

# Street Front Retail ~ Citrus Park Drive



T-Mobile

EST. 1961  
PEARLE VISION

GameStop

## Property Features:

Gross Leasable	7,965sf.
Year Built:	2005
Construction:	Block / Stucco
Parking Spaces	56
Parking Ratio	6.4 per 1,000sf

## Available Space:

8502 (GameStop Expires Feb. 2022) 2,373 sf

## Rental Rates:

Base Rent:	\$45.00 per sf
Additional Rent (Est. Taxes, Ins. & CAM)	\$11.25 per sf

*Note: All rents subject to Sales Tax*



**Located Directly Across from Citrus Park Regional Mall**

**[www.RetailAssetManagementInc.com](http://www.RetailAssetManagementInc.com)**

## Citrus Park Retail

**8402—8406 Citrus Park Drive  
Tampa, FL 33625**

**For Additional Information Contact  
Retail Asset Management, Inc.**

**Sales • Management • Leasing • Development**  
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## Over 29,500 ADDT Citrus Park Drive

The Average Household  
Income within  
3 miles is \$76,999 per year



### 2020 Projected Demographics

( Radius in miles )	1 mile	3 mile	5 mile
Population	5,871	89,972	215,986
Average HH Income	\$76,999	\$103,387	\$101,363
Median HH Income	\$61,772	\$72,412	\$69,913
Total Households	2,455	33,671	81,587

**One of Six Out-Parcels to The Plaza at  
Citrus Park, a 340,000 sq. ft. Power Center**



**Regional Exposure**

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**Trade Area**

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## Site Plan

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