



Tampa Commercial Real Estate

www.TampaCommercialRealEstate.com

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FOR LEASE—THE PLAZA AT CITRUS PARK—ETHAN ALLEN

8314 Citrus Park Dr, Tampa, FL 33625

Hillsborough County

Westfield Citrus Park



A unique opportunity for high profile Medical Office or Retailer that requires outstanding visibility. FOLIO: 0036230110

LEASE SPACE AVAILABLE: 5,000sf—**Lease Rate** is \$30/sf plus CAM:\$5.25/sf

TOTAL BUILDING SPACE: 15,170 SF which is currently 100% occupied by Ethan Allen. New Ethan Allen store concepts are achieving success in 10,000 sf spaces. The Tampa Ethan Allen will reduce their occupancy to 10,000 sf and lease out 5,000 sf

PARKING: Ethan Allen currently has 94 spaces (incl. 4 handicap spaces). 10 spaces/ thousand sf available for tenant)

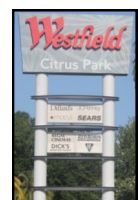
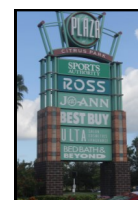
The incoming tenant must be a compatible user . They cannot have a food use or a drive-through. Ethan Allen's experience at other locations has shown that medical users who require a high retail type exposure are excellent co-tenants for Ethan Allen. Tenant must be approved by Kimco & Ethan Allen Corporate.

This is not a sub-lease. The Ethan Allen Franchisee owns the property.

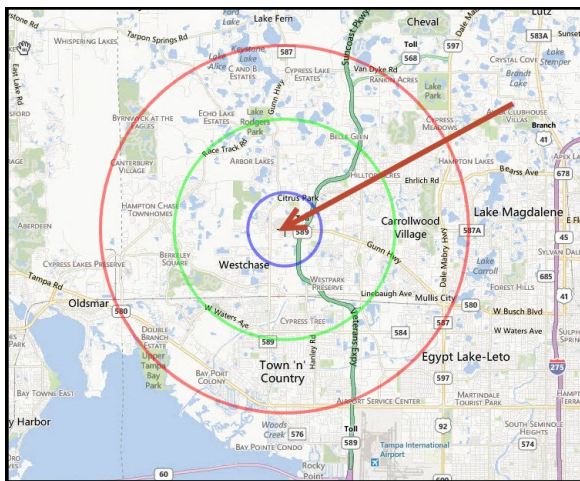
For more information: Steven Silverman (813) 785-3665
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Corner Traffic Light location on a busy main road. At the intersection of two regional shopping centers.

- Visibility ++
 - Strong Demographics
- This is a destination location that draws traffic from Tampa and surrounding counties.



ADDRESS: 8314 Citrus Park Dr,



MARKET AREA DEMOGRAPHICS

2012	1 MILE	3 MILES	5 MILES
POPULATION	5,290	74,607	188,917
HOUSEHOLDS	2,230	28,483	73,460
MED AGE	36.9	38.2	38.5
MED HH INCOME	\$45,551	\$57,984	\$56,401
AV HH INCOME	\$56,896	\$76,939	\$75,402

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Information herein has been obtained from sources deemed reliable. We cannot guarantee accuracy. Subject to change or withdrawal without notice.