# SHOPPES AT LAKE MARY LAKE MARY, FL

# SIZE 74,234 square feet

### **DEMOGRAPHICS**

I mile	3 mile	5 mile		
Population 10,413	on 63,151	152,112		
Househo	olds 24,778	58,444		
Median HH Income (\$)           76,472         95,301         81,007				

# MAJOR TENANT(S)

PNC Bank CosmoProf Club Pilates

### LEASING CONTACT

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### LOCATION

4215 W. Lake Mary Boulevard | Lake Mary, FL 32746

### PROPERTY HIGHLIGHTS

- 173,754-square-foot community shopping center shadowanchored by Publix and Target
- National tenants include Club Pilates, Liberty Mutual, Eyeglass World, CosmoProf and PNC Bank
- Located at the high-traffic intersection of W. Lake Mary Boulevard (23,500 VPD) and Greenwood Bouelvard (27,500 VPD)
- Population exceeds 63,100 in a three-mile radius with an average household income greater than \$129,600



## MORE INFO

www.phillipsedison.com



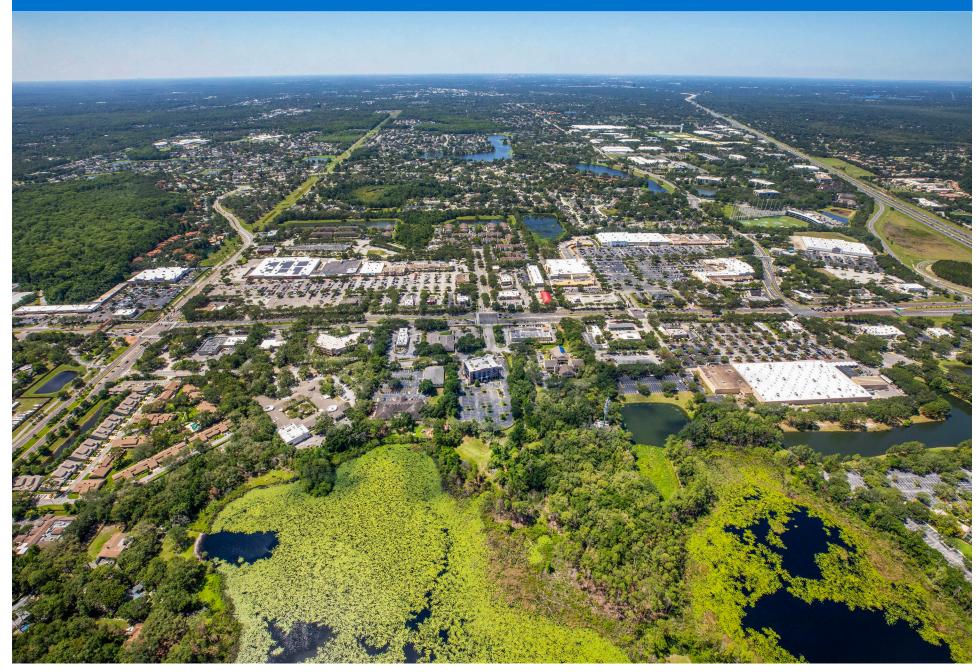
SPACE	TENANT	SQ. FT.		
SHAD	Publix/Target			
01	HomeSense	23,942 SF		
02	Eyeglass World	4,500 SF		
03	Keke's Restaurant	4,500 SF		
04A	Liberty Mutual	3,292 SF		
04B	Premium Properties RE	1,644 SF		
05	Huey Magoos	1,800 SF		
07	Hollywood Houndz	4,000 SF		
80	Club Pilates	2,400 SF		
09	Sport Clips	1,600 SF		
10	CosmoProf	2,400 SF		
HA	COMING AVAILABLE	1,200 SF		
HB	AVAILABLE	2,000 SF		
12	Classic Dental	2,400 SF		
13	Don Julio Mexican Kitchen	3,200 SF		
I4A	SoFresh	1,600 SF		
I4B	Beaute Nest Polish & Spa	1,600 SF		
15	Gator's Dockside	7,700 SF		
16	Jeremiahs Italian Ice	988 SF		
17	PNC Bank	3,468 SF		
TOTAL SQ. FT.		74,234		
SITE LEGEND				
Available				

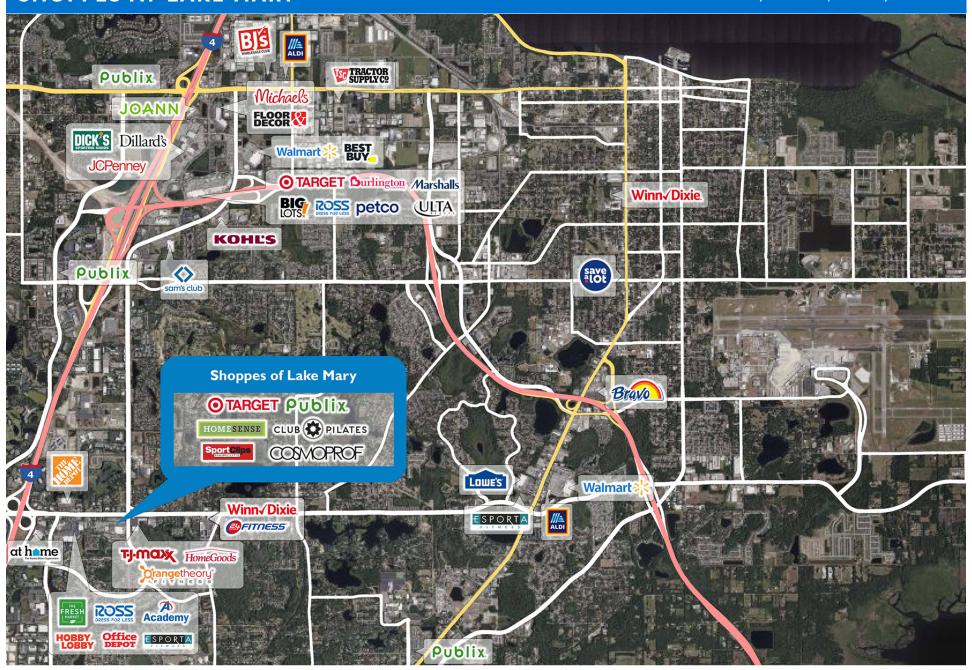
(27,500 VPD)

GREENWOOD BOULEVARD



W. LAKE MARY BOULEVARD (23,500 VPD)





# **Demographic Summary Report**

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval Apr 17, 2024



**Shoppes at Lake Mary** 1.00 Mile Radius 3.00 Mile Radius 5.00 Mile Radius Q4 2023 Estimated Population 10.413 152.112 63,151 2028 Projected Population 10,389 64,496 159,936 2010 Census Population 8,839 53,561 127,065 2000 Census Population 101,106 8,536 43,451 **Population** 1990 Census Population 4,965 26,792 75,350 Historical Annual Growth 1990 to 2000 2.98% 5.57% 4.95% Historical Annual Growth 2000 to 2010 0.35% 2.11% 2.31% 1.32% Estimated Annual Growth 2010 to 2023 1.20% 1.21% Projected Annual Growth 2023 to 2028 -0.04% 0.42% 1.01% 42.2 40.8 Median Age 41.2 Q4 2023 Estimated Households 4,200 58,444 24,778 2028 Projected Households 4,188 25,302 61,458 2010 Census Households 3,676 20,908 49,025 2000 Census Households 37,492 3,370 15,894 Households 1990 Census Households 1,914 9,305 27,205 3.26% Historical Annual Growth 1990 to 2000 5.82% 5.50% Historical Annual Growth 2000 to 2010 0.87% 2.78% 2.72% Estimated Annual Growth 2010 to 2023 0.97% 1.24% 1.29% -0.06% Projected Annual Growth 2023 to 2028 1.01% 0.42% 2.43 2.57 Population per Household 2.52 White 54.9% 60.8% 55.1% Population by Race Black or African American 9.6% 8.3% 11.5% Asian & Pacific Islander 7.2% 8.5% 6.9% Other Races 4.8% 4.4% 4.3% Hispanic Population 23.5% 18.1% 22.2% Average Household Income \$97,852 \$129,638 \$114,522 ncome Median Household Income \$81,007 \$76,472 \$95,301 \$44,435 Per Capita Income \$40,104 \$51,286 2.1% 1.7% 2.3% Elementary Some High School 3.1% 2.8% 4.5% Education High School Graduate 21.8% 18.7% 22.7% Some College 19.3% 17.0% 18.8% Associates Degree Only 15.6% 12.0% 11.7% Bachelors Degree Only 23.3% 25.2% 28.8% Graduate Degree 14.8% 19.1% 14.8% **Number of Businesses** 695 2,876 6,592 Business 78,825 **Total Number of Employees** 10,498 40,693 Employees per Business 15.10 14.15 11.96 Residential Population per Business 14.97 21.96 23.08

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