

IN-LINE RETAIL SPACE FOR LEASE

- Lease Rate: \$24.00 PSF NNN
- 2,550 SF Available –Two adjoining in-line retail spaces
- Red Bug Road AADT: 38,000 CPD
- Tuskawilla Road AADT: 29,000 CPD
- Tenant Incentives available
- Highly desirable retail corridor near national retailers such as Fresh Market, Party City, Publix, Chipotle, McDonald's, Carrabba's, and more
- Excellent visibility and signage from Tuskawilla Road
- Conveniently situated between Florida Toll 417 and Highway 17-92



DEMOGRAPHICS:

POPULATION

1 mile	11,581
3 miles	70,163
5 miles	223,898

DAYTIME BUSINESS POPULATION

1 mile	4,003
3 miles	13,938
5 miles	64,828

TRAFFIC COUNTS

+/- **38,000** vehicles/day
on Red Bug Rd

+/- **29,000** vehicles/day
on Tuskawilla Rd

AVERAGE HH INCOME

1 mile	\$106,641
3 miles	\$99,318
5 miles	\$82,056

