

TEMPLE TERRACE SHOPPES

9219 – 9313 N 56th St | Temple Terrace, FL 33617



PROPERTY HIGHLIGHTS:

- Anchored by Hibbett Sports, DTLR, Verizon, Anytime Fitness, and Dollar Tree
- Located across the street from the 29-acre Downtown Temple Terrace redevelopment project which includes new construction of 200 luxury apartments scheduled to be completed in 2021
- Situated at a highly visible, signalized intersection, with a combined traffic count of 76,500 AADT
- Strong demographics include a population of over 256,000 with an average household income of more than \$54,000 within a 5-mile radius
- Shopping center total GLA: 72,773 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimated Population	16,434	100,219	256,822
2020 Estimated Households	6,964	39,222	102,145
INCOME			
2020 Estimated Avg HH Income	\$54,110	\$55,510	\$54,655
AGE			
Median Age	34	33	34
DAYTIME DEMOS			
Number of Businesses	601	4,546	11,628
Number of Employees	3,915	64,669	138,827
Total Daytime Population	8,638	97,165	219,934
TRAFFIC COUNTS			
N 56th Street (N/S)	30,000 AADT		
E Busch Blvd (E/W)	38,500 AADT		



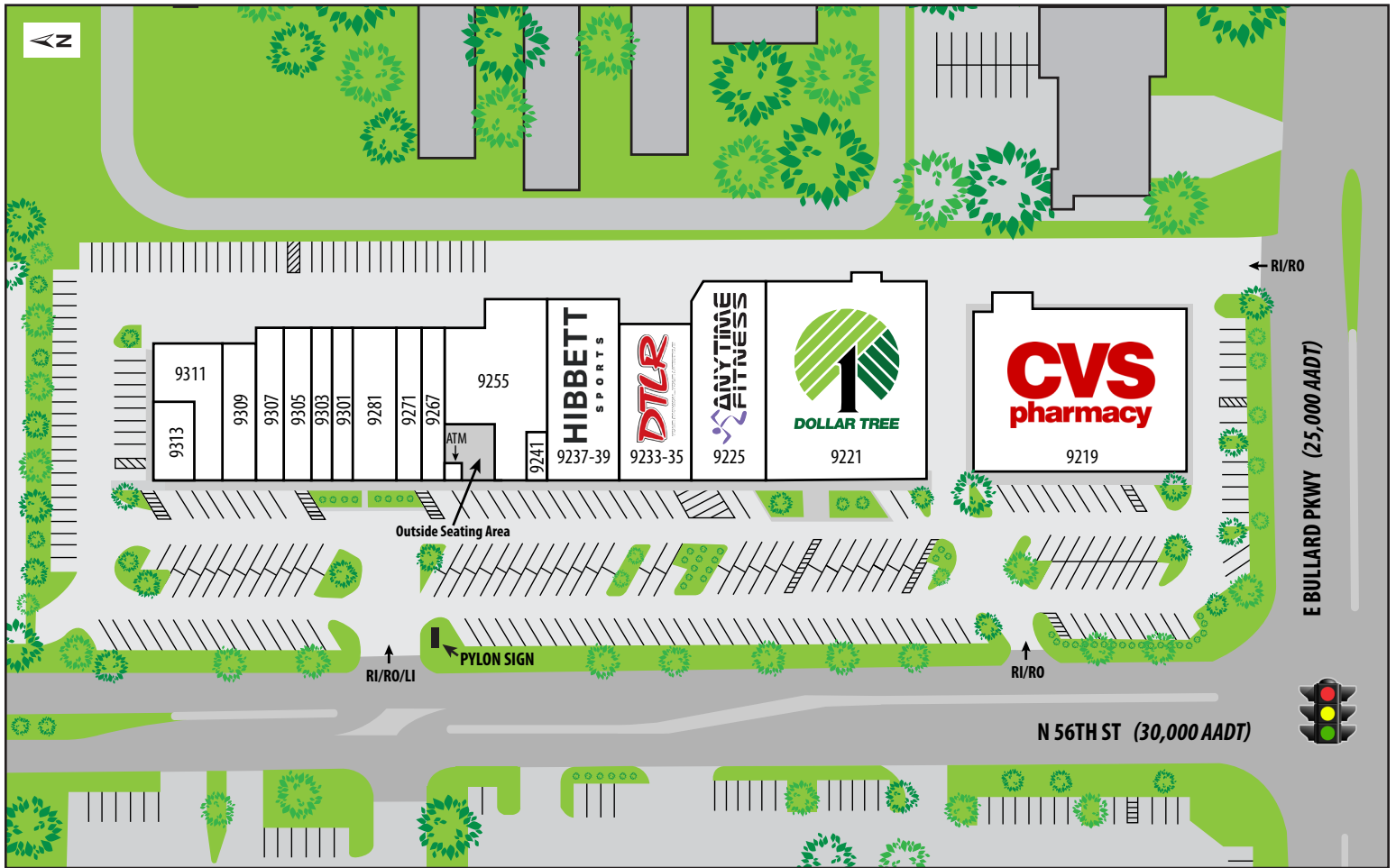
FOR LEASING INFORMATION:

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UNIT	TENANT	SF
9219	CVS Pharmacy	13,556
9221	Dollar Tree	14,425
9225	Anytime Fitness	7,992
9233-35	DTLR	5,000
9237-39	Hibbett Sports	6,038
9241	Temple Terrace Alterations	500
9255	Vallarta's Restaurant	6,000
9267	Boost Mobile	1,500
9271	Liberty Tax	1,500

UNIT	TENANT	SF
9281	Peoples Beauty Supply	3,000
9301	TT Nails	1,500
9303	Ace Cash Express	1,500
9305	Wingstop	2,000
9307	Papa John's Pizza	2,000
9309	Hibachi Express	2,250
9311	PT Solutions	2,600
9313	Verizon	1,450
ATM	Wells Fargo	N/A

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