

FOR LEASE

Citrus Park

RETAIL



PROPERTY FEATURES

This building is located in front of the Plaza at Citrus Park and across the street from the Westfield Citrus Park Mall. The Plaza is 340,000 SF and anchored by Best Buy, Ross, Jo-Ann Etc., PetSmart and Old Navy. The Mall is anchored by Dick's Sporting Goods, Regal Cinema, Macy's, Dillards and JC Penney. The Property is well positioned to serve the northwest Hillsborough regional trade area including Citrus Park, Carrollwood and Westchase. It's approximately ¼ mile from the Veteran's Expressway. The primary access to the Property is via the eastern entrance to the Plaza. This access is at a full median cut, which is shared with the Mall across the street. The building is on Gunn Highway and offers unmatched visibility.

- **FOR LEASE**
- **5,872 SF Available**
- **\$42/SF Base Rent**
- **30,000 Cars Pass by the Site Daily**



EHRlich RD

31,000 AADT

Logos for BIG LOTS!, JO-ANN, BEST BUY, SALLY BEAUTY, ROSS, ULTA, SHOE CARNIVAL, Party City, PETS MART, OLD NAVY, and FIVE BELOW.



65,000 AADT



30,000 AADT

WESTFIELD CITRUS PARK

37,000 AADT

PLAZA AT CITRUS PARK

SITE

72,400 AADT



30,000 AADT

SHELDON RD

VETERANS EXPWY

GUNN HWY



ANDERSON RD



LINEBAUGH AVE



LINEBAUGH AVE



WATERS AVE



RETAIL



2020 ESTIMATED DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	9,462	86,765	217,625
AVG HOUSEHOLD INCOME	\$83,578	\$96,745	\$98,111
MEDIAN AGE	37.8	39.8	40.0
DAYTIME POPULATION	10,867	78,116	212,393

TRAFFIC COUNTS

Citrus Park Dr - 30,000 AADT
 Veteran's Expressway - 72,400 AADT

- **YEAR BUILT:** 2001
- **PARCEL SIZE:** 0.70 acres±
- **PARKING:** 60 spaces



