

Sun Point Shopping Center

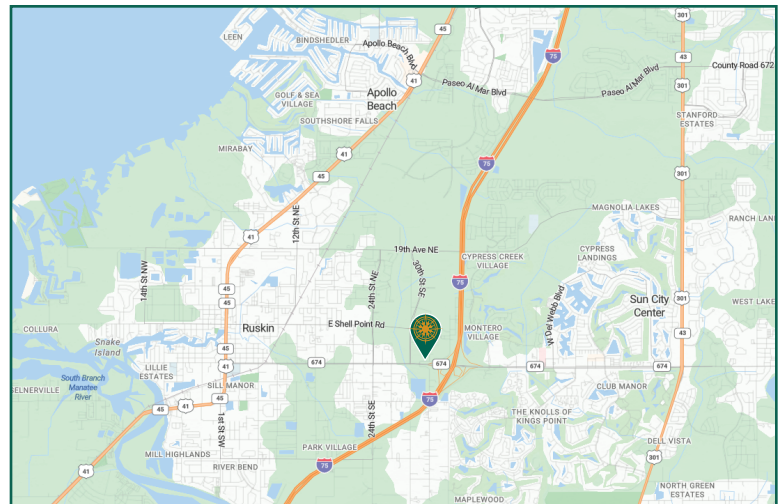
3050 E College Avenue, Ruskin, FL 33570

FOR LEASE



PROPERTY HIGHLIGHTS

- Size of Center: 132,374 SF
- Parking: 648 (4.9/1,000 SF)
- Anchored by Harbor Freight Tools, Big Lots & Fresenius Medical
- Property is located adjacent to the 1MM+ SQ FT Amazon Fulfillment Center
- 155 townhomes in development just to the north of the center on 30th Street
- Great access from Interstate 75, with close proximity to St. Petersburg, Brandon, and Tampa Bay
- Traffic Counts (AADT): College Ave E 38,500



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

Population	2,831	59,226	125,628
Households	995	22,122	48,047
Avg. HH Income	\$90,577	\$95,868	\$115,676
Median Age	36.8	52.6	47.4

