

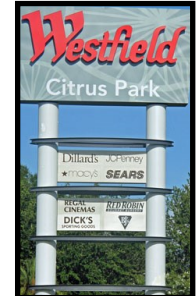
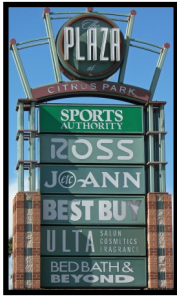
RETAIL FOR LEASE

8317 Citrus Park Dr, Tampa FL 335625

USE: RETAIL—MEDICAL



TAMPA
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REAL ESTATE



A unique opportunity for high profile Retailer or Medical Office that requires outstanding visibility at a prime location. FOLIO: 0036230110

- **LEASE SPACE AVAILABLE:** 5,000sf—6,000 sf
- **LEASE RATE:** Lease Rate is \$35/sf + CAM:\$5.25/sf

TOTAL BUILDING SPACE: 15,170 SF which is currently 100% occupied by Ethan Allen. New Ethan Allen store concepts are achieving success in 10,000 sf spaces. The Tampa Ethan Allen will consider reducing the SF they occupy and lease out 5,000 - 6,000 sf

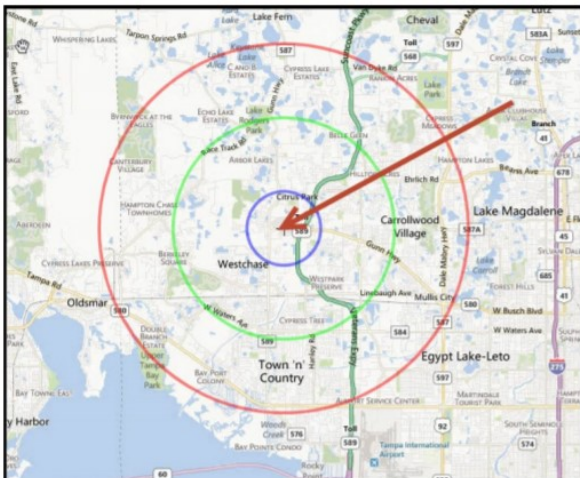
PARKING: Generous parking. Building has 94 spaces

The incoming tenant must be a compatible user. Food use or a drive-through will not be permitted. Medical users who require a high retail type exposure are excellent co-tenants for Ethan Allen. Tenant must be approved by Kimco & Ethan Allen Corporate. This is not a sub-lease. The Ethan Allen Franchisee owns and occupies the property.

Located at a Traffic Light intersection on a busy main road. The intersection connects two regional shopping centers. Citrus Park Plaza and Westfield shopping centers are destination centers that draw traffic from Tampa and surrounding counties.

Exceptional visibility. Strong Demographics.

For more information please contact:
Steven Silverman, Broker (813)785-3665
Steven@TampaCommercialRealEstate.com



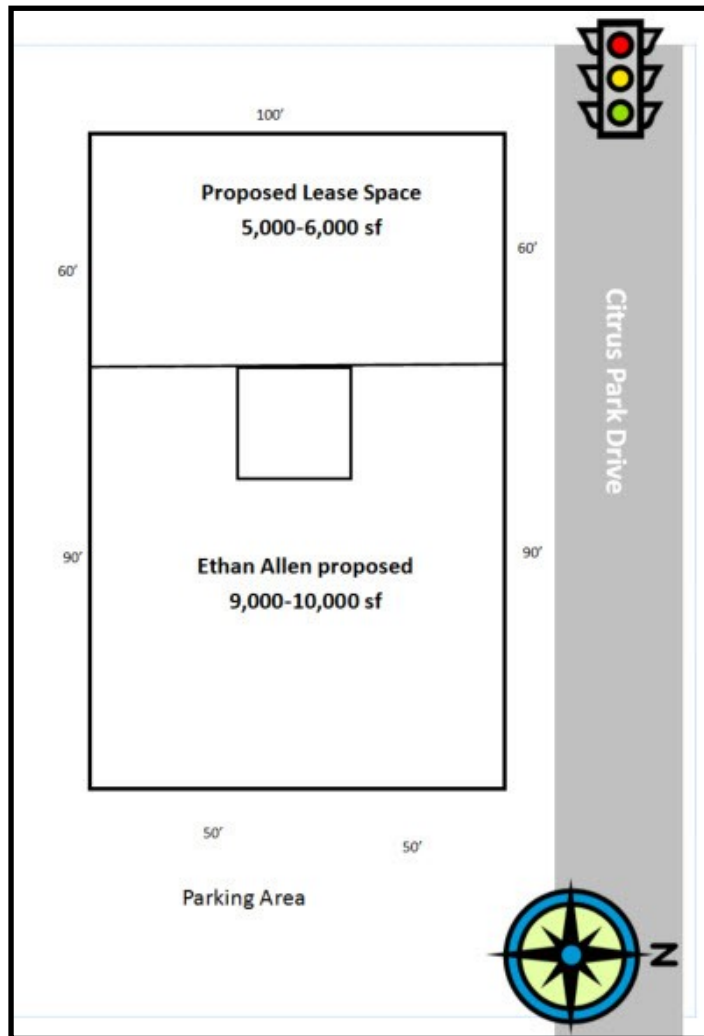
MARKET AREA DEMOGRAPHICS

2012	1 MILE	3 MILES	5 MILES
POPULATION	5,290	74,607	188,917
HOUSEHOLDS	2,230	28,483	73,460
MED AGE	36.9	38.2	38.5
MED HH INCOME	\$45,551	\$57,984	\$56,401
AV HH INCOME	\$56,896	\$76,939	\$75,402

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Conceptual Plan



Landlord is flexible regarding the demising of the 15,000 sf space. Conceptual plan only. Demising of space will depend on Tenant needs. The floorplan will be optimized by professional planners in order to best fit Ethan Allen and Tenant.

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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