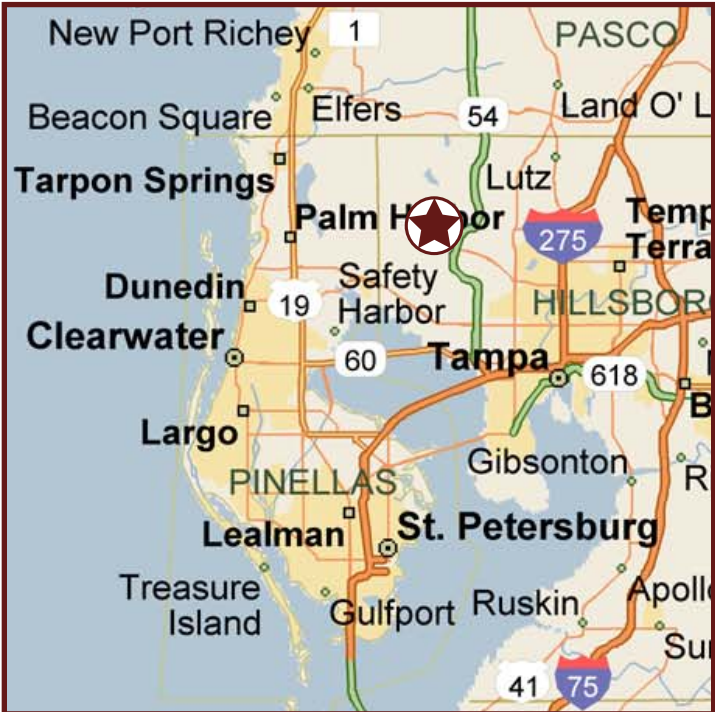


Property Highlights

- Tampa MSA
- Located in the dense Citrus Park submarket
- Exceptional curb appeal
- Entrances from Gunn Highway and Sheldon Road
- Signalized intersection
- Strong outparcel drive traffic
- Strong neighborhood tenant mix with large national tenant presence
- Combined Traffic Counts (2011): 46,623 CPD



Leasing Contact:
Tracy Harrison
855-423-5400
tharrison@crossmanco.com

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www.crossmanco.com

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Site Plan



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Demographics	1-Mile Radius	3-Mile Radius	5-Mile Radius
2010 Population	3,827	54,281	168,086
2015 Population	4,015	57,311	175,075
2010 Average HH Income	\$98,648	\$89,387	\$84,095
2010 Median HH Income	\$76,364	\$74,107	\$67,435