

Sun Point Shopping Center

3002 East College Avenue, Ruskin, FL 33570 Hillsborough County

For Leasing Info:
Luis Nazario
305-582-8270
luis@saglo.com



Unique Attributes

- Close proximity to the access point of I-75 allows the property to draw 10 miles North and South within 10 minutes.
- Property located adjacent to the 1.1 million square foot Amazon Fulfillment Center.
- End-cap available with great visibility to College Ave and 30th.
- Join: Big Lots, Goodwill, McDonalds and KFC.

2020 Demographics

	1 MILE	3 MILES	5 MILES
2020 Estimated Total Population	2,998	40,130	84,589
Est. Annual Population Growth 2020-2025	1.9%	1.9%	1.8%
Average Household Income	\$49,069	\$61,750	\$70,843
2020 Estimated Households	1,087	17,893	35,796
Median Age	38.5	49.5	47.1
Size of Center	132,374 SF		
Daily Traffic Count	36,783 Cars		
Parking	648 (4.9/1,000 SF)		

Area Map





Last Updated:
2/3/2021



Key

- Dumpster
- Available
- Ingress/Egress
- ⊞ Traffic Light
- ⊞ Pylon



E. College Avenue (SR 674) — 30,000 Vehicles Daily



1/4 Mile

