

# WALDEN WOOD VILLAGE

2402 – 2502 James L Redman Pkwy | Plant City, FL 33566



## PROPERTY HIGHLIGHTS:

- Up to 4,712 SF available with potential for an outdoor seating area
- The shopping center is well-positioned at a major retail intersection
- Anchored by Dollar Tree, Dollar General, and Hibbett Sports
- Adjacent to Walmart Supercenter and across the street from Lowe's
- Demographics include a population of over 98,000 with an average household income of more than \$75,000 within a 7-mile radius
- Surrounding retailers include Marshalls, Ross, Michaels, Ulta, Bealls, PetSmart, Bealls Outlet, Publix Super Market, Save A Lot, O'Reilly Auto Parts, Tractor Supply Company, Big Lots, and Lowe's
- Shopping center total GLA: 74,296 SF (MOL)

KEY DEMOS	3 MILES	5 MILES	7 MILES
<b>POPULATION</b>			
2021 Estimated Population	38,559	66,908	98,752
2021 Estimated Households	13,203	22,820	33,267
<b>INCOME</b>			
2021 Estimated Avg HH Income	\$77,435	\$78,743	\$75,221
<b>AGE</b>			
Median Age	37	38	38
<b>DAYTIME DEMOS</b>			
Number of Businesses	2,036	2,974	4,270
Number of Employees	18,596	26,257	39,333
Total Daytime Population	30,655	47,568	71,586
<b>TRAFFIC COUNTS</b>			
James L Redman Pkwy (N/S)	22,500 AADT		
W Alexander St (E/W)	5,400 AADT		



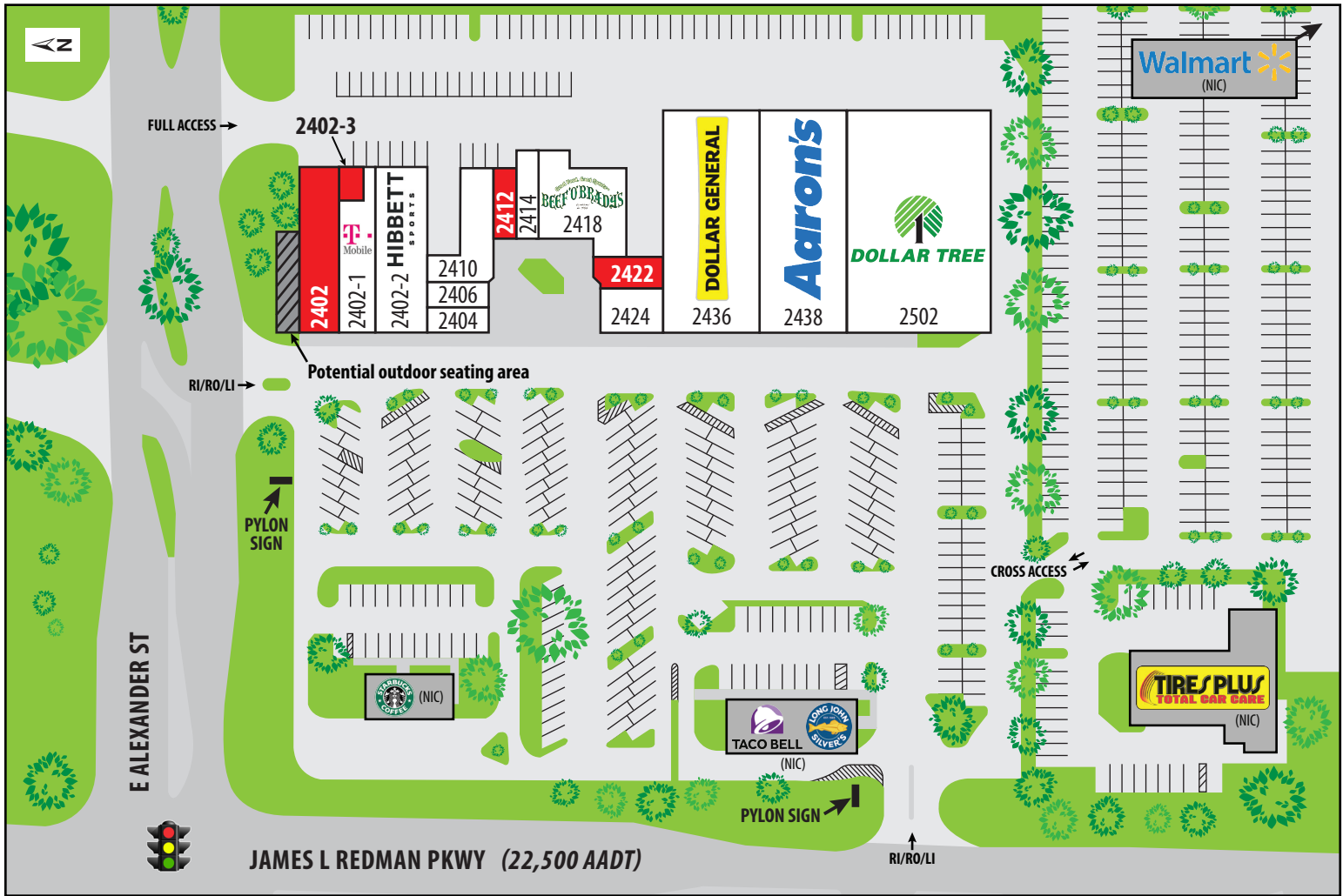
### FOR LEASING INFORMATION:

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UNIT	TENANT	SF
<b>2402</b>	<b>AVAILABLE</b>	<b>3,751</b>
2402-1	T-Mobile	3,000
2402-2	Hibbett Sports	5,200
<b>2402-3</b>	<b>AVAILABLE</b>	<b>961</b>
2404	Sport Clips	1,000
2406	Hornetto Ice Cream Cafe	1,000
2410	Le Petite Pooch	2,850
<b>2412</b>	<b>AVAILABLE (former hair salon)</b>	<b>1,112</b>

UNIT	TENANT	SF
2414	Betsy's Nails	1,410
2418	Beef'O' Brady's	4,250
<b>2422</b>	<b>AVAILABLE</b>	<b>1,326</b>
2424	Jimmy John's	1,800
2436	Dollar General	13,386
2438	Aaron's	13,125
2502	Dollar Tree	20,125

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