

Sun Point Shopping Center

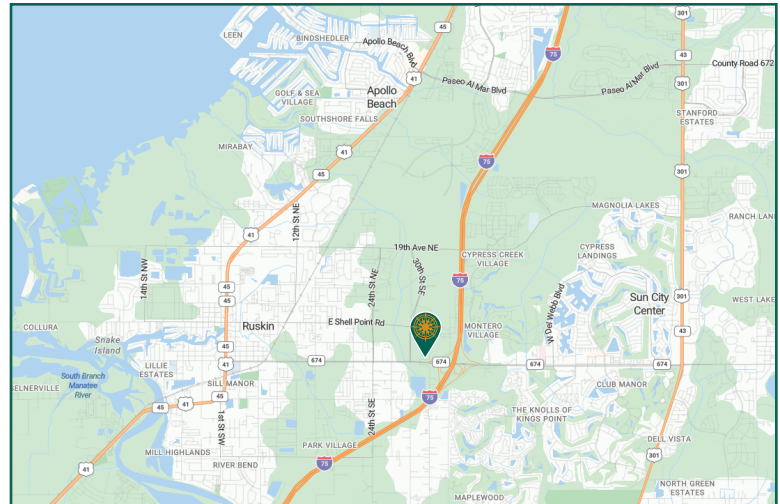
3050 E College Avenue, Ruskin, FL 33570

FOR LEASE



PROPERTY HIGHLIGHTS

- Size of Center: 132,374 SF
- Parking: 648 (4.9/1,000 SF)
- Anchored by Harbor Freight Tools, Big Lots & Fresenius Medical
- Property is located adjacent to the 1MM+ SQ FT Amazon Fulfillment Center
- 155 townhomes in development just to the north of the center on 30th Street
- Great access from Interstate 75, with close proximity to St. Petersburg, Brandon, and Tampa Bay
- Traffic Counts (AADT): College Ave E 38,500



DEMOGRAPHICS (EST. 2024) 1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
Population	2,831	59,226	125,628
Households	995	22,122	48,047
Avg. HH Income	\$90,577	\$95,868	\$115,676
Median Age	36.8	52.6	47.4



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Last Updated: 06/13/2024

SUITE	TENANT	SF
3002	Fresenius Medical Care	8,104
3016	Coming Available	1,300
3018	Available	975
3020	Salon	975
3022	Nails	975
3024	Smoothie	975
3026	Pizza	1,250
3028	Kebob	1,200

SUITE	TENANT	SF
3030	Childrens Board	3,600
3036	Beauty Supply	900
3038	Insurance	1,500
3040	Medical	2,394
3042-46	Harbor Freight	15,945
3048	Big Lots	27,000
3050	Goodwill - Coming Available	10,356
3052	Martial Arts	3,600

SUITE	TENANT	SF
3058	Arise Church	30,625
3060	UPS	1,200
3062	Chinese Restaurant	1,500
3064	Hibachi Restaurant	2,265
3066	Mexican Restaurant	1,635
3070	Dentist	1,800
3074	Available	12,300