

# Valrico Commons ~ Medical/Office FOR LEASE



**10,372sf, 3,860sf  
& 1,170sf Available**

**Traffic Count - 58,500 AADT**



## Demographics

	1	3	5
	( Radius in miles )		
<b>Population:</b>			
2018 Est	12,951	73,927	180,377
<b>Households:</b>			
2018	4,898	26,820	61,231
<b>Medium HH Income:</b>			
2018	\$54,913	\$66,194	\$64,992
<b>Daytime Population:</b>			
2018 Est	4,058	20,757	49,983

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

## Valrico Commons

**138,887sf Anchored Neighborhood Center**

**1901-1999 S.R. 60 East  
Valrico Florida 3594**

*For Additional Information Contact*

***Retail Asset Management, Inc.***

***Sales • Management • Leasing • Development***

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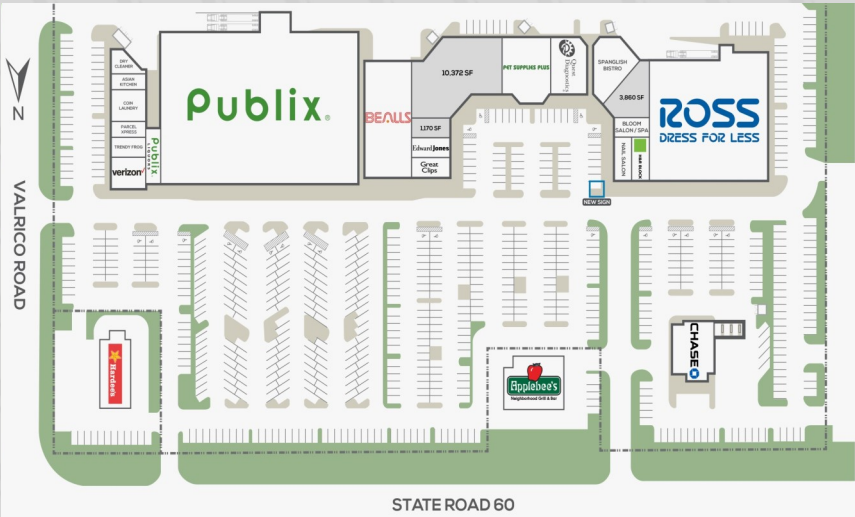
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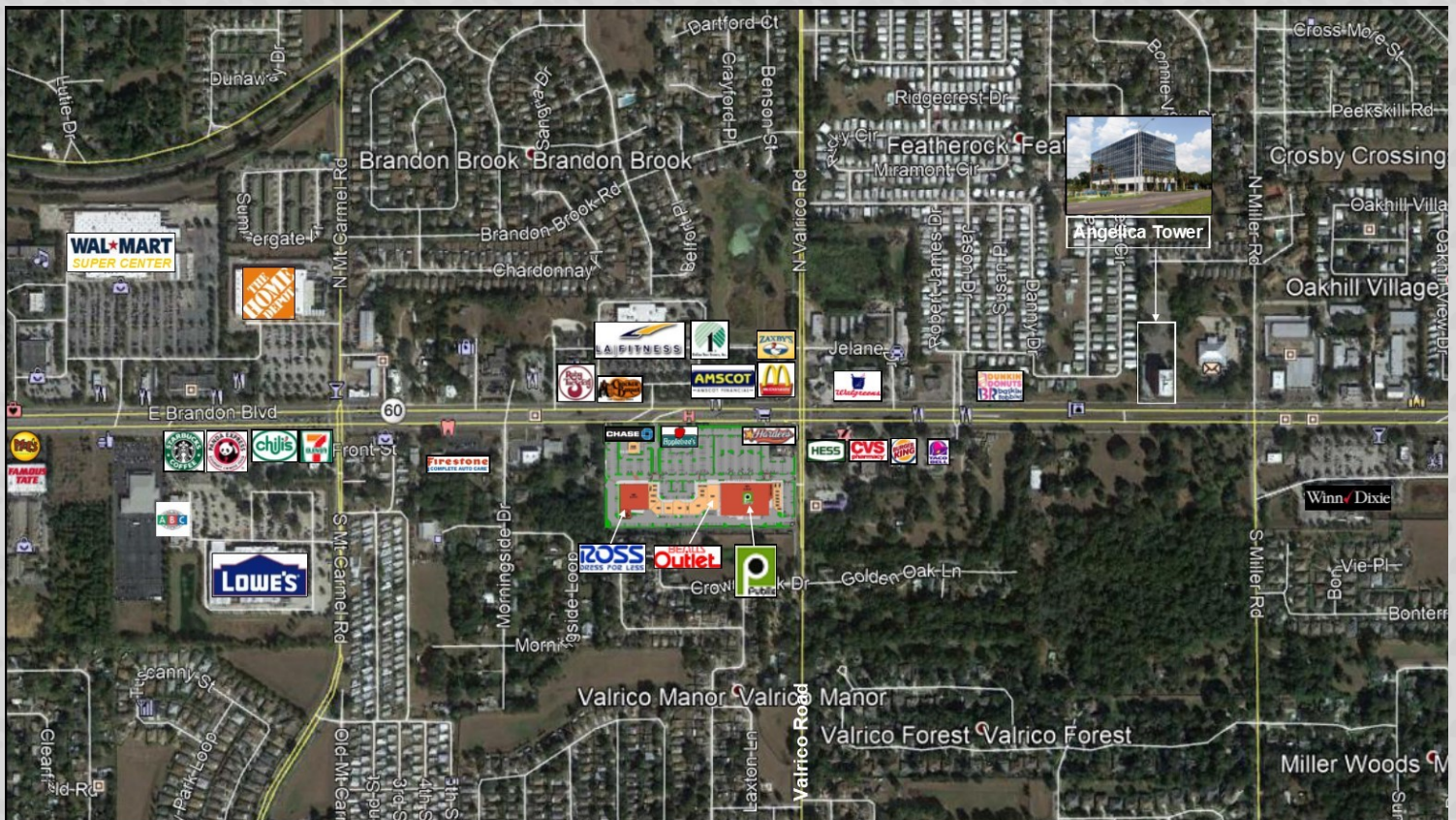


***South West Corner  
S.R. 60 & Valrico Rd***

Gross Leasable Area:	138,887sq. ft.
Construction:	Concrete Block & Stucco
Built:	1985 - Expanded in 2011
Parking:	800 spaces
Ratio:	5 per 1,000 sq. ft.
Acreage:	14.31 acres
Pylon Signs:	1
Curb Cuts:	2 on S.R. 60I 2 on Valrico Rd



**Other Retailers in this  
Densely Populated  
Market Include:**



***Loyal Neighborhood Customers***  
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***FOR LEASE***  
**727-446-3032**

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**Retail Asset Management, Inc.**

*Sales • Management • Leasing • Development*  
*Licensed Real Estate Broker*