

## Property Highlights

- Tampa MSA
- Located in the dense Citrus Park submarket
- Signalized intersection of Race Track Road, Nine Eagles Drive & County Way Drive
- Five entrances, including one signalized entrance from Nine Eagles Drive
- Four Pylon / Monument signs with multiple tenant panels
- Excellent curb appeal with on-site residential units
- Traffic Count (2010): 17,295 CPD



**Leasing Contact:**  
**Tracy Harrison**  
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## Site Plan



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Demographics	1-Mile Radius	3-Mile Radius	5-Mile Radius
2010 Population	3,587	37,023	122,930
2015 Population	4,154	42,319	129,318
2010 Average HH Income	\$118,529	\$115,817	\$89,568
2010 Median HH Income	\$113,741	\$97,738	\$70,918