

RETAIL SPACE FOR LEASE

# Citrus Court

6102-6118 GUNN HWY & 12830-12836 HENDERSON RD · TAMPA, FL · 33625

**ONLY 1 SPACE LEFT!**



## PROPERTY OVERVIEW

Square Footage Available	1,637 sf
Property Type	Retail
Property Size	17,551 sf
Year Built	2004
Parking Ratio	5/1,000

## PROPERTY FEATURES

- + Newly renovated prime retail center
- + High exposure at lighted intersection of Gunn Hwy and Henderson Rd
- + Building and pylon signage with updated 7'x8' dual-sided LED color video message board available
- + Shadow anchored by Super Walmart
- + Overflow/shared parking available

## LOCATION

- + On the SW corner of Gunn Hwy and Henderson Rd
- + 0.5 miles from the Veteran's Expressway
- + 1 mile from Westfield Citrus Park Mall

For additional information, contact:

**Greg McNutt, CCIM**  
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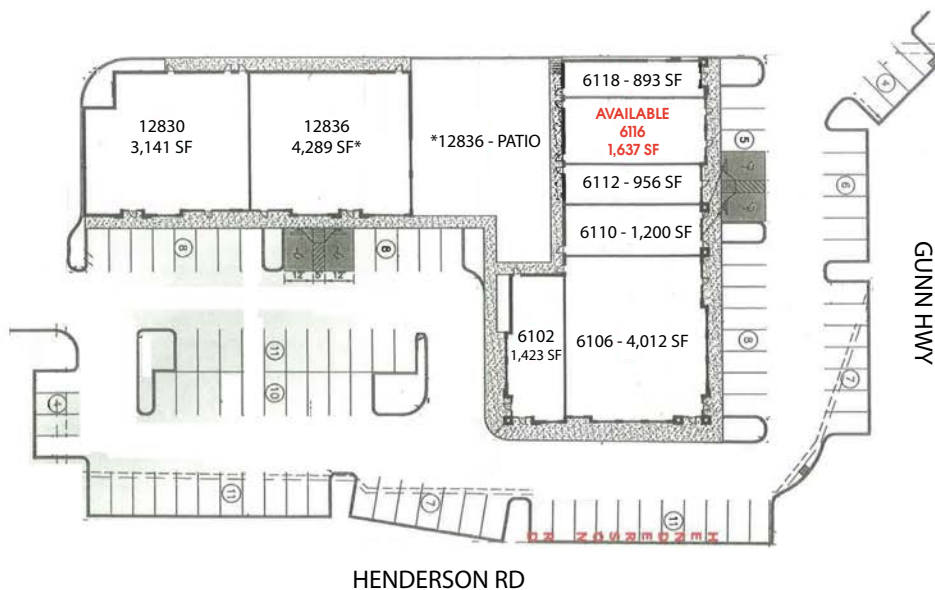
### DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	18,430	95,593	243,302
2019 Total Households	6,727	37,107	93,446
2019 Median Age	36.2	40.4	39.7
2019 Median HH Income	\$56,281	\$61,841	\$60,339

Source: US Census Bureau, Esri Forecasts



### SITE PLAN



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