

EXCELLENT DEVELOPMENT OPPORTUNITY



Sears Westfield Citrus Park

7902 Citrus Park Town Center Boulevard • Tampa, Florida

Partnership. Performance.



Joshua Ladle
Senior Associate - Boca Raton
954.903.1820
joshua.ladle@avisonyoung.com

Jay A. Ziv, CCIM, ALC
Senior Vice President - Miami
305.447.7849
jay.ziv@avisonyoung.com

John K. Crotty, CCIM
Principal - Miami
305.447.7865
john.crotty@avisonyoung.com

Brian C. de la Fé
Senior Associate - Miami
305.476.7134
brian.delafe@avisonyoung.com

David Duckworth
Principal - Fort Lauderdale
954.938.1806
david.duckworth@avisonyoung.com

Ray Hayhurst
Senior Vice President
407.221.3451
ray.hayhurst@avisonyoung.com

Michael T. Fay
Principal, Managing Dir. - Miami
305.447.7842
michael.fay@avisonyoung.com

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INVESTMENT HIGHLIGHTS

ATTRACTIVE LOCATION

Ideal retail location at a high-performing regional mall with great accessibility to Citrus Park Drive (28,500 VPD), Gunn Highway (35,000 VPD), and the Veterans Expressway (61,000 VPD).

FLEXIBLE REA

Alterations and expansion of current structure is permitted subject to detail in the REA.

STRONG CO-TENANCY

Diverse mix of solid mall tenants includes Macy's, Dick's Sporting Goods, Banana Republic, H&M, and Regal Cinemas.

STRONG MARKET FUNDAMENTALS

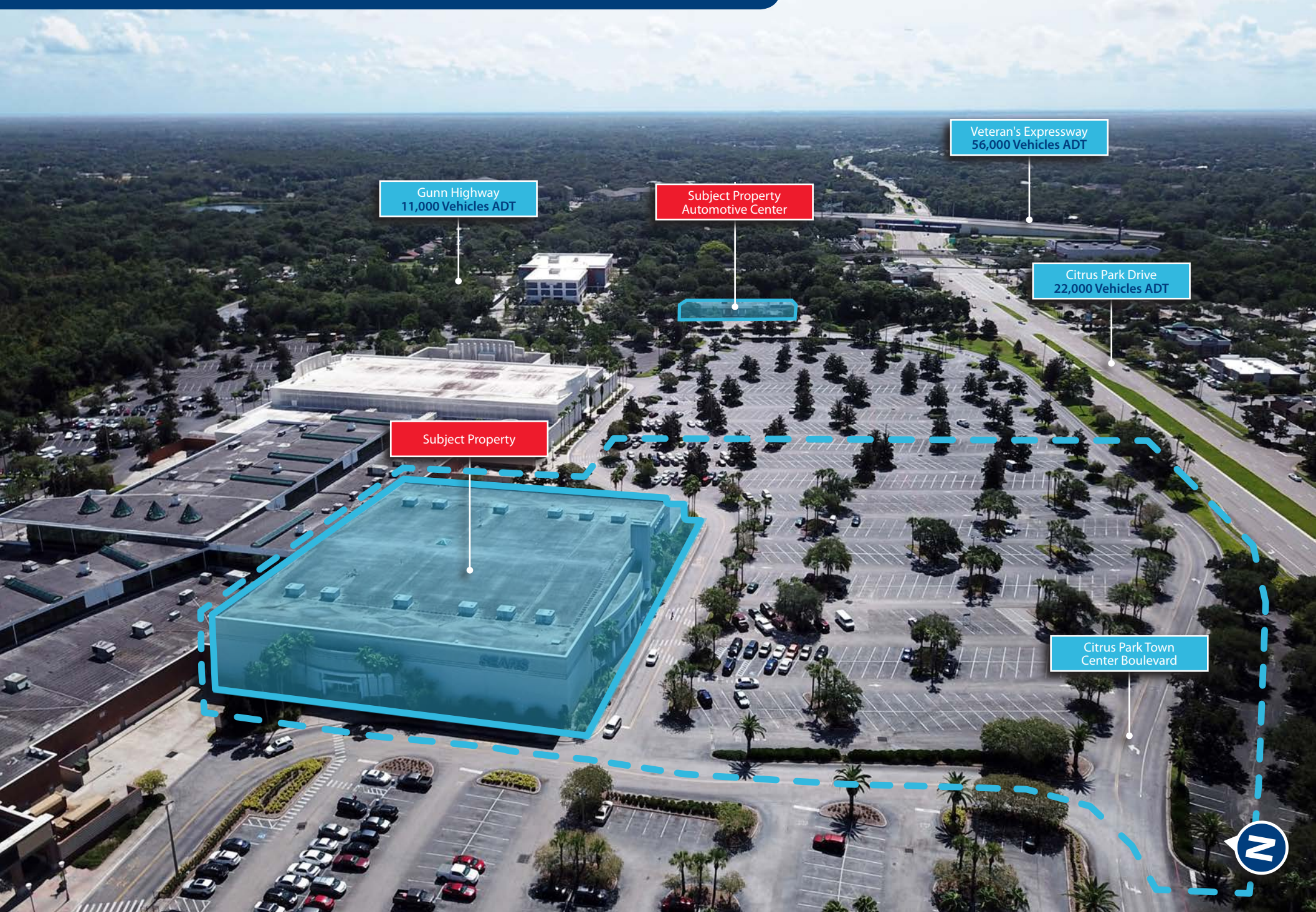
The Northwest Tampa retail submarket's vacancy rate has been below 5% since 2016 and currently sits at 4%, while market rents are nearly \$19/SF and over 4% higher than the metro average.

SOLID DEMOGRAPHICS

Population over 200,000 within a five-mile radius with a median household income of \$67,000.



PROPERTY AERIAL SHOWING ACCESS AND LANDMARKS



Gunn Highway
11,000 Vehicles ADT

Subject Property
Automotive Center

Veteran's Expressway
56,000 Vehicles ADT

Citrus Park Drive
22,000 Vehicles ADT

Subject Property

Citrus Park Town
Center Boulevard

