

SHOPPES OF SUGARMILL WOODS

9525 S. Suncoast Boulevard, Homosassa, FL 34446

EXECUTIVE SUMMARY



LOCATION OVERVIEW

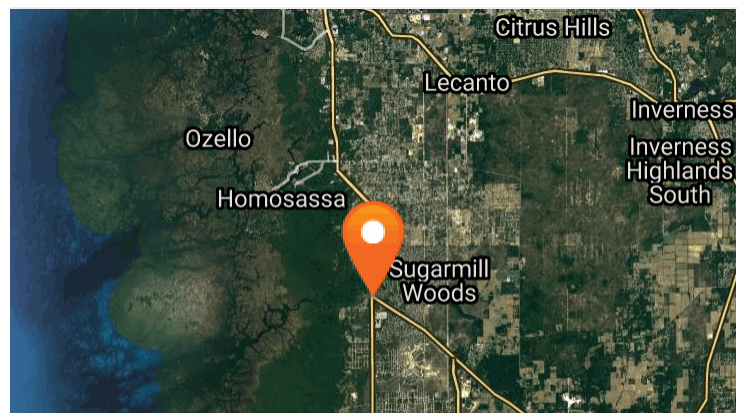
Convenient location at Suncoast Blvd (US Hwy 19) & US Hwy 98

PROPERTY HIGHLIGHTS

- GLA: 53,098 SF
- +/- 0.88 acres available
- Traffic Counts (AADT): US Hwy 19 - 19,816 and US Hwy 98 - 7,100
- Easy access to the Suncoast Parkway
- Located at the entrance to Sugarmill Woods, a 7,000 acre deed restricted community in Citrus County
- Join first-class retailers: Publix, Subway, Verizon, GNC, Edward Jones, Pinch A Penny, Domino's Pizza, Walgreens, and SunTrust Bank

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Population	1,669	17,722	43,301
Daytime Population	1,700	15,264	40,181
Households	817	8,174	18,618
Average HH Income (\$)	59,557	55,091	55,225



EXCLUSIVE AGENT(S)

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
OP	Available	0.88 Acres	A6	Verizon Wireless	1,711 SF
A	Publix	39,203 SF	A7	Golinski Tax Advisors	1,384 SF
A1	Pinch-A-Penny	1,400 SF	A8	Edward Jones	1,400 SF
A2	China Gourmet	1,400 SF	A9	Trotter Realty	1,400 SF
A3	Great Clips	1,384 SF	A10	Subway	1,360 SF
A4	Domino's Pizza	1,384 SF	U-14	Suntrust Bank	5,156 SF
A5	Encore Nails	1,088 SF			

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