

Willow Bend Towne Centre

23048 SR 54
Lutz, FL 44549

FLORIDA
RETAIL PARTNERS
| Licensed Real Estate Broker |

LA | FITNESS

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	7,835	44,826	104,729
Average HH Income	\$112,875	\$99,689	\$107,019
Est. Total Employees	3,210	11,819	24,845
Median Age	41.1	39.8	39.7

PROJECT/MARKET HIGHLIGHTS

- 75,000+ vehicles daily on SR 54
- Located in the rapidly growing Wesley Chapel market
- Pasco county, submarket of Tampa
- 3 miles from I-75 & close proximity to Tampa Premium Outlets
- Average household income of \$112,875+ within 1 mile Anchored by LA Fitness
- Join Bank of America, Keke's Breakfast Cafe, Vallarta's Mexican and Tijuana Flats

FOR MORE INFORMATION CONTACT:

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2202 S. MacDill Avenue | Tampa, FL 33629

PARTNER **XTEAM**
RETAIL ADVISORS



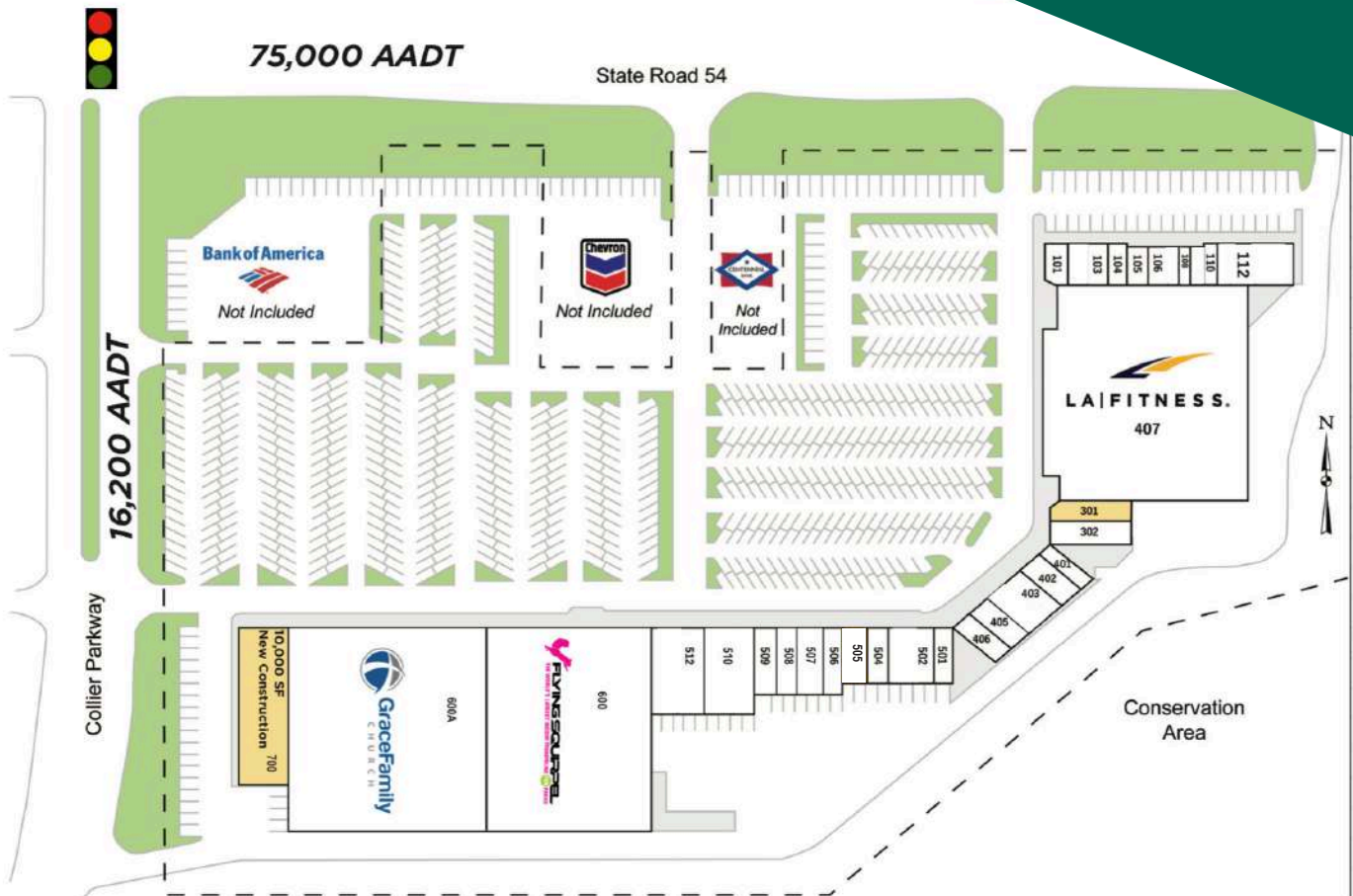
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101	Tijuana Flats	2,450 SF	402	Tobasco Depot	1,500 SF	508	Z & X Foot Spa	1,600 SF
103	Headline Barbers	705 SF	403	Coastal Dental	2,400 SF	509	PT Solutions	2,500 SF
104	GoGo Gadgets Repair Inc.	736 SF	405	GNC	1,500 SF	510	Keke's Breakfast	5,000 SF
105	Majik Touch Cleaners	900 SF	406	South Beach Tanning	1,500 SF	512	Vallarta's Mexican	5,000 SF
106	UPS Store	1,575 SF	407	LA Fitness	48,890 SF	600	Flying Squirrel	38,293 SF
108	More Space Place	672 SF	501	Sweet Frog	1,400 SF	600A	Grace Family Church	47,867 SF
110	Pizza Hut, Inc.	1,500 SF	502	Children's Med. Center	3,150 SF	700	New Construction	10,000 SF
112	Willow Bend Auto	3,238 SF	504	GPS Pools	1,400 SF			
301	Available	1,950 SF	504	Dickey's BBQ	1,750 SF			
302	Golden Inn Chinese	2,000 SF	506	Sally's Beauty Supply	1,600 SF			
401	Emmy Nails	990 SF	507	Scrubs N' Such	2,000 SF			

Total: 184,435 SF

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Willow Bend Towne Centre NEW CONSTRUCTION!

Collier Pkwy & SR 54 Lutz, FL

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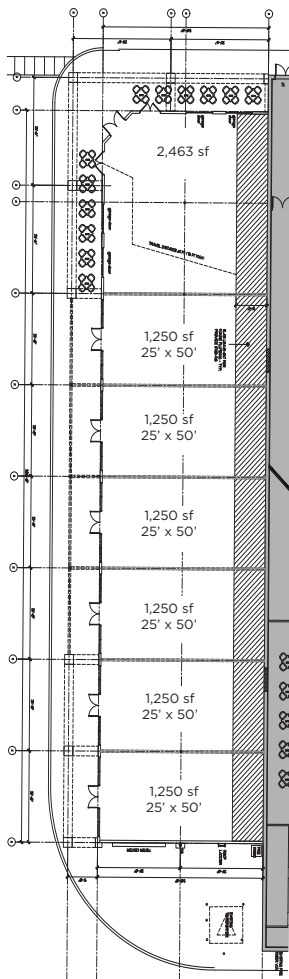
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Proposed images

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- 75,000+ vehicles daily on SR 54
- Average household income of \$112,875+ within 1 mile
- Estimated delivery - Fall 2020



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