

SUN CITY CENTER PLAZA

NWC of Sun City Center Blvd & N Pebble Beach Blvd • Sun City Center, FL



FEATURES

- Located just East of I-75
- Easy access at a signalized intersection
- Successful tenant mix of national and local tenants
- Infill Sun City Center location with 12,745 households in a 3-mile radius

ANCHORS

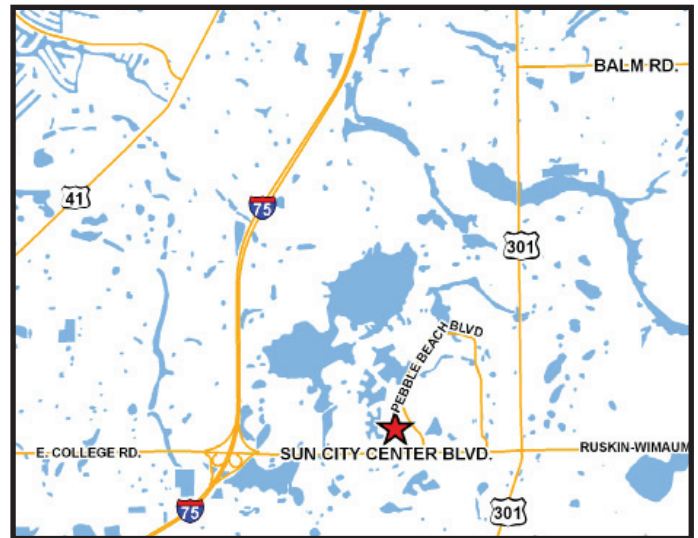
- Save-A-Lot
- Dollar General
- Ace Hardware
- Dollar Tree
- Tuesday Morning

GROSS LEASABLE AREA

97,519 S.F. (mol)

TRAFFIC COUNTS

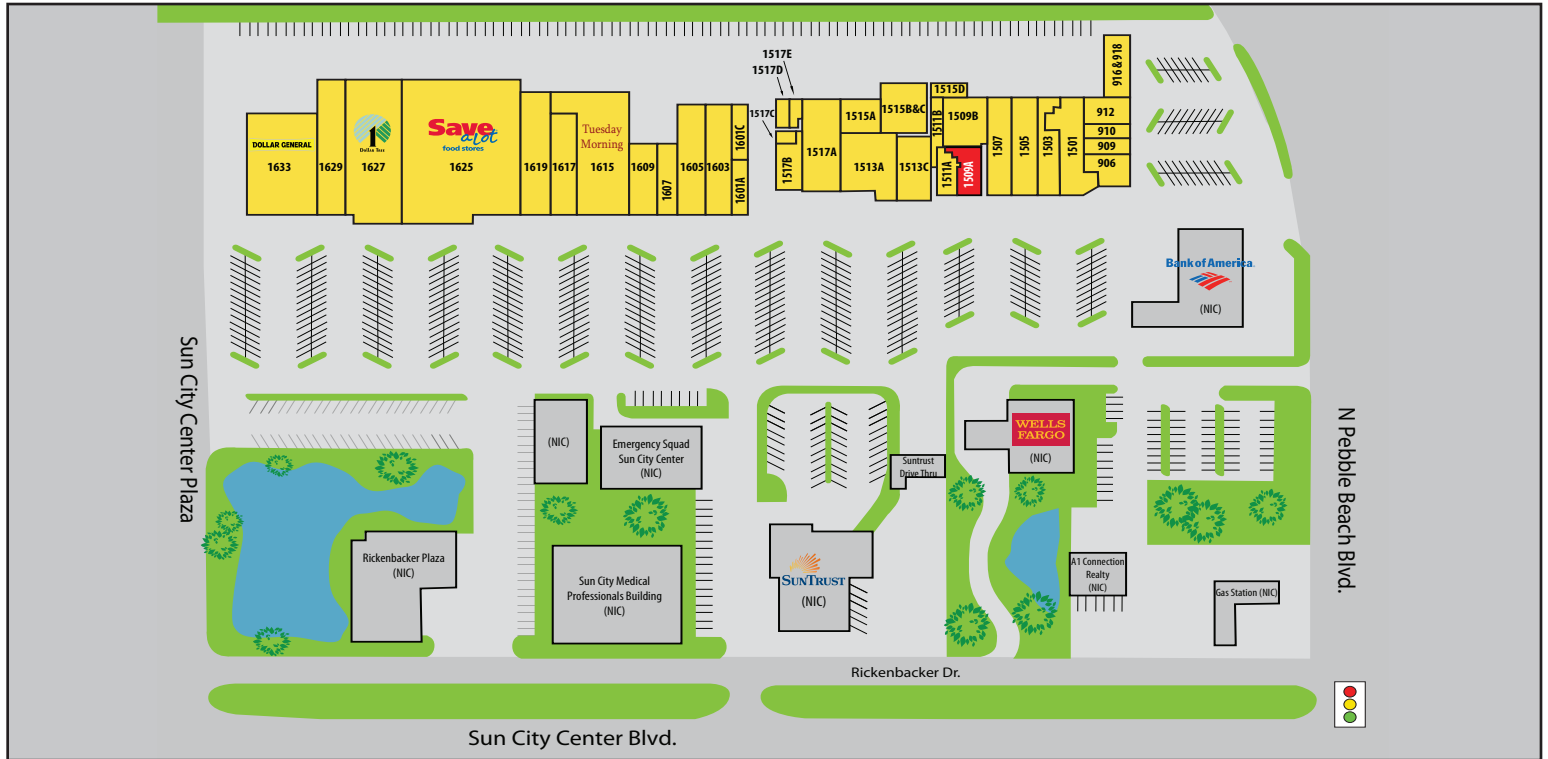
Sun City Center Blvd (SR-674): 34,000 A.D.T. (E/W)



1501-1633 Sun City Center Plaza
Sun City, FL 33573

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| UNIT | TENANT | SF |
|--------------|-----------------------|------------|
| 906 | Travel | 1,410 |
| 909 | Barber Shop | 713 |
| 910 | Comfort Keepers | 810 |
| 912 | SC Laundry | 1,445 |
| 916 | Good Samaritan | 716 |
| 918 | Rehab | 351 |
| 1501 | Liquors | 2,118 |
| 1503 | Fletcher Music Center | 2,270 |
| 1505 | Pinch A Penny | 2,000 |
| 1507 | Labella Cucina | 1,960 |
| 1509A | AVAILABLE | 876 |
| 1509B | Linsky Attys. | 1,860 |
| 1511A | Mixon, Atty. | 1,114 |
| 1511B | Internet Cafe | 938 |
| 1513A | Eye Clinic | 2,956 |
| 1513C | Health Care | 2,472 |
| 1515A | Storage | 1,108 |
| 1515B-C | Interfaith | 2,841 |

| UNIT | TENANT | SF |
|-------|-------------------|--------|
| 1515D | Linsky, Attys. | 709 |
| 1517A | Bon Worth | 3,413 |
| 1517B | Nails | 1,547 |
| 1517C | Hearing Aids | 548 |
| 1517D | Interfaith | 1,289 |
| 1601A | Hairlines | 1,096 |
| 1601C | Interfaith | 730 |
| 1603 | Keller Williams | 2,528 |
| 1605 | Golf & Cars | 2,785 |
| 1607 | Flowers & Gifts | 910 |
| 1609 | H&R Block | 2,406 |
| 1615 | Tuesday Morning | 7,521 |
| 1617 | Sun City Cafe | 2,699 |
| 1619 | Sun City Hardware | 5,023 |
| 1625 | Save-A-Lot | 15,660 |
| 1627 | Dollar Tree | 8,143 |
| 1629 | Flooring | 5,558 |
| 1633 | Dollar General | 7,062 |

POPULATION

- 1-mile: 6,935
- 3-mile: 25,538
- 5-mile: 48,158

HOUSEHOLDS

- 1-mile: 4,198
- 3-mile: 12,745
- 5-mile: 19,505

AVG HH INCOME

- 1-mile: \$52,633
- 3-mile: \$56,601
- 5-mile: \$57,282

MEDIAN AGE

- 1-mile: 77
- 3-mile: 72
- 5-mile: 55