



SIZE

176,577 square feet

DEMOGRAPHICS

|                              | 1 mile | 3 mile | 5 mile  |
|------------------------------|--------|--------|---------|
| <b>Population</b>            | 10,979 | 62,141 | 117,906 |
| <b>Households</b>            | 5,140  | 27,308 | 50,408  |
| <b>Median HH Income (\$)</b> | 42,124 | 46,187 | 48,719  |

MAJOR TENANT(S)

- EOS Fitness
- Save-A-Lot
- Ross Dress for Less
- Five Below
- Dollar Tree

LEASING CONTACT

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MORE INFO

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LOCATION

8800-8962 State Road 52 | Hudson, FL 34667

PROPERTY HIGHLIGHTS

- Located at Little Road and State Road 52 (over 68,100 combined VPD) which is one of only two East/West connectors to the Suncoast Parkway and I-75
- Strong existing demographics in one of the fastest-growing areas in the Tampa MSA
- Seven miles away from the Suncoast Parkway where over 12,000 new homes, a new 750-acre facility for the H. Lee Moffitt Cancer Center & Research Institute, and an 800-acre commerce park are planned
- EOS Fitness to open their new 44,000 SF state-of-the-art fitness facility in late 2023

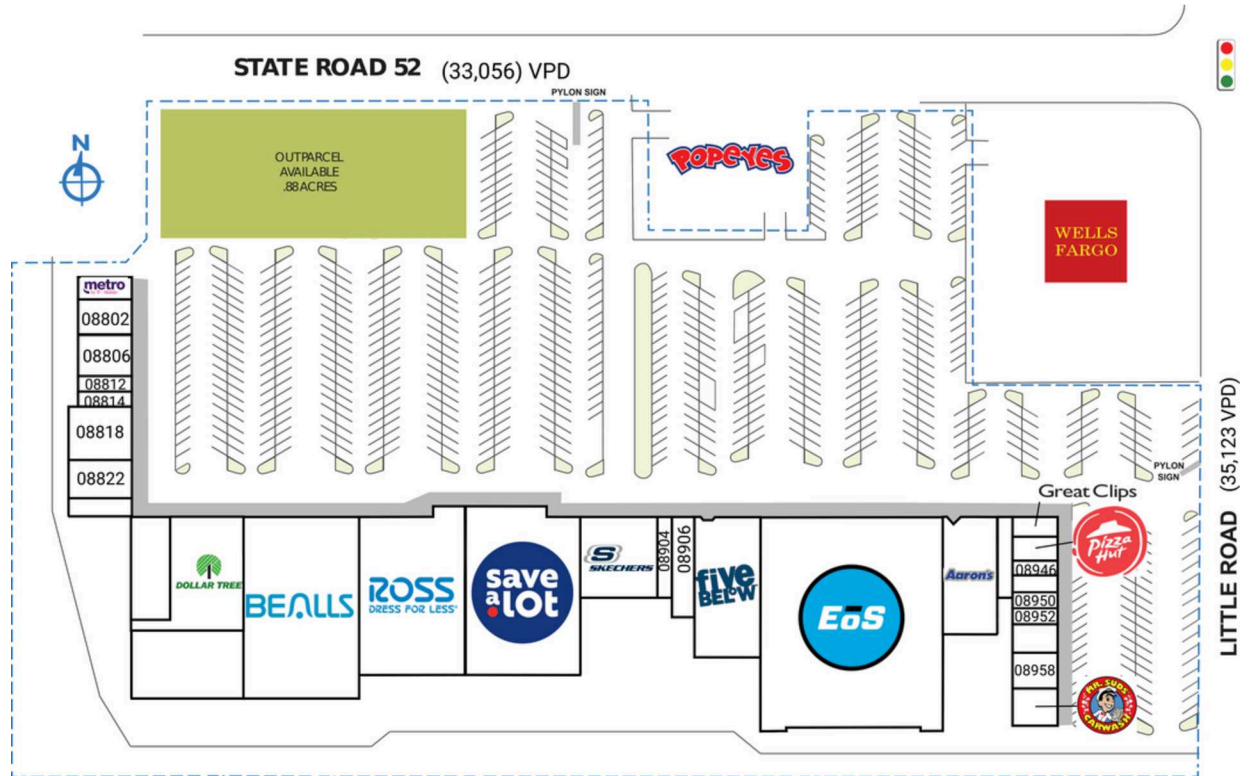


| SPACE                | TENANT                                 | SQ. FT.   |                               |                 |
|----------------------|--|-----------|-------------------------------|-----------------|
|                      | 08864 Skechers                         | 6,433 SF  |                               |                 |
| 08800                | Metro by T-Mobile                      | 1,200 SF  | 08904 Bling Boss              | 1,200 SF        |
| 08802                | Leo & Joes                             | 2,400 SF  | 08906 Wireless Revolution     | 2,500 SF        |
| 08806                | Legacy Brazilian Jiu Jitsu & Taekwondo | 3,000 SF  | 08912 Five Below              | 10,488 SF       |
| 08812                | Le Nails & Spa                         | 900 SF    | 08924 EOS Fitness             | 44,000 SF       |
| 08814                | Manga Tea Shop                         | 900 SF    | 08936 Aaron's                 | 7,200 SF        |
| 08818                | El Mezcal Mexican Restaurant           | 4,200 SF  | 08942 Great Clips             | 1,000 SF        |
| 08822                | Hibachi, Sushia & Ramen Restaurant     | 2,800 SF  | 08944 Pizza Hut               | 1,354 SF        |
| 08830                | Dollar Tree                            | 10,000 SF | 08946 One Stop Nutrition      | 750 SF          |
| 08840                | Bealls                                 | 25,000 SF | 08950 Legendary Games         | 1,750 SF        |
| 08846                | Ross Dress for Less                    | 20,500 SF | 08952 Cali's Smoke Shop       | 1,000 SF        |
| 08854                | Save-A-Lot                             | 22,502 SF | <b>08954 COMING AVAILABLE</b> | <b>1,500 SF</b> |
|                      |  |           | 08958 Internet Cafe           | 2,000 SF        |
|                      |  |           | 08962 Mr. Suds                | 2,000 SF        |
| <b>TOTAL SQ. FT.</b> |  |           |                               | <b>176,577</b>  |

**SITE LEGEND**

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





# THE OAKS

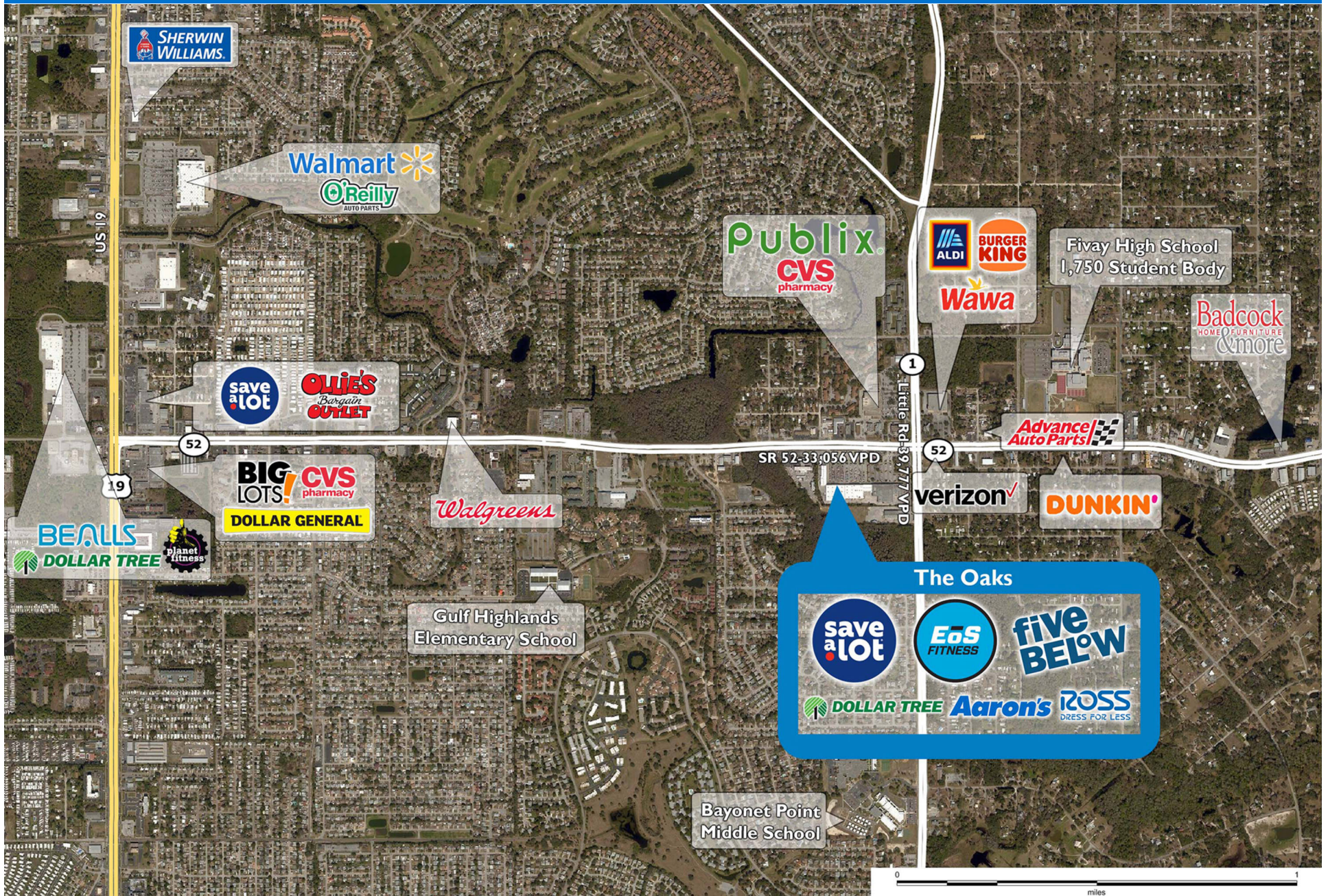
8800-8962 State Road 52 | Hudson, FL 34667





# THE OAKS

8800-8962 State Road 52 | Hudson, FL 34667





# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 28.330889

Longitude: -82.669068

| The Oaks<br>Hudson, FL |                                       | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|------------------------|---------------------------------------|------------------|------------------|------------------|
| Population             | Q4 2023 Estimated Population          | 10,979           | 62,141           | 117,906          |
|                        | 2028 Projected Population             | 10,489           | 59,085           | 113,268          |
|                        | 2010 Census Population                | 9,779            | 55,802           | 102,323          |
|                        | 2000 Census Population                | 9,968            | 54,366           | 95,447           |
|                        | 1990 Census Population                | 9,360            | 50,194           | 86,397           |
|                        | Historical Annual Growth 1990 to 2000 | 0.63%            | 0.80%            | 1.00%            |
|                        | Historical Annual Growth 2000 to 2010 | -0.19%           | 0.26%            | 0.70%            |
|                        | Estimated Annual Growth 2010 to 2023  | 0.85%            | 0.79%            | 1.04%            |
|                        | Projected Annual Growth 2023 to 2028  | -0.91%           | -1.00%           | -0.80%           |
|                        | Median Age                            | 54.3             | 52.6             | 49.6             |
| Households             | Q4 2023 Estimated Households          | 5,140            | 27,308           | 50,408           |
|                        | 2028 Projected Households             | 4,904            | 25,904           | 48,319           |
|                        | 2010 Census Households                | 4,627            | 24,873           | 44,252           |
|                        | 2000 Census Households                | 4,759            | 25,196           | 42,890           |
|                        | 1990 Census Households                | 4,401            | 23,551           | 39,011           |
|                        | Historical Annual Growth 1990 to 2000 | 0.79%            | 0.68%            | 0.95%            |
|                        | Historical Annual Growth 2000 to 2010 | -0.28%           | -0.13%           | 0.31%            |
|                        | Estimated Annual Growth 2010 to 2023  | 0.77%            | 0.68%            | 0.95%            |
|                        | Projected Annual Growth 2023 to 2028  | -0.94%           | -1.05%           | -0.84%           |
|                        | Population per Household              | 2.12             | 2.25             | 2.32             |
| Population by Race     | White                                 | 82.4%            | 78.2%            | 77.4%            |
|                        | Black or African American             | 1.7%             | 2.8%             | 3.1%             |
|                        | Asian & Pacific Islander              | 0.8%             | 1.1%             | 1.5%             |
|                        | Other Races                           | 3.2%             | 3.8%             | 3.9%             |
|                        | Hispanic Population                   | 11.9%            | 14.1%            | 14.1%            |
| Income                 | Average Household Income              | \$52,885         | \$61,537         | \$64,903         |
|                        | Median Household Income               | \$42,124         | \$46,187         | \$48,719         |
|                        | Per Capita Income                     | \$24,979         | \$27,286         | \$27,931         |
| Education (Age 25+)    | Elementary                            | 2.7%             | 3.1%             | 3.2%             |
|                        | Some High School                      | 8.6%             | 8.4%             | 8.5%             |
|                        | High School Graduate                  | 44.4%            | 44.6%            | 43.5%            |
|                        | Some College                          | 18.1%            | 19.5%            | 20.5%            |
|                        | Associates Degree Only                | 9.7%             | 9.2%             | 9.0%             |
|                        | Bachelors Degree Only                 | 9.5%             | 9.5%             | 9.9%             |
|                        | Graduate Degree                       | 7.0%             | 5.7%             | 5.4%             |
| Business               | Number of Businesses                  | 198              | 1,314            | 2,905            |
|                        | Total Number of Employees             | 2,064            | 11,777           | 27,118           |
|                        | Employees per Business                | 10.42            | 8.97             | 9.33             |
|                        | Residential Population per Business   | 55.46            | 47.31            | 40.59            |

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