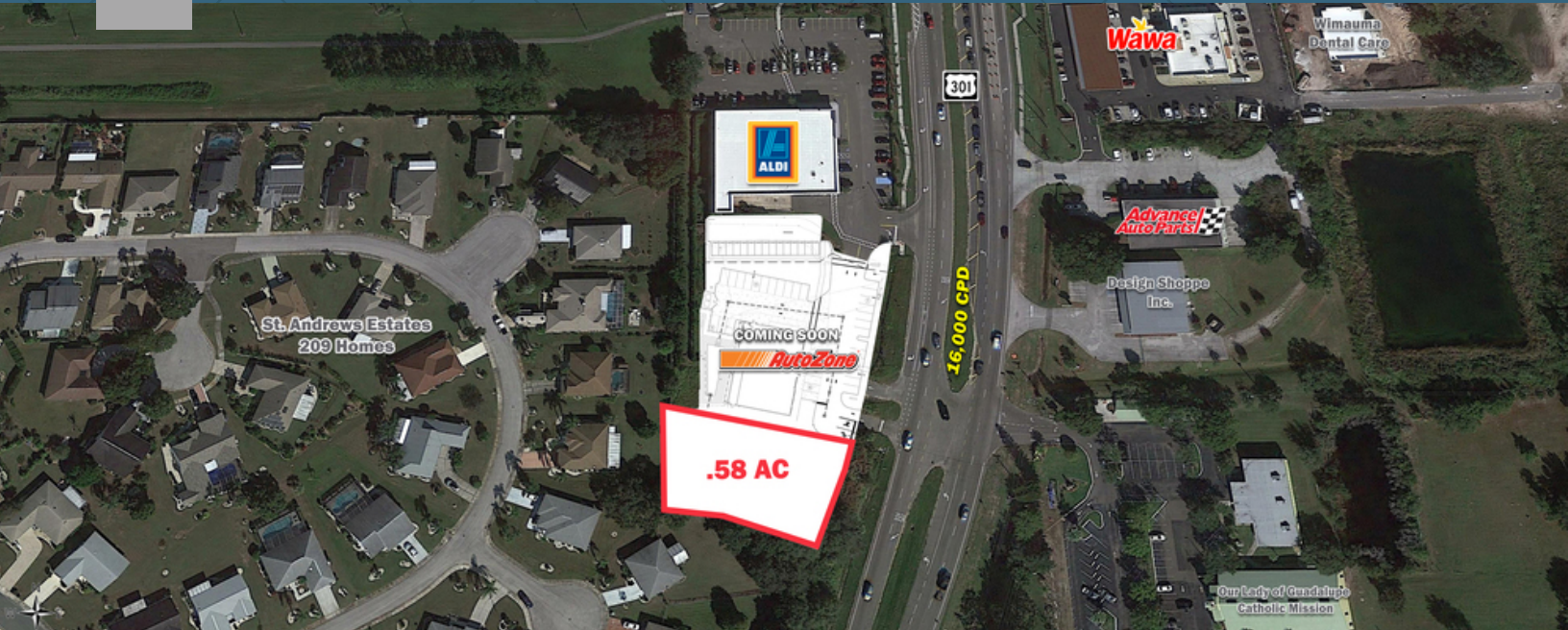


FOR LEASE

Parcel Adjacent to Aldi & AutoZone in Sun City Center

SWC Sun City Center Blvd & US 301 | Sun City Center, FL



Overview

LOT SIZE	0.58 Acres
LEASE RATE	Contact Broker



Description

- Available parcel adjacent to Aldi and AutoZone located at the SWC of Sun City Center Blvd & US 301
- Proximate to I-75 with excellent visibility and access - signalized intersection
- Bike path and golf cart access
- Located in Sun City Center, a suburb of Tampa, with a population exceeding 37,970 in a three-mile radius
- Convenient to South Bay Hospital
- Across from Publix and Walmart Supercenter with other surrounding retailers including McDonald's and Wawa

Demographics

	1 MILE	3 MILES	5 MILES
Total Population	4,702	37,970	69,252
2025 Growth	1.52%	2.12%	2.62%
Average HH Income	\$62,888	\$70,644	\$75,499
Daytime Population	4,701	35,873	63,379

Year: 2020 | Source: ESRI

Contact

DANIEL EARLES
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Traffic Counts

Sun City Center Blvd	34,000 VPD
US 301	16,000 VPD

Year: 2019 | Source: FDOT

Parcel Adjacent to Aldi & AutoZone in Sun City Center



SWC Sun City Center Blvd & US 301 | Sun City Center, FL



Amazon Fulfillment Center
1.1 Million SF
2,500 Employees



68,000 CPD

Freedom Fairways Golf Course



South Bay Hospital

Sun City Center Blvd

34,000 CPD



16,000 CPD



SITE



St. Andrews Estates
209 Homes

Sandpiper Golf Club





St. Andrews Estates
209 Homes

COMING SOON
AutoZone

.58 AC

34,000 CPD

16,000 CPD

Wimauma
Dental Care

Wawa

Advance
Auto Parts

Design Shoppe
Inc.

Our Lady of Guadalupe
Catholic Mission

Parcel Adjacent to Aldi & AutoZone in Sun City Center

SWC Sun City Center Blvd & US 301 | Sun City Center, FL



	1 mile	3 miles	5 miles
Population			
2020 Population	4,702	37,970	69,252
2000 Population	2,093	19,869	26,655
2010 Population	2,342	23,785	37,431
2025 Population	5,070	42,171	78,804
2000-2010 Annual Rate	1.13%	1.82%	3.45%
2010-2020 Population: Annual Growth Rate	7.04%	4.67%	6.19%
2020-2025 Population: Annual Growth Rate	1.52%	2.12%	2.62%
2020 Median Age	67.0	63.6	46.5
Households			
2000 Households	1,252	9,638	11,798
2010 Households	1,420	12,047	16,592
2020 Total Households	2,315	17,310	27,234
2025 Total Households	2,488	19,010	30,509
2000-2010 Annual Rate	1.27%	2.26%	3.47%
2010-2020 Households: Annual Growth Rate	4.88%	3.60%	4.95%
2020-2025 Households: Annual Growth Rate	1.45%	1.89%	2.30%
2020 Average Household Size	2.03	2.17	2.52
Housing Units			
2020 Total Housing Units	2,552	19,781	30,423
2020 Owner Occupied Housing Units	2,079	13,959	22,576
2020 Renter Occupied Housing Units	236	3,351	4,659
2020 Vacant Housing Units	237	2,471	3,189
Race and Ethnicity			
2020 White Alone	87.2%	81.4%	73.8%
2020 Black Alone	2.6%	6.5%	10.1%
2020 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2020 Asian Alone	1.4%	1.5%	2.0%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	32.6%	31.5%	36.4%
Income			
2020 Median Household Income	\$48,578	\$52,515	\$57,180
2020 Average Household Income	\$62,888	\$70,644	\$75,499
2020 Per Capita Income	\$28,384	\$31,460	\$30,008
2020 Population 25+ by Educational Attainment			
Total	3,815	30,022	50,343
High School Graduate	27.6%	26.6%	24.0%
GED/Alternative Credential	2.5%	2.4%	2.9%
Some College, No Degree	23.5%	21.8%	22.4%
Associate Degree	6.6%	8.0%	9.1%
Bachelor's Degree	14.0%	17.3%	17.5%
Graduate/Professional Degree	11.7%	12.5%	12.1%
Data for all businesses in area			
Total Businesses:	120	601	891
Total Employees:	1,150	7,555	12,345
Total Residential Population:	4,702	37,970	69,252
Employee/Residential Population Ratio:	0:1	0:1	0:1
2020 Total Daytime Population	4,701	35,873	63,379
Workers	1,086	8,177	17,329
Residents	3,615	27,696	46,050

Source: Esri, Esri and Infogroup, U.S. Census