



Tri-City Plaza

Largo, FL

Tampa-St. Petersburg-Clearwater (FL)



Spencer Phelps

Leasing Representative

(407) 302-6518

sphelps@kimcorealty.com





AERIAL

GROSS LEASABLE AREA (GLA)	221,429 SF
PARKING SPACES	1,548
PARKING RATIO	6.99 per 1,000 SF



Spencer Phelps

Leasing Representative | (407) 302-6518 | sphelps@kimcorealty.com





DENSITY AERIAL

Spencer Phelps

Leasing Representative | (407) 302-6518 | sphelps@kimcorealty.com

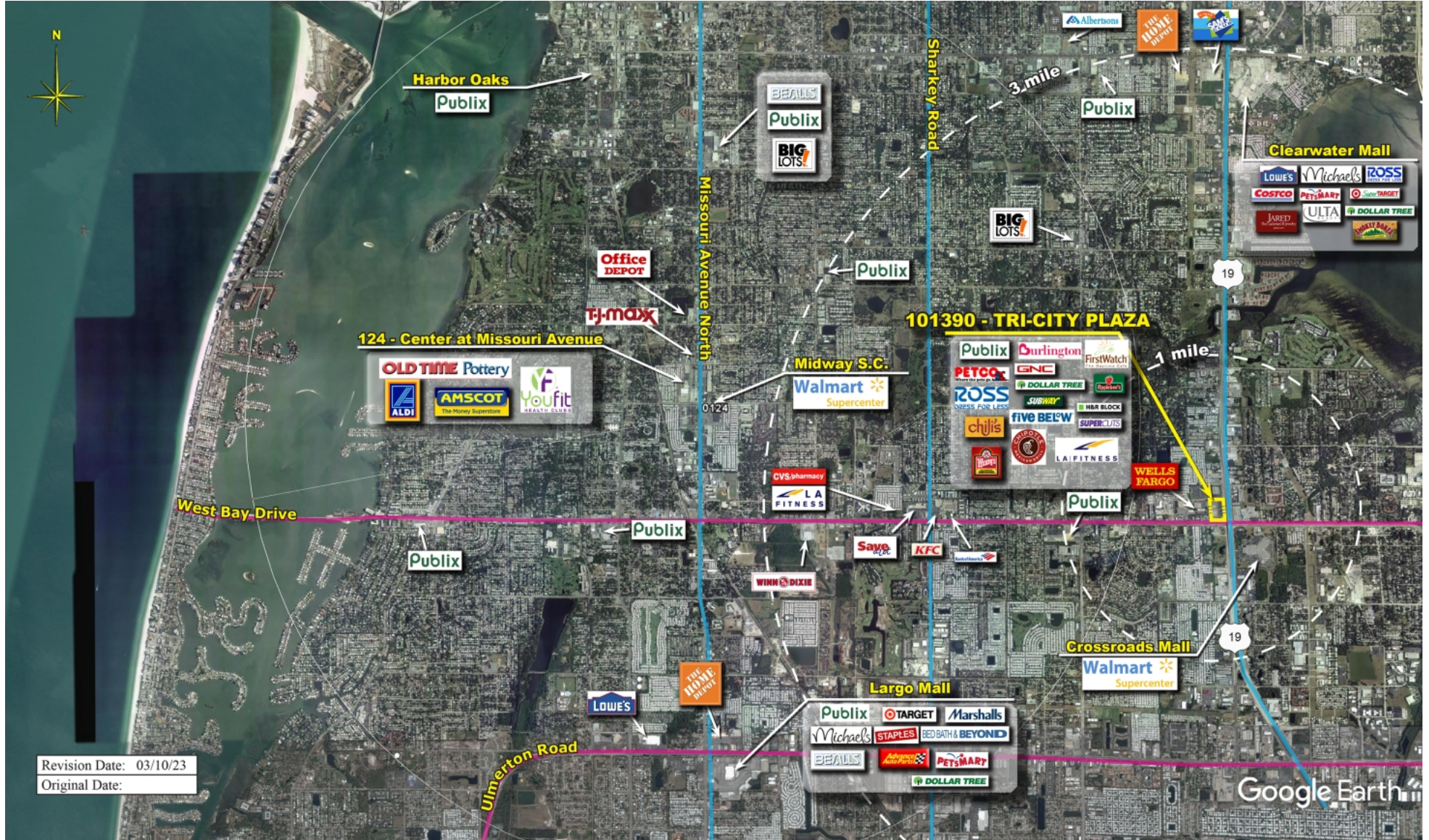


A Curbside Pick-up

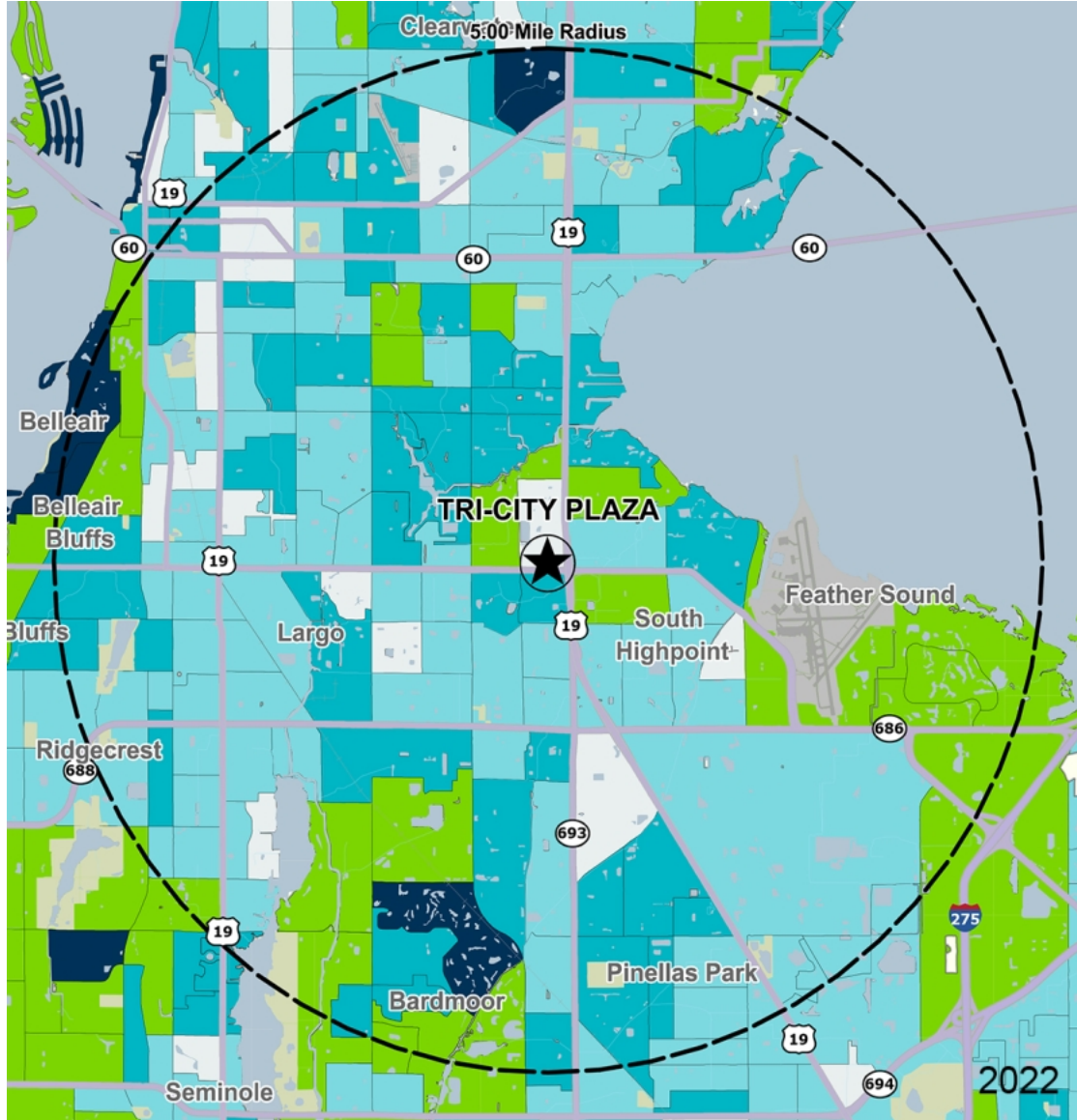


	TENANT	SQ FT
1	Publix	42,112
2	H&R Block	2,413
3	GNC	1,600
4	Supercuts	1,600
5	Pizza Hut	1,600
6	The Joint Chiropractic	1,600
7	Amazing Lash Studio	1,600
8	LG Nail & Spa	1,600
9	HEAR USA/HearX	1,600
10	Smile Design Largo	1,600
11	Five Below	8,506
12	Dollar Tree	10,000
13	Petco	12,000
14	J Lee Salon Suites	10,000
15	Ross Dress for Less	24,895
16	Burlington	30,302
17	LA Fitness	33,490
18	Siam Tampa	2,400
19	HT Computers	1,200
20	Ultimate Nails Spa	1,200
21	Spectrum	4,800
22	Chill's	6,522
23	Subway	1,600
24	First Watch The Daytime Cafe	3,480
25	Epic Wings	2,000
26	Naples Wax Center	1,600
27	Chipotle Mexican Grill	2,400
28	Applebee's	5,119
29	Wendy's	2,590

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, curb-cuts 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, curb-cuts 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.



COMPETITION MAP



by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	12,794	90,103	237,390
Daytime Pop	14,635	112,874	320,551
Households	6,000	40,537	105,352
Average HH Income	\$74,777	\$73,067	\$74,648
Median HH Income	\$50,844	\$55,194	\$55,583
Per Capita Income	\$35,475	\$33,403	\$33,651

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

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



Tri-City Plaza

E. Bay Dr. & US Hwy. 19, Largo, FL



Spencer Phelps

Leasing Representative

(407) 302-6518

sphelps@kimcorealty.com