KINGS CROSSING

SUN CITY CENTER, FL

SIZE

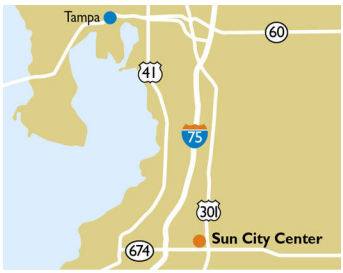
75,020 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
5,827	43,482	82,591
Households		
2,923	19,262	32,326
Median HH Income ($)		
57,383	55,526	64,895

MAJOR TENANT(S)

Publix
Subway



LOCATION

4874 Sun City Center Boulevard | Sun City Center, FL 33573

PROPERTY HIGHLIGHTS

- Anchored by Publix, the number one grocer by market share in the Tampa area
- Additional national tenants include the UPS Store, Superior Bank and Subway
- Located in Sun City Center, a suburb of Tampa, with a population exceeding 46,100 in a three-mile radius
- The center is located at the intersection of Sun City Boulevard and US 301 which benefits from over 36,800 vehicles per day

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

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SPACE	TENANT	SQ. FT.
Shad1	McDonald's	
Shad2	Regions Bank	
4840	Cadence Bank	2,400 SF
4844	Sunset Wine & Spirits	1,200 SF
4846	The UPS Store	1,200 SF
4848	Mobile Nails	1,200 SF
4850	Audibel Hearing	1,000 SF
4852	Boggs Jewelry	1,000 SF
4854	Publix	51,420 SF
4860	Smart Touch Wireless	1,200 SF
4862	Great Clips	1,200 SF
4864	Jack's Shack Sun City Center	1,200 SF
4868	AAA	3,618 SF
4874	VIP Care	2,382 SF
4878	Marco's Pizza	1,200 SF
4880	China Zea Inc.	1,200 SF
4882	Subway	1,200 SF
4884	Adogable Pets	1,200 SF
4886	Tobacco Depot	1,200 SF
TOTAL SQ. FT.		75,020

SITE LEGEND

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

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.

KINGS CROSSING

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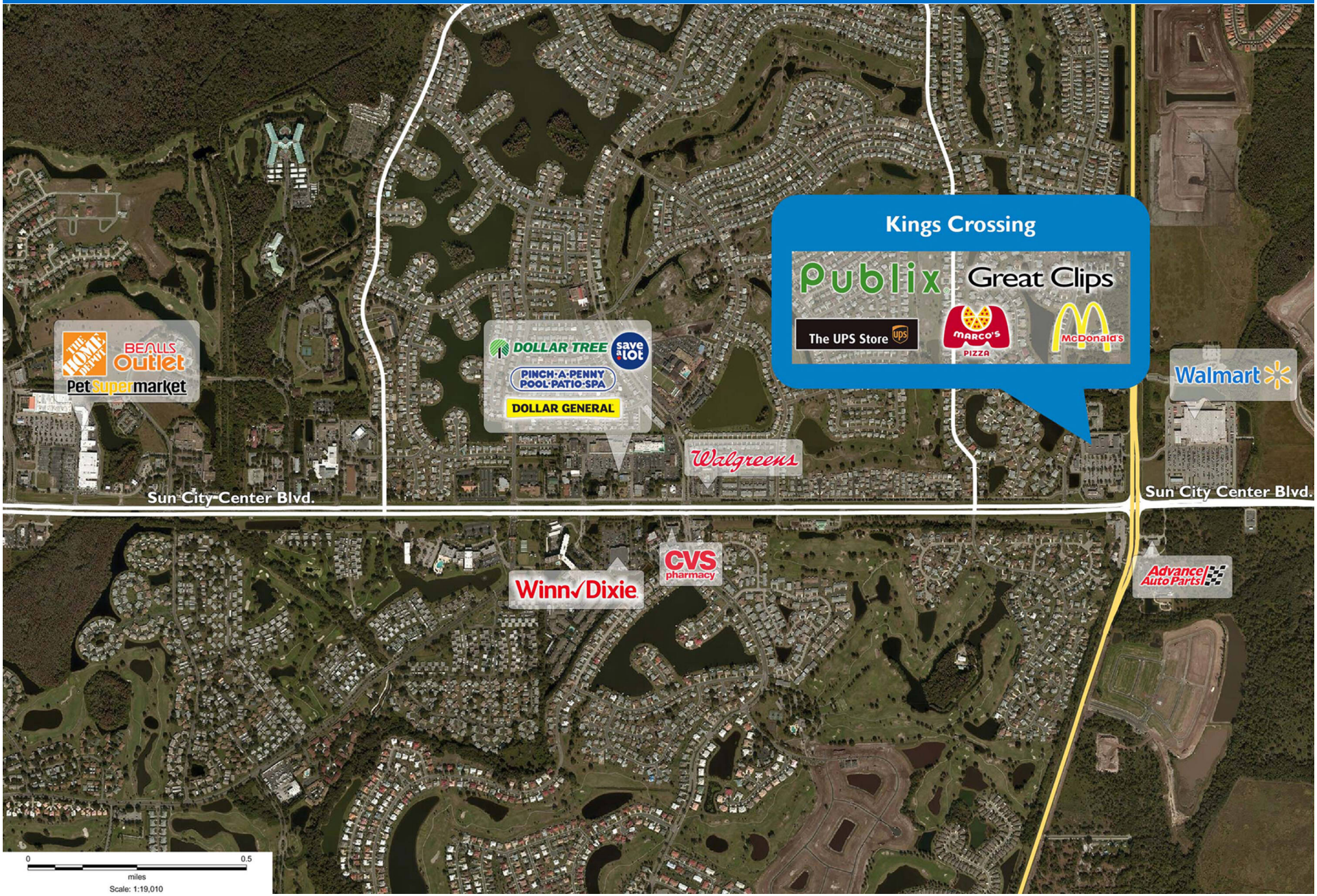

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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections
Calculated using TAS Retrieval Retrieval
Mar 20, 2023

PHILLIPS EDISON & COMPANY

Kings Crossing Sun City Center, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	5,827	43,482	82,591
	2027 Projected Population	7,070	54,453	105,051
	2010 Census Population	3,447	24,033	41,575
	2000 Census Population	3,289	20,123	27,453
	1990 Census Population	2,651	14,902	20,521
	Historical Annual Growth 1990 to 2000	2.18%	3.05%	2.95%
	Historical Annual Growth 2000 to 2010	0.47%	1.79%	4.24%
	Estimated Annual Growth 2010 to2022	4.20%	4.76%	5.53%
	Projected Annual Growth 2022 to 2027	3.94%	4.60%	4.93%
	Median Age	73.8	64.1	45.5
Households	Q2 2022 Estimated Households	2,923	19,262	32,326
	2027 Projected Households	3,419	23,063	39,915
	2010 Census Households	1,940	12,141	18,047
	2000 Census Households	1,734	9,719	12,058
	1990 Census Households	1,457	7,047	8,824
	Historical Annual Growth 1990 to 2000	1.75%	3.27%	3.17%
	Historical Annual Growth 2000 to 2010	1.13%	2.25%	4.12%
	Estimated Annual Growth 2010 to 2022	3.27%	3.69%	4.68%
	Projected Annual Growth 2022 to 2027	3.19%	3.67%	4.31%
	Population per Household	1.99	2.24	2.53
Population by Race	White	74.6%	60.3%	52.8%
	Black or African American	7.6%	8.1%	12.7%
	Asian & Pacific Islander	1.2%	1.0%	1.7%
	Other Races	2.7%	2.8%	3.5%
	Hispanic Population	14.0%	27.7%	29.3%
Income	Average Household Income	$75,100	$73,223	$81,926
	Median Household Income	$57,383	$55,526	$64,895
	Per Capita Income	$37,678	$32,791	$32,373
Education (Age 25+)	Elementary	4.1%	8.4%	7.7%
	Some High School	3.7%	4.4%	4.6%
	High School Graduate	26.8%	28.4%	27.7%
	Some College	24.4%	20.6%	20.0%
	Associates Degree Only	9.9%	9.2%	10.1%
	Bachelors Degree Only	16.6%	17.2%	18.5%
	Graduate Degree	14.6%	11.7%	11.4%
Business	Number of Businesses	56	385	612
	Total Number of Employees	759	5,275	8,185
	Employees per Business	13.60	13.72	13.38
	Residential Population per Business	104.47	113.07	134.99

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

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Data Source: Synergos Technologies Inc Austin, TX