



SIZE

140,276 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	7,608	20,621	34,341
<b>Households</b>	2,878	7,481	12,276
<b>Median HH Income (\$)</b>	53,854	62,140	65,832

MAJOR TENANT(S)

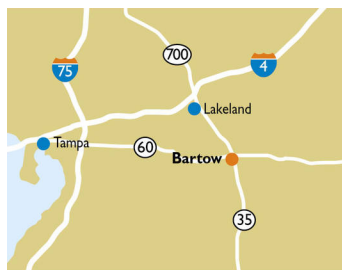
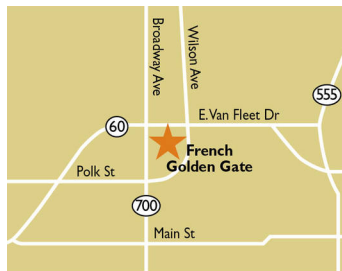
Publix  
Bealls Outlet  
Walgreens

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

155 East Van Fleet Drive | Bartow, FL 33830

PROPERTY HIGHLIGHTS

- Anchored by Publix, the number one grocer by market share in the Tampa metro area
- Additional national tenants include Walgreens, Pet Supermarket, Bealls Outlet, Burger King and Family Dollar
- Located in Bartow with a population exceeding 20,600 in a three-mile radius
- The center is located at the intersection of East Van Fleet Drive and North Broadway Avenue which benefits from over 54,800 vehicles per day



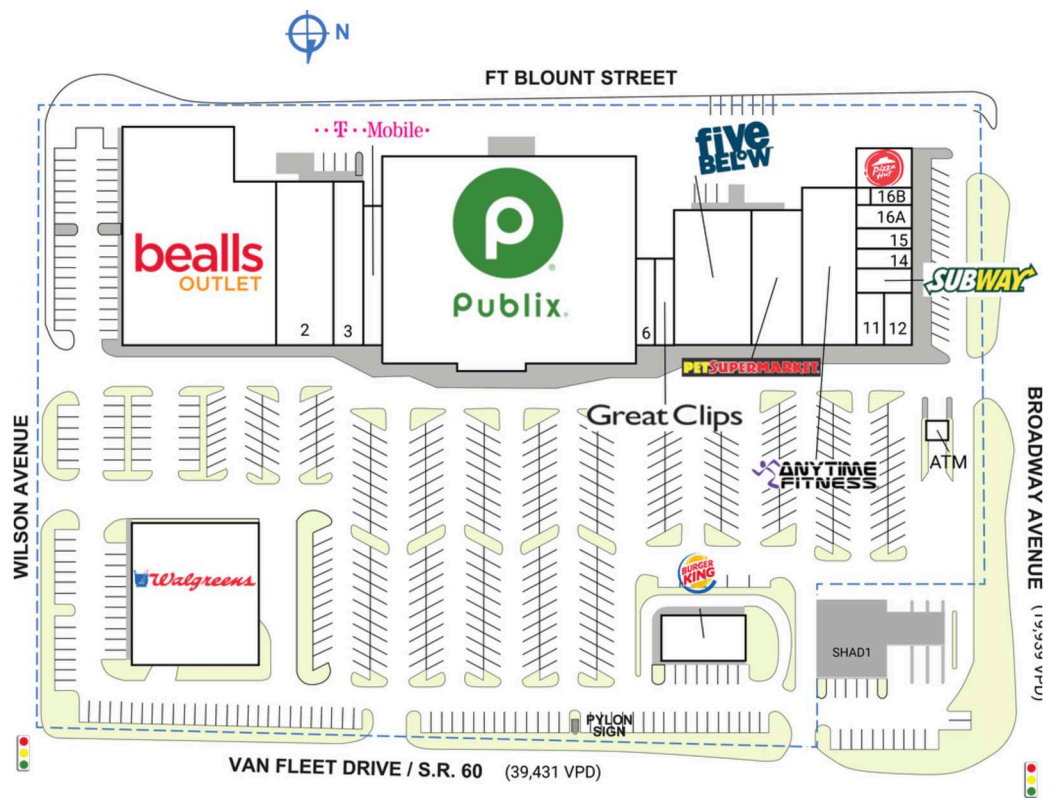
# FRENCH GOLDEN GATE

155 East Van Fleet Drive | Bartow, FL 33830

SPACE	TENANT	SQ. FT.				
	ATM	Mid-Florida Credit Union ATM				
OUT1	Walgreens	16,510 SF				
OUT2	Burger King	3,000 SF				
SHAD1	Mid-Florida Federal Credit Union					
1	Bealls Outlet	26,325 SF				
2	Vintage Warehouse Rules	7,597 SF				
3	Florida Flips Gymnastics	3,774 SF		12	AT&T	1,486 SF
4	T-Mobile	2,500 SF		13	Subway	1,560 SF
5	Publix	45,600 SF		14	Nail Salon	1,040 SF
6	Smoke & Brew	1,280 SF		15	Hong Kong Restaurant	1,045 SF
7	Great Clips	1,280 SF		16A	Liberty Tax and Loans	1,034 SF
8	Five Below	9,321 SF		16B	1851 Nutrition	588 SF
9	Pet Supermarket	5,576 SF		17	Pizza Hut	1,776 SF
10	Anytime Fitness	7,500 SF			<b>TOTAL SQ. FT.</b>	<b>140,276</b>
11	Yogurt Labs	1,484 SF				

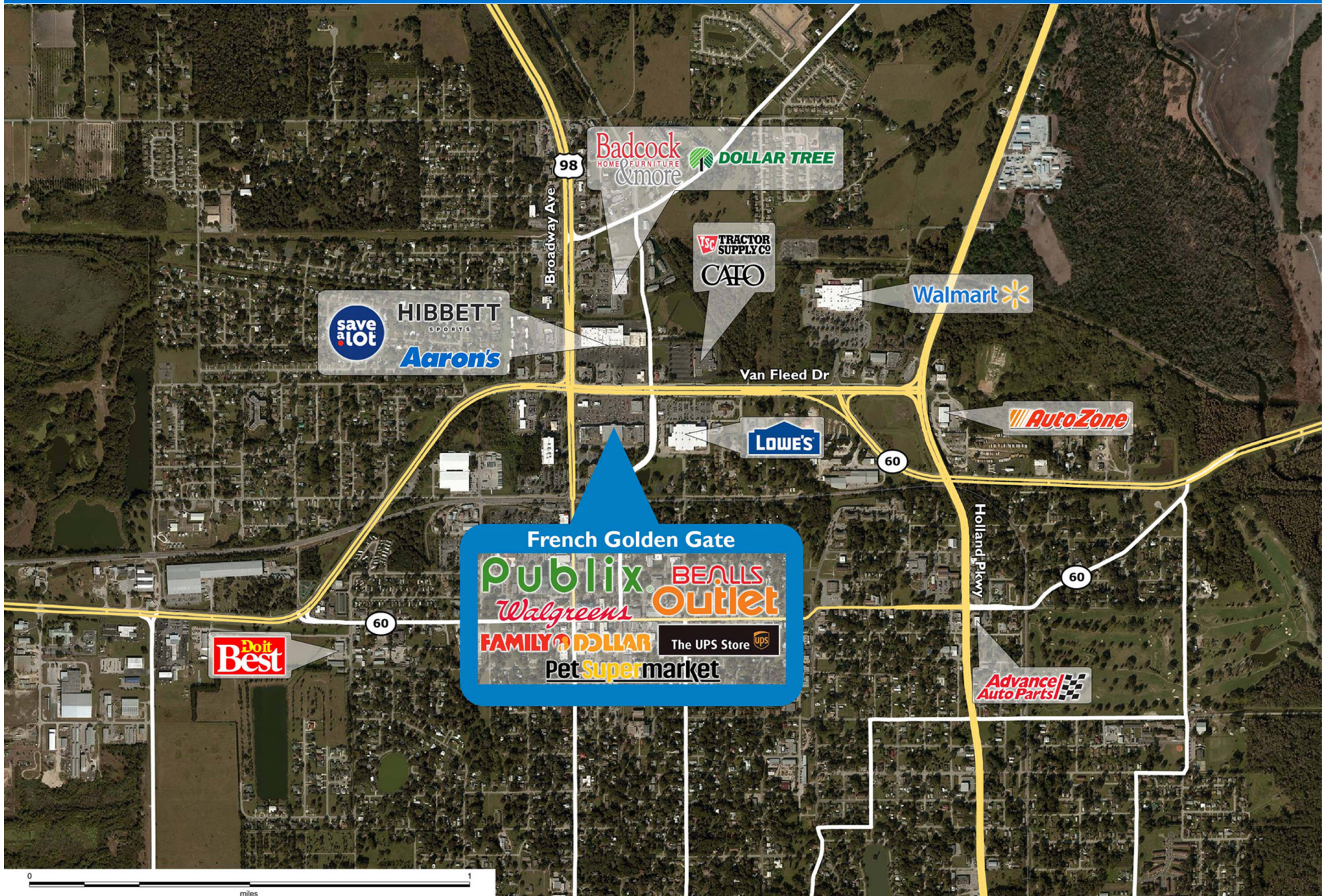
**SITE LEGEND**

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.







# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 27.902543

Longitude: -81.841845

French Golden Gate Bartow, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	7,608	20,621	34,341
	2028 Projected Population	7,304	19,981	33,948
	2010 Census Population	6,787	17,955	28,861
	2000 Census Population	6,154	16,396	23,827
	1990 Census Population	6,812	16,651	22,969
	Historical Annual Growth 1990 to 2000	-1.01%	-0.15%	0.37%
	Historical Annual Growth 2000 to 2010	0.98%	0.91%	1.94%
	Estimated Annual Growth 2010 to 2023	0.83%	1.01%	1.27%
	Projected Annual Growth 2023 to 2028	-0.81%	-0.63%	-0.23%
	Median Age	36.5	38.7	38.9
Households	Q4 2023 Estimated Households	2,878	7,481	12,276
	2028 Projected Households	2,761	7,230	12,113
	2010 Census Households	2,552	6,448	10,199
	2000 Census Households	2,404	5,907	8,477
	1990 Census Households	2,420	5,762	7,876
	Historical Annual Growth 1990 to 2000	-0.07%	0.25%	0.74%
	Historical Annual Growth 2000 to 2010	0.60%	0.88%	1.87%
	Estimated Annual Growth 2010 to 2023	0.88%	1.09%	1.36%
	Projected Annual Growth 2023 to 2028	-0.83%	-0.68%	-0.27%
	Population per Household	2.64	2.64	2.73
Population by Race	White	48.9%	54.6%	56.8%
	Black or African American	26.1%	23.1%	19.1%
	Asian & Pacific Islander	1.1%	1.9%	2.5%
	Other Races	3.1%	3.5%	3.8%
	Hispanic Population	20.9%	16.9%	17.8%
Income	Average Household Income	\$69,934	\$79,910	\$84,523
	Median Household Income	\$53,854	\$62,140	\$65,832
	Per Capita Income	\$26,504	\$30,039	\$30,849
Education (Age 25+)	Elementary	2.9%	3.0%	3.8%
	Some High School	6.1%	7.2%	7.2%
	High School Graduate	38.7%	35.7%	34.9%
	Some College	23.8%	23.2%	21.2%
	Associates Degree Only	10.5%	8.7%	10.3%
	Bachelors Degree Only	14.5%	16.1%	15.8%
	Graduate Degree	3.5%	6.0%	6.8%
Business	Number of Businesses	442	715	870
	Total Number of Employees	6,341	10,489	12,103
	Employees per Business	14.34	14.67	13.90
	Residential Population per Business	17.20	28.84	39.45

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.