



# The Plaza at Citrus Park

Tampa, FL

Tampa-St. Petersburg-Clearwater (FL)



**Spencer Phelps**  
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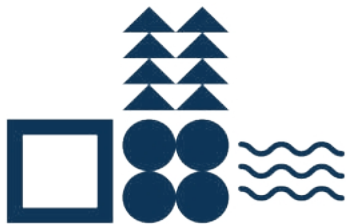
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[www.kimcorealty.com/100030](http://www.kimcorealty.com/100030)



AERIAL



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GROSS LEASABLE AREA (GLA)	337,390 SF
PARKING SPACES	2,662
PARKING RATIO	7.89 per 1,000 SF







DENSITY AERIAL



## Property Overview

The Plaza at Citrus Park is a beautiful brick facade center with a strong national tenant line up. The site offers abundant parking and great street visibility. It is conveniently located across the street from Citrus Park Town Center.

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Available Non-Controlled Curbside Pick-up



	TENANT	SQ FT
1	Available	38,284
2	Available	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	America's Best Contacts & [...]	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	Available	8,000
14	Burlington	24,597
14A	pOpshelf	10,352
14B	Common Space	3,293
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	Available	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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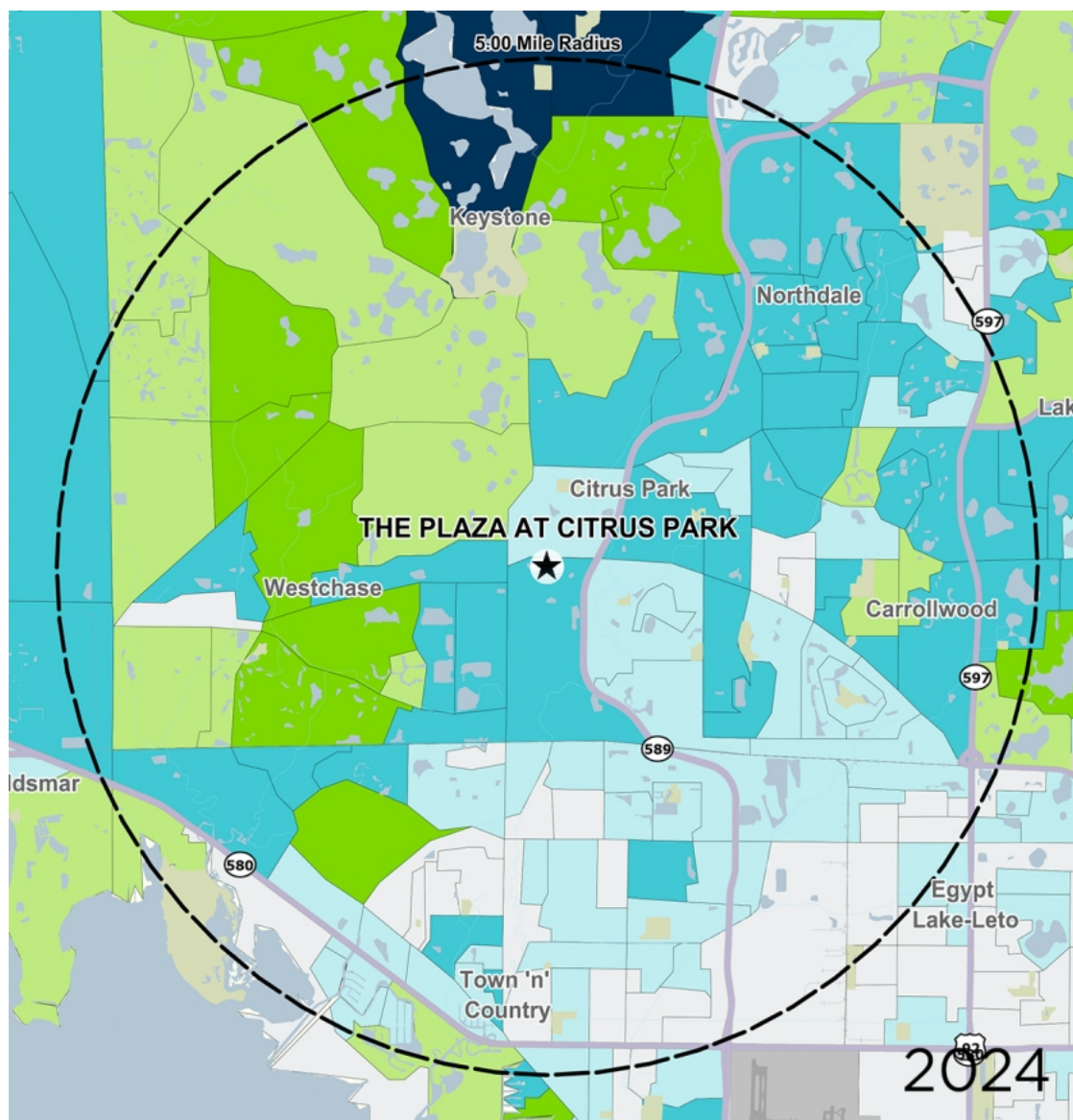
COMPETITION MAP

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**KIMCO**  
REALTY





by Block Group

## Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	9,319	86,214	208,936
Daytime Pop	11,564	73,377	200,914
Households	3,725	33,123	81,178
Average HH Income	\$107,676	\$113,736	\$113,429
Median HH Income	\$80,683	\$84,361	\$83,471
Per Capita Income	\$43,199	\$43,832	\$44,213

## Average Household Income

Popstats, 4Q 2024, Trade Area Systems

\$300K and up	\$100K - \$150K
\$200K - \$300K	\$75K - \$100K
\$150K - \$200K	< \$75K



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



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