availability

Suite ?	2,373 SF	Game Stop
Suite ?	2,701 SF	Pearl Vision
Suite ?	2,891 SF	Sprint
TOTAL	7,965 SF	

HIGHLIGHTS

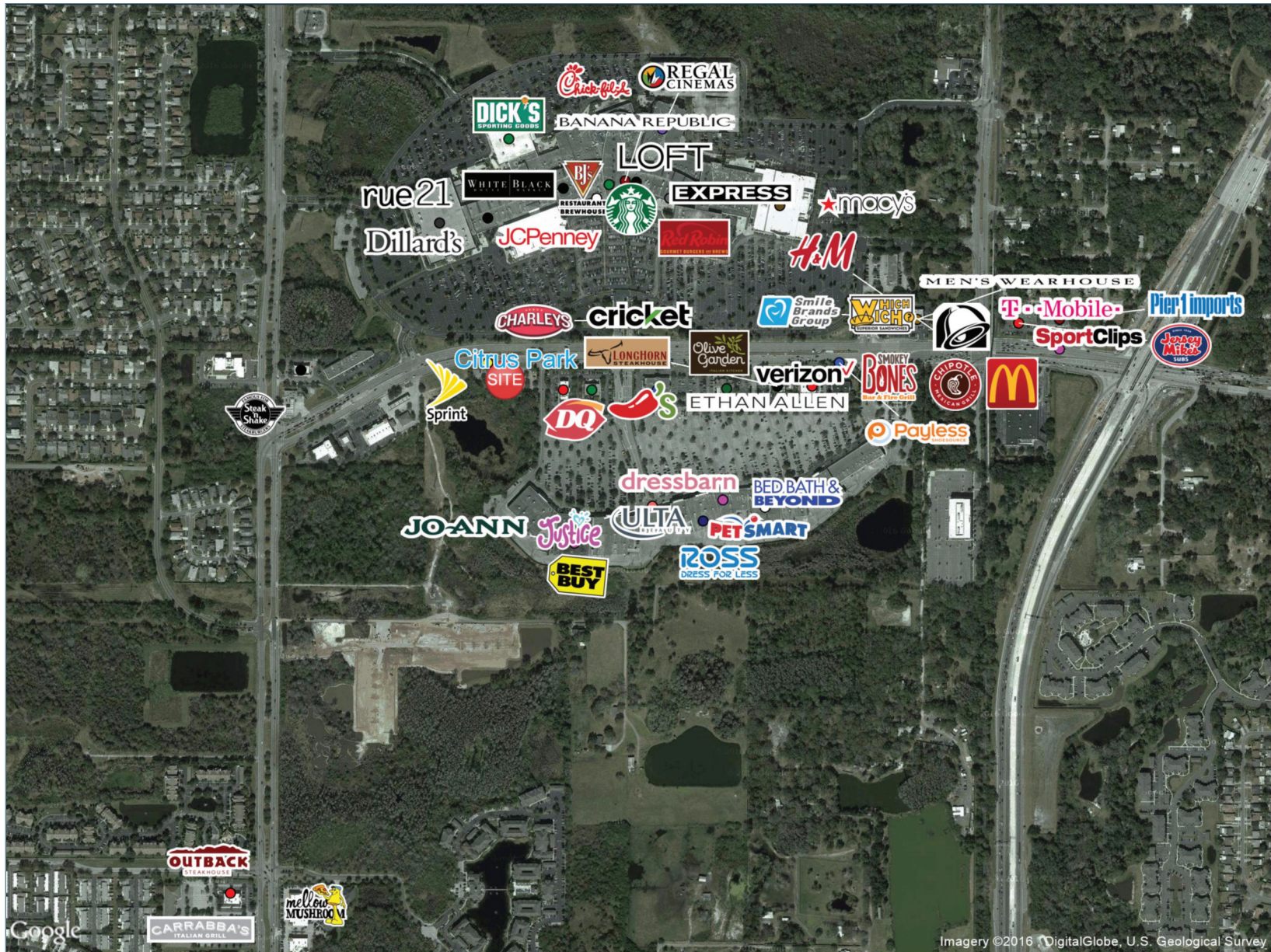
- High impact outparcel in the heart of the Citrus Park submarket of Tampa, FL
- Outparcel to The Plaza at Citrus Park, across the street from Westfield Citrus Park Mall
- Traffic counts exceed 34,000 vehicles per day in this market with high barriers to entry

AREA DEMOGRAPHICS

- **Population 3mi/5mi:**
76,480/190,987
- **Households 3mi/5mi:**
29,702/75,436
- **Average Household Income 3mi/5mi:** \$87,700/\$84,741

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SUMMARY PROFILE

2000 - 2010 Census

2016 Estimates with 2021 Projections

Lat/Lon: 28.0658/-82.5782

Calculated using Weighted Block Centroid from Block Groups

8502 Citrus Park Dr Tampa, FL 33625-3003		1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION	2016 Estimated Population	5,980	76,480	190,987	635,171
	2021 Projected Population	6,540	83,879	209,340	692,940
	2010 Census Population	5,664	72,761	182,189	594,316
	2000 Census Population	4,135	56,894	153,185	542,014
	Projected Annual Growth 2016 to 2021	1.9%	1.9%	1.9%	1.8%
	Historical Annual Growth 2000 to 2016	2.8%	2.2%	1.5%	1.1%
	2016 Median Age	37.5	37.8	38.4	39.5
HOUSEHOLDS	2016 Estimated Households	2,622	29,702	75,436	262,591
	2021 Projected Households	2,786	31,645	80,315	277,793
	2010 Census Households	2,427	27,537	70,257	240,793
	2000 Census Households	1,590	21,379	58,931	220,529
	Projected Annual Growth 2016 to 2021	1.2%	1.3%	1.3%	1.2%
	Historical Annual Growth 2000 to 2016	4.1%	2.4%	1.8%	1.2%
RACE AND ETHNICITY	2016 Estimated White	77.7%	77.1%	77.6%	74.3%
	2016 Estimated Black or African American	8.1%	8.1%	8.4%	13.8%
	2016 Estimated Asian or Pacific Islander	6.0%	6.4%	5.6%	4.1%
	2016 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%	0.3%
	2016 Estimated Other Races	7.8%	8.1%	8.0%	7.5%
	2016 Estimated Hispanic	29.0%	33.4%	34.5%	29.1%
INCOME	2016 Estimated Average Household Income	\$77,207	\$87,700	\$84,741	\$72,994
	2016 Estimated Median Household Income	\$63,986	\$73,158	\$71,028	\$58,651
	2016 Estimated Per Capita Income	\$33,870	\$34,075	\$33,486	\$30,229
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	1.9%	2.7%	3.3%	4.4%
	2016 Estimated Some High School (Grade Level 9 to 11)	5.8%	5.6%	5.9%	7.0%
	2016 Estimated High School Graduate	27.6%	24.3%	24.9%	27.1%
	2016 Estimated Some College	16.8%	19.8%	19.7%	20.0%
	2016 Estimated Associates Degree Only	10.6%	9.5%	10.2%	9.7%
	2016 Estimated Bachelors Degree Only	24.3%	24.9%	24.1%	21.0%
	2016 Estimated Graduate Degree	12.9%	13.2%	11.9%	10.9%
BUSINESS	2016 Estimated Total Businesses	356	2,354	8,004	30,012
	2016 Estimated Total Employees	4,746	23,353	74,525	313,002
	2016 Estimated Employee Population per Business	13.3	9.9	9.3	10.4
	2016 Estimated Residential Population per Business	16.8	32.5	23.9	21.2



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