

SUN CITY CENTER PLAZA

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



LOCATION:

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

FEATURES:

- Proximate to 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:

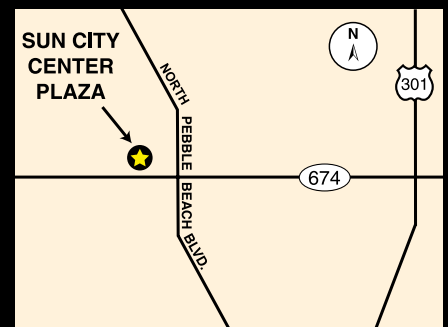
- Sun City Center Blvd. (SR-674):
33,500 A.D.T. (E/W)



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LEASING CONTACT

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Rendering is included to provide a general depiction of space location. Site plan may not be to scale. All dimensions are approximate for illustrative purposes only and are subject to field verification.

TENANTS:

Unit	Tenant	Sq. Ft.	Unit	Tenant	Sq. Ft.
906	Travel	1,410	1515D	Linsky, Attys	709
909	Barber Shop	713	1517A	Bon Worth	3,413
910	Available	810	1517B	Available	1,547
912	SC Laundry	1,445	1517C	Hearing Aids	548
916	Good Samaritan	716	1517D	Cerebral Palsy	1,289
918	Comfort Keepers	351	1601A	Hairlines	1,096
1501	Liquors	2,379	1601C	Interfaith	730
1503	Available	2,270	1603	Keller Williams	2,528
1505	Pinch A Penny	2,000	1605	Golf & Cars	2,785
1507	Labella Cucina	1,962	1607	Flowers & Gifts	910
1509A	CPA	876	1609	H & R Block	2,406
1509B	Linsky Attys.	1,860	1615	Tuesday Morning	7,521
1511A	Mixon, Atty.	1,114	1617	Sun City Cafe	2,699
1511B	Internet Cafe	938	1619	Ace Hardware	5,023
1513A	Eye Clinic	2,956	1625	Save-A-Lot	15,660
1513C	Health Care	2,472	1627	Dollar Tree	8,143
1515A	Storage	1,108	1629	Flooring	5,558
1515B-C	Interfaith	2,841	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 HOUSEHOLD INCOME:

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

MEDIAN AGE:

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