



DEMOGRAPHICS

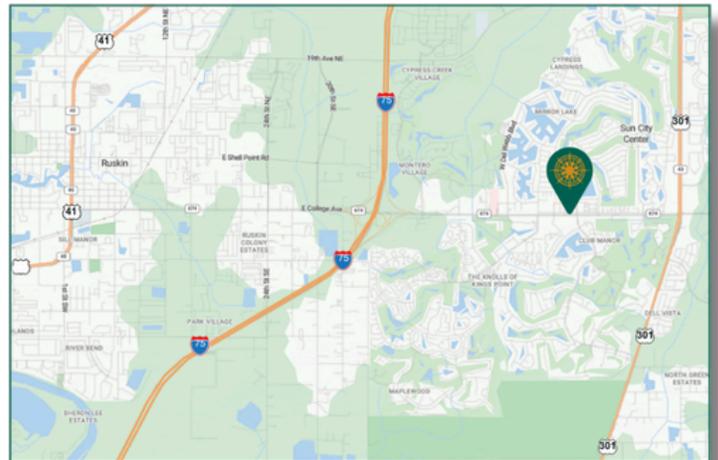
	1 mile	3 mile	5 mile
Population Average	17,392	61,288	120,888
HH Income Est.	\$78,668	\$100,247	\$113,913
Total Employees	2,825	7,949	15,314
Est. Median Age	72.7	54.5	45.8
Households	5,292	23,088	44,209

PROJECT/MARKET 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
- Shopping center has strong daytime population due to local and national tenant mix; residents use golf carts as preferred choice of transportation
- Traffic Count (AADT): Sun City Center Blvd- 46,500

FOR MORE INFORMATION
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SUN CITY CENTER PLAZA

912 N Pebble Beach Blvd
Sun City Center, FL 33573

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SUITE	TENANT	SF
1633	Dollar General	7,000
1629	Anne's Design & Flooring- COMING AVAILABLE	5,558
1627	Dollar Tree	8,143
1625	Save A Lot	15,660
1619	Humana Marketpoint	5,023
1615-17	Medical Center	9,969
1609	Replay's Sports Grill	2,406
1607	Amalia's Florist	910
1605	Sun City Golf Carts	2,800
1603	Keller Williams	2,528
1601B&C	Interfaith Social Action Council	730

SUITE	TENANT	SF
1601A	Hairlines	1,100
1517D	Interfaith Social Action Council	1,200
1517C	Keller Williams	548
1517B	Nail Salon	1,547
1517A	Ameriprise- COMING AVAILABLE	3,413
1515A	Interfaith Social Action Council	3,949
1513A&C	Manatee Eye Clinic	2,956
1511B	CORA Physical Therapy	2,956
1511A	JMT, Inc.	1,119
1509B	Law Office	2,561
1509A	Coins & Gold	884

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