



# The Plaza at Citrus Park

Tampa, FL

Tampa-St. Petersburg-Clearwater (FL)



**Spencer Phelps**  
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Tampa, FL

www.kimcorealty.com/100030



AERIAL



GROSS LEASABLE AREA (GLA)	340,000 SF
PARKING SPACES	2,662
PARKING RATIO	7.83 per 1,000 SF

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DENSITY AERIAL

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■ Available ■ Non-Controlled ● Curbside Pick-up



	TENANT	SQ FT
1	Big Lots	38,284
2	Joann	45,965
3	Best Buy	46,121
4	Available	3,138
4A	Bath & Body Works	3,862
5	Carter's	4,300
6	Kirkland's	7,700
7	Sally Beauty Supply	1,500
8	Americas Best Contacts & Eye	3,500
9	Ulta	10,800
10	Ross Dress for Less	30,187
11	J. Crew Factory	9,000
12	Shoe Carnival	5,860
13	Party City	8,000
14	Burlington	24,597
14A	pOpshelf	10,352
14B	Common Space	5,903
15	PetSmart	26,085
16	Five Below	9,065
17	Old Navy	14,400
18	Hand & Stone Massage and [...]	4,000
19	Pediatric Associates	6,500
20	Sanitas Medical Centers	5,800
21	Keke's Breakfast Cafe	5,000
22	Noire the Nail Bar	2,000
22A	Venus Medspa	2,000
23	PT Solutions	2,000
24	Kidstrong	4,081

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curbside pick-up or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curbside pick-up or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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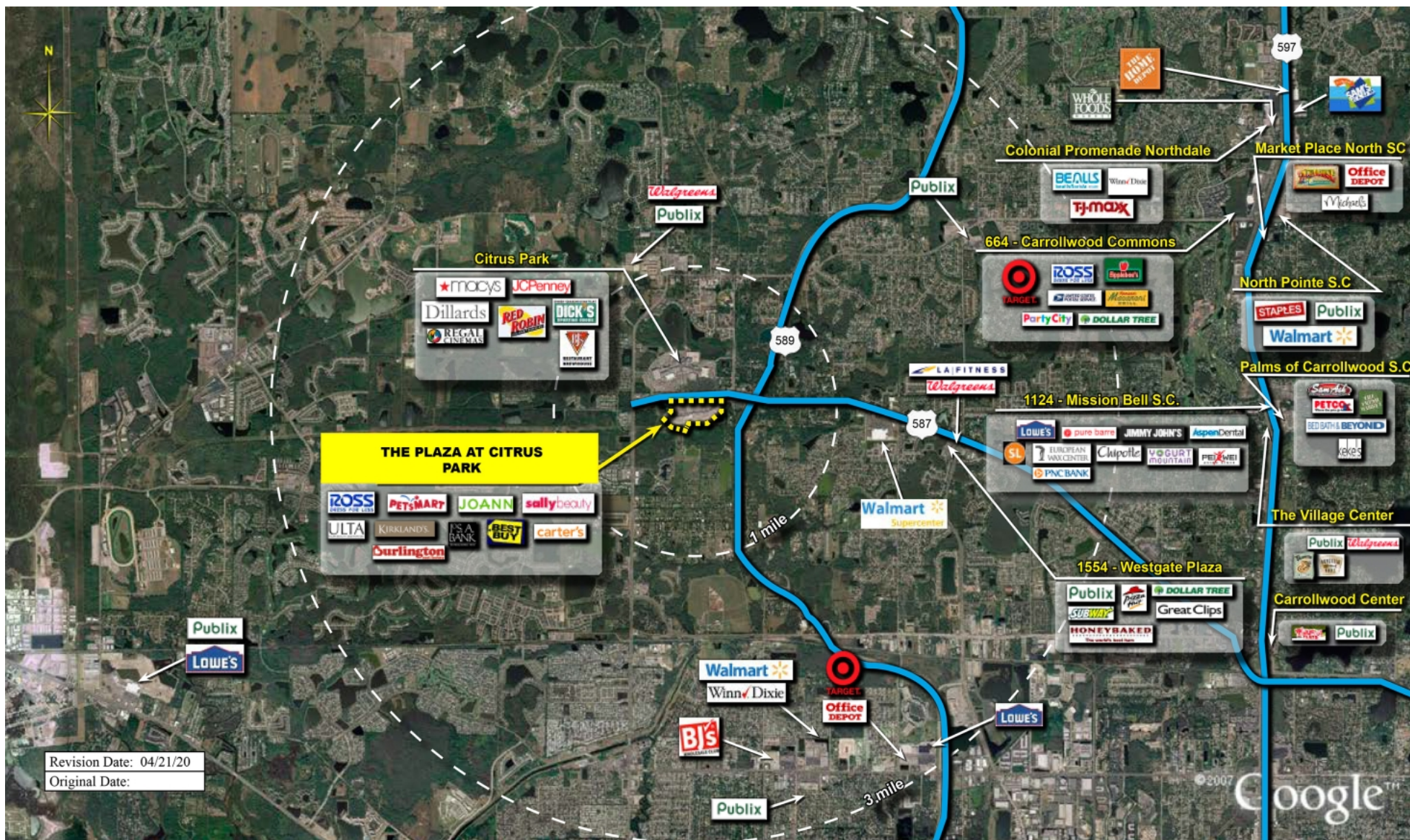




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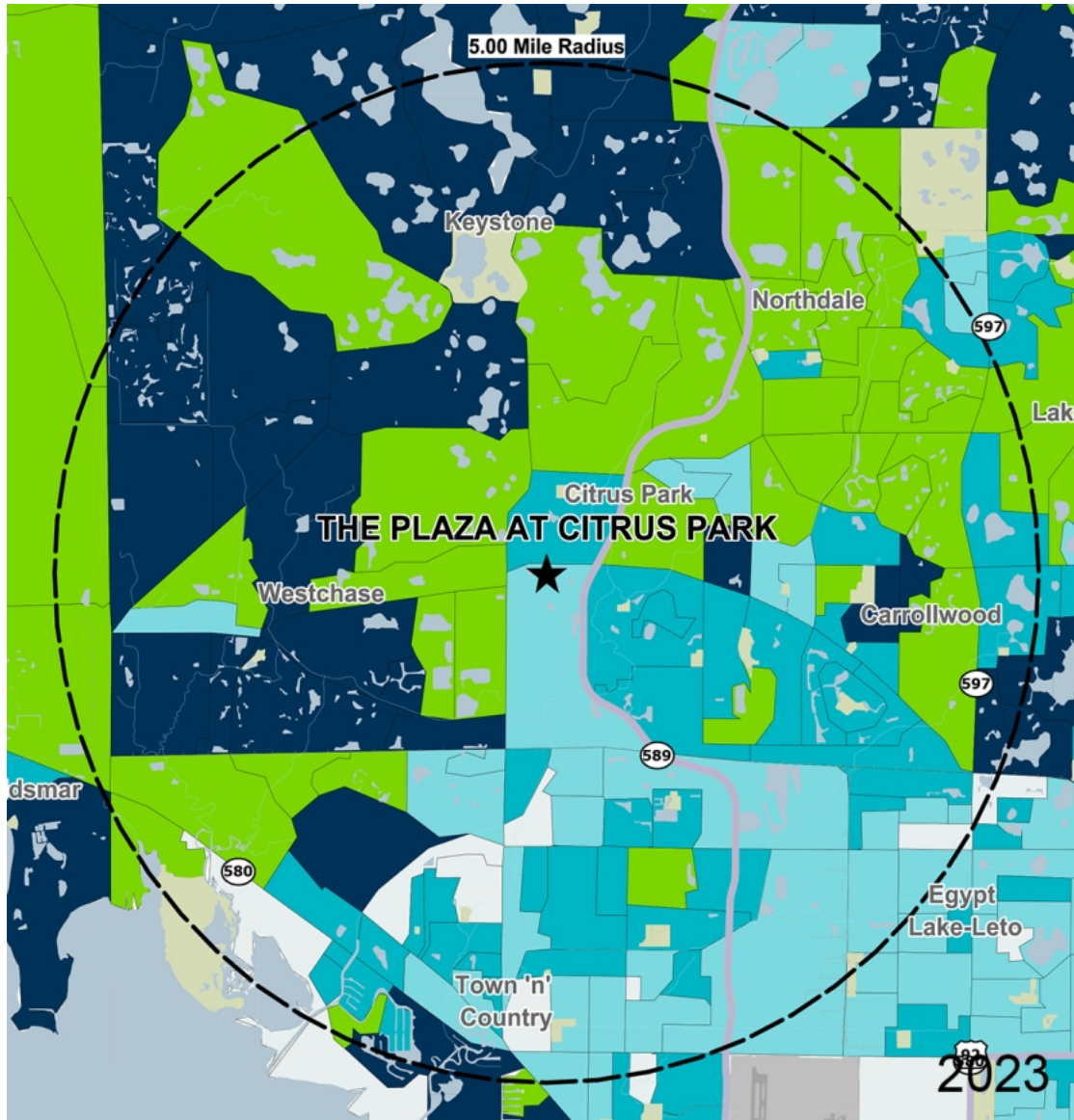
COMPETITION MAP

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by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	9,398	85,448	211,272
Daytime Pop	10,515	69,730	196,119
Households	3,835	32,350	81,652
Average HH Income	\$95,750	\$100,769	\$101,532
Median HH Income	\$78,093	\$77,159	\$75,300
Per Capita Income	\$39,077	\$38,202	\$39,311

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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Citrus Park Dr. & Easy St., Tampa, FL



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