

Sun City Center Plaza

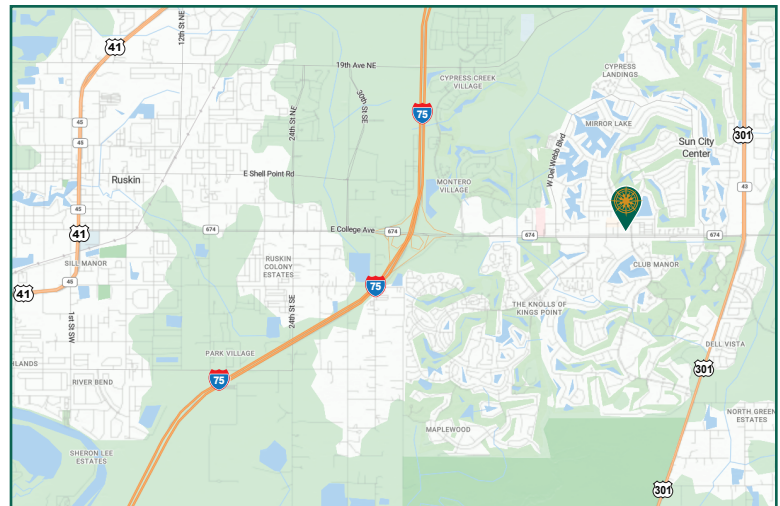
912 N Pebble Beach Blvd, Sun City Center, FL33573

FOR LEASE



PROPERTY HIGHLIGHTS

- Size of Center: 97,654 SF
- Parking: 488 (4.99/1,000 SF)
- Located at the intersection of Sun City Center Blvd (SR 674) and N. Pebble Beach Blvd with close proximity to I-75 & US 301
- Ranked as the top 1% of places to retire in America
- Population has increased by 10,000 residents over the past ten years, bringing the total population to over 34,000 residents in a 3-mile radius
- 18,183 total employees in the trade area
- Shopping center has strong daytime population due to local and national tenant mix; residents use golf carts as preferred choice of transportation
- Traffic Counts (AADT): Sun City Center Blvd 43,500



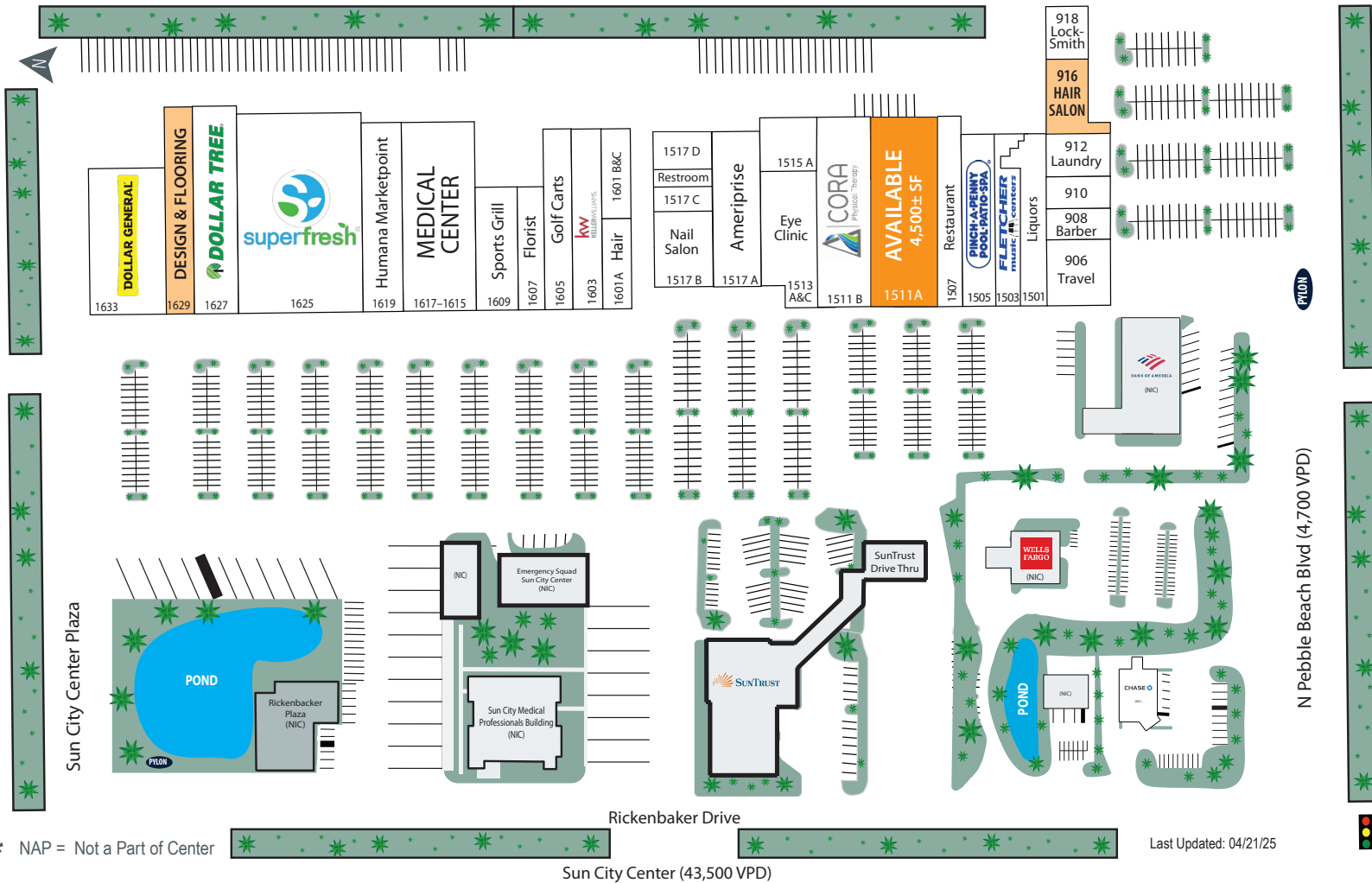
DEMOGRAPHICS (EST. 2024) 1 MILE 3 MILES 5 MILES

Population	16,872	60,057	118,116
Households	5,208	22,637	43,204
Avg. HH Income	\$73,571	\$97,246	\$112,958
Median Age	72.7	54.4	45.8

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SUITE	TENANT	SF
906	Sun City Center Travel World	1,410
908	Sun City Barber Shop	713
910	Comfort Keepers	810
912	Sun City Laundry	1,445
916	Hair Salon – Coming Available	716
918	Locksmith	270
1501	Liquors	2,379
1503	Fletcher Music Center	2,270
1505	Pinch A Penny	2,000
1507	Labella Cucina Restaurant	1,962

SUITE	TENANT	SF
1511A	AVAILABLE	4,500
1513A&C	Manatee Eye Clinic	2,956
1515A	Interfaith Social Action Store	1,108
1515B&C	Interfaith Social Action Council	2,841
1517A	Ameriprise	3,413
1517B	Nail Salon	1,547
1517C	Keller Williams	548
1517D	Interfaith Social Action Council	1,200
1601A	Hairlines	1,100
1601B&C	Interfaith Social Action Council	730

SUITE	TENANT	SF
1603	Keller Williams	2,528
1605	Sun City Golf Carts	2,800
1607	Amalia's Florist	910
1609	Replay's Sports Grill	2,406
1615-17	Medical Center	9,969
1619	Humana Marketpoint	5,023
1625	SuperFresh	15,660
1627	Dollar Tree	8,143
1629	Anne's Design & Flooring – Coming Available	5,558
1633	Dollar General	7,000