

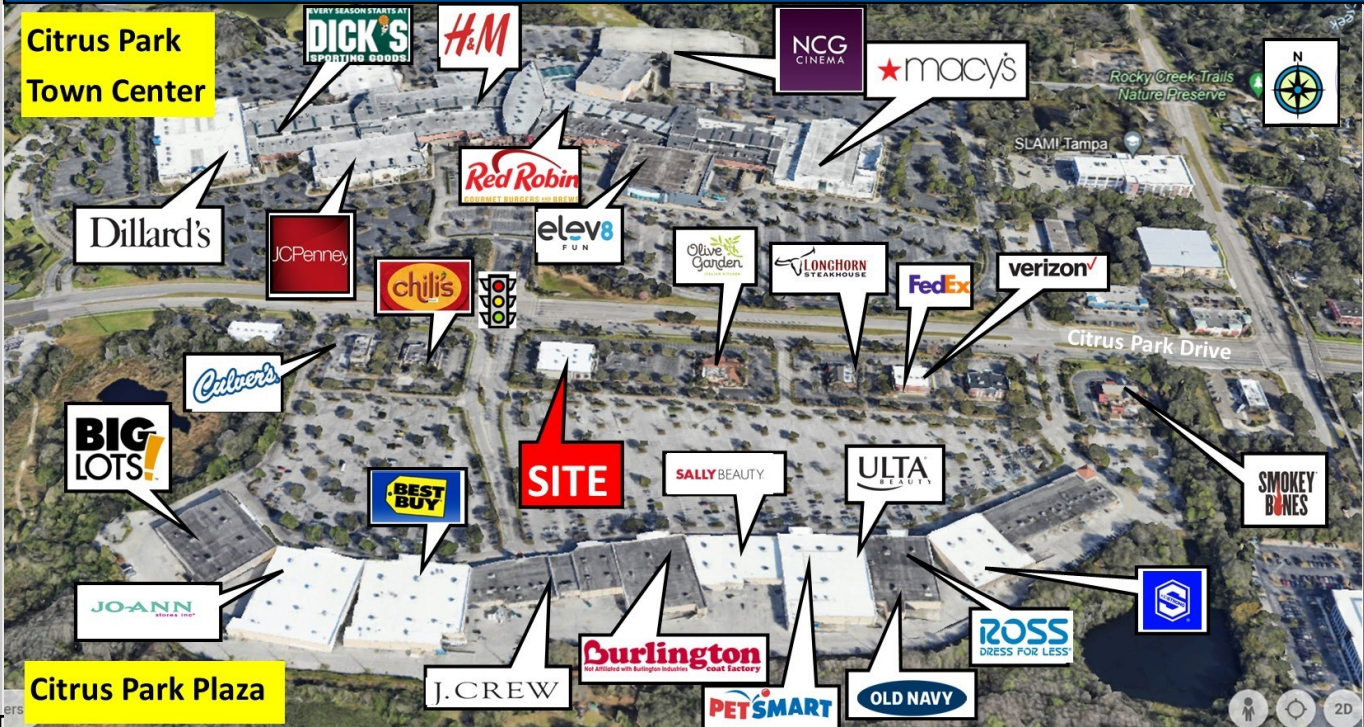
FOR LEASE

8314 Citrus Park Dr, Tampa FL 33625

USE: RETAIL—MEDICAL



TAMPA
COMMERCIAL
REAL ESTATE



A unique opportunity for high profile Medical Office that requires outstanding visibility. This is a free standing outparcel & is a prime destination location that draws thousands of shoppers. Medical users who can benefit from a high retail type exposure are excellent co-tenants for this space.

- **LEASE SPACE AVAILABLE:** 5,000sf—10,000 sf
- **LEASE RATE:** Lease Rate contact broker

TOTAL BUILDING SPACE: 15,170 SF . Currently 100% occupied by a high end furniture retailer. The retailer will consider reducing the SF they occupy and lease out 5,000 - 10,000 sf. FOLIO: 0036230110.

PARKING: Generous parking. The building has 94 dedicated spaces. The furniture store requires very little parking by code.

Located at a Traffic Light intersection on a busy main road. The intersection connects two regional shopping centers. The Plaza at Citrus Park & Citrus Park Town Center draw traffic from Tampa and surrounding counties. Exceptional visibility. Strong Demographics.

The Plaza at Citrus Park is home to 18 stores. Leading retailers such as Best Buy, Pet Smart, Sallys Beauty are tenants.

Citrus Park Town Center is an enclosed shopping mall with some 140 retail stores and eateries. The anchor stores are Dillard's, JCPenney, Macy's, NCGI Cinemas, Dick's Sporting Goods, and Elev8 Fun.

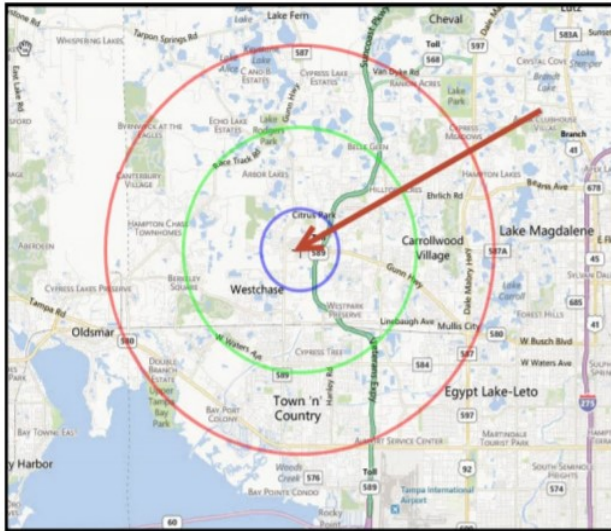
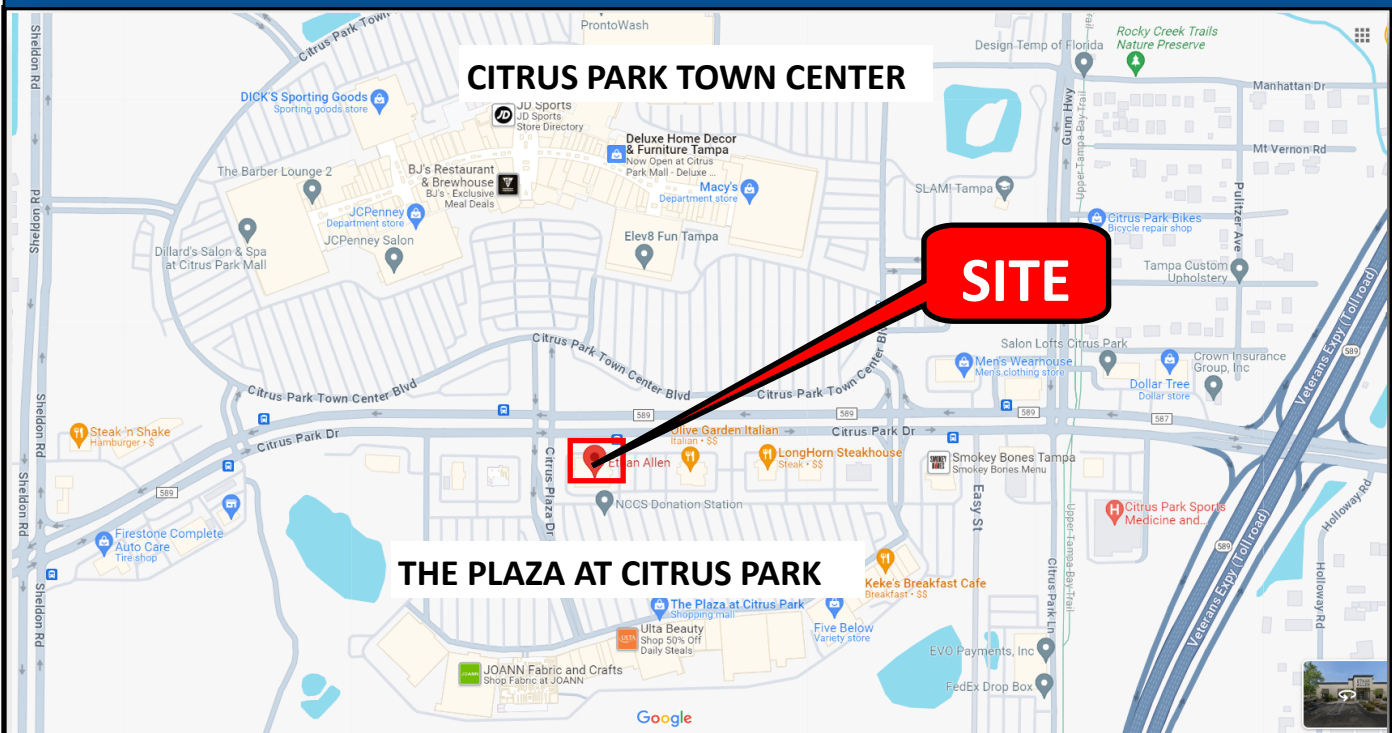
The tenant must be compatible with Ethan Allen Corp.& tenants located in KIMCO Town Center. No Food or Restaurant use.

For more information please contact:
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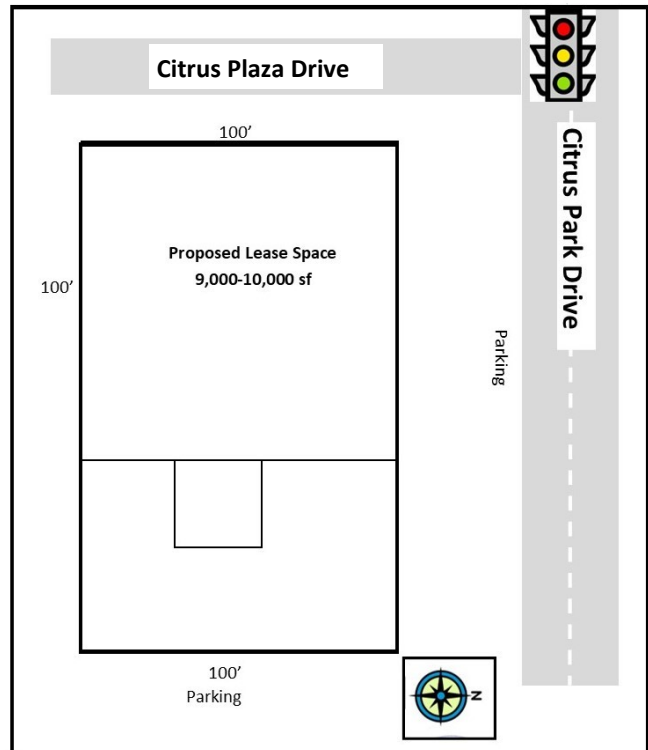
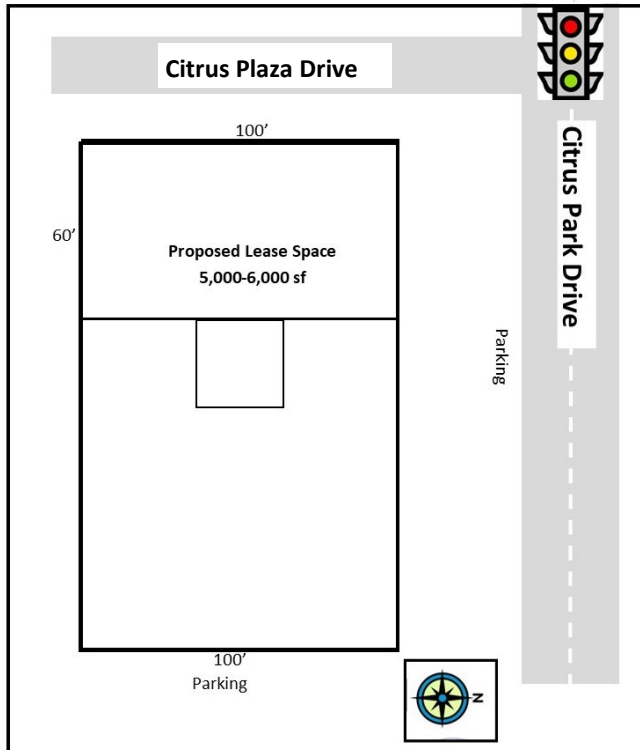


MARKET AREA DEMOGRAPHICS

2023	1 Mile	3 Mile	5 Mile
POPULATION	8,771	83,183	204,108
HOUSEHOLDS	3,615	32,314	79,622
MED AGE	38.6	40.2	40.4
MED HH INCOME	\$74,864	\$80,539	\$78,556
AV HH INCOME	\$100,493	\$114,494	\$111,512

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Conceptual Plan—For 5,000-6,000 sf Space

Landlord has some flexibility regarding the demising of the 15,000 sf space. Ethan Allen will reduce the size of the 15,000 sf space that they currently occupy and will remain in the E portion of the building. Above are two conceptual space plans. The size of the leased space will depend on where the demising wall is placed. Demising of space will depend on Tenant requirements and engineering considerations. The floorplan will be optimized by professional planners in order to best fit Ethan Allen and Tenant.

The proposed plan above is for the leased space to be located at the prime traffic light intersection that connects the two shopping centers

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