

Sun City Center Plaza

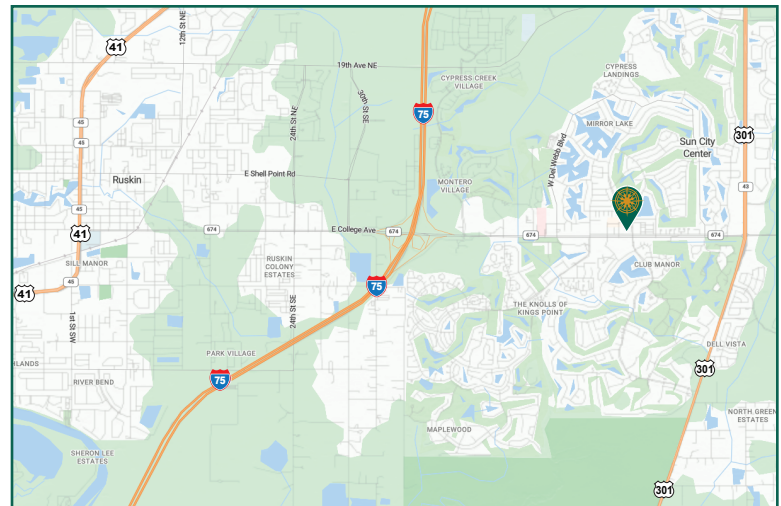
912 N Pebble Beach Blvd, Sun City Center, FL33573

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



Kathryn Brandewie

kathryn@floridaretailpartners.com

214-578-7929



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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	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 Financial Services	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	Annes Design & Flooring	5,558
1633	Dollar General	7,000