



Publix #1534 - Westgate Plaza
 12026 Anderson Road
 Tampa, FL 33625
 Lat 28.059, Long -82.543

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2018 Population	16,360	92,722	250,972
2023 Population	17,626	98,891	267,182
2018 Average HH Income	\$67,417	\$78,919	\$79,161
2018 Median HH Income	\$54,288	\$57,742	\$55,438

PROPERTY HIGHLIGHTS

- Publix Anchored
- Center Renovations, including Publix completed 4th Quarter of 2016
- 1.8 Miles East of the Westfield Citrus Park Mall
- 1.5 Miles South of Ehrlich Road
- 2 Miles North of the FL-589/Veterans Expressway
- 3 Miles West of North Dale Mabry Highway
- Combined Traffic Count: 56,609 CPD at Gunn Highway and Anderson Road
- 5,077 SF OP Available. Can be subdivided



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Leasing Contact:
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SITE PLAN

STE	TENANT	SIZE
12004	Willie Jewell's Old School Bar-B-Q	2,805
12012	T-Mobile	1,374
12018/ 12020	AVAILABLE (Can be subdivided)	2,640
12022	Publix Liquors	1,430
12024	Publix	49,098
12026	Star Nails	2,291
12028	GNC	2,000
12030	Greenberg Dental	3,000
12036	Pizza Hut	2,007
12040	HoneyBaked Ham	2,636
12052	Dollar Tree	8,003
12056	Great Clips	1,400
12064	Pet Supplies Plus	8,833
12080	Tampa Bay Federal Credit Union	1,894
12094	The UPS Store	2,054
12096	Subway	1,150
12092	Miracle Ear	800
12090	China Star	800
12084	Gunn Highway Alterations	802
12086	Hillsborough Co Appraiser	1,203
Bldg 1	AVAILABLE (Can be subdivided)	5,077
TOTAL		101,360

AVAILABLE
 NOT OWNED



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