IN-LINE RETAIL SPACE FOR LEASE

- Lease Rate: Negotiable
- Second Generation Hair Salon - 1,100 SF Available
- 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**

TRAFFIC COUNTS

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

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

DAYTIME BUSINESS POPULATION

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

AVERAGE HH INCOME

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

HARBERT
REALTY SERVICES

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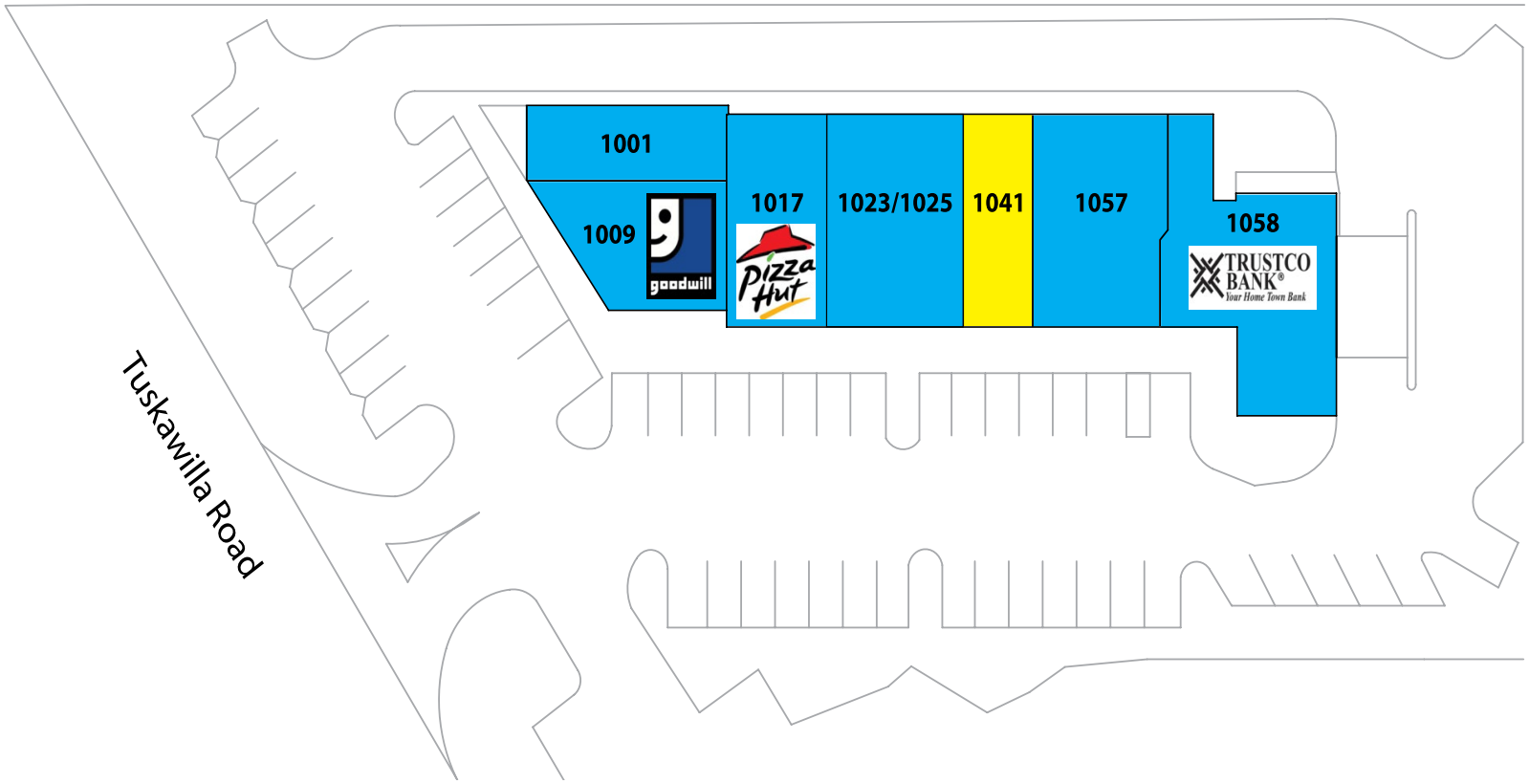
1001	My House Fitness	1041	Available
1009	Goodwill Donation Center	1057	Championship Martial Arts
1017	Pizza Hut	1058	TrustCo Bank
1023-25	iKick After School		

Available

Leased



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