

# Sun City Center Plaza

906 -1633 Sun City Center Blvd. | Sun City Center FL 33573

For Leasing info:  
Luis Nazario  
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## Unique Attributes

- Located at the intersection of Sun City Center BLVD (SR674) and N. Pebble Beach Boulevard with close proximity to I-75 and US- 301
- Ranked as the top 1% of places to retire in America.
- Population has increased by 10,000 residents over the past ten years bringing the total population to 31,000 residents.
- 21,179 total employees in the trade area.
- Residents use golf carts as their preferred choice for daily transportation.
- The shopping center has strong daytime population due to the local and national Tenant mix.

## Estimated 2021 Demographics

	1 MILE	2 MILES	3 MILES
2021 Estimated Total Population	7,886	22,530	41,839
Est. Annual Growth 2021-2026	0.7%	1.5%	2.7%
Average Household Income	\$59,538	\$63,203	\$60,716
2021 Daytime Population	7,790	21,308	36,081
Median Age	75	58	54
Size of Center	97,654 SF		
Daily Traffic Count	44,600 VPD		
Parking	488 per/1000 (4.99)		

## Area Map

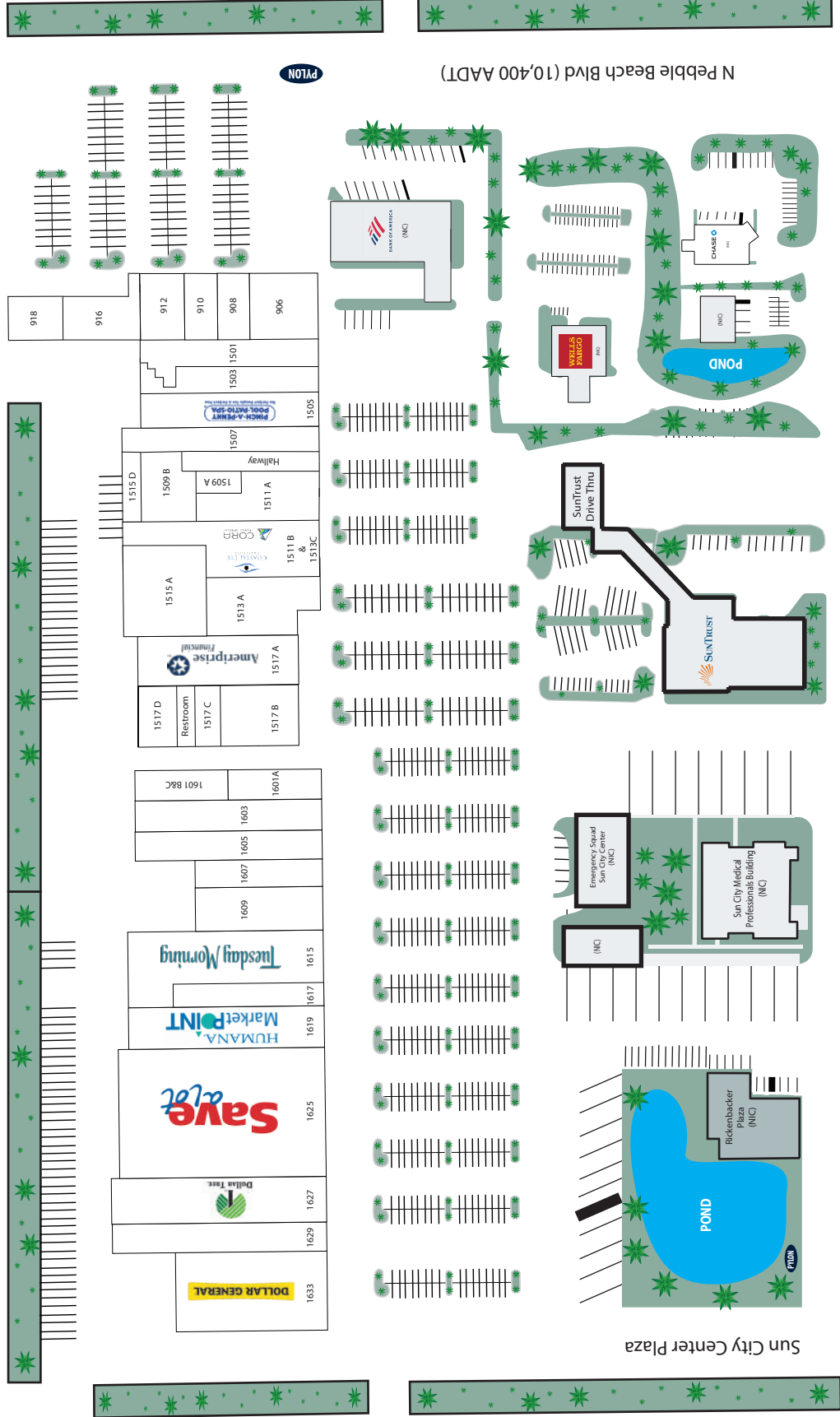


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Unit	Tenant	Size
1601B&C	Interfaith Social Action Council	730
1603	Keller Williams	2,528
1605	Sun City Golf Carts	2,800
1607	Amalia's Florist	910
1609	Replay's Sports Grill	2,406
1615	Tuesday Morning	7,270
1617	Sun City Cafe	2,699
1619	Humana Marketplace	5,023
1625	Save-A-Lot	15,660
1627	Dollar Tree	8,143
1629	Annes Design & Flooring	5,558
1633	Dollar General	7,000

Unit	Tenant	Size
1511A	Nancy Hubbell, PA	1,114
1513A & C	Manatee Eye Clinic	2,956
1511B	Cora Health Services	2,956
1515A	Interfaith Social Action Council Stores	1,108
1515B&C	Interfaith Social Action Council	2,841
1515D	Linsky & Linsky, PA (Storage)	709
1517A	Ameriprise Financial Services	3,413
1517B	Nail Salon	1,547
1517C	Keller Williams	548
1517D	Interfaith Social Action Council	1,289
1601A	Hairlines	1,100

Unit	Tenant	Size
906	Sun City Center Travel World	1,410
908	Sun City Barber Shop	713
910	Comfort Keepers	810
912	Sun City Laundry	1,445
916	Annette's Beauty Salon	716
918	Locksmith	270
1501	Liquors	2,379
1503	Fletcher Music Center	2,270
1505	Pinch A Penny	2,000
1507	Labella Cucina Restaurant	1,962
1509A	Precious Coins & Gold	876
1509B	Linsky & Linsky, PA	1,860



\* NAP = Not a Part of Center

Sun City Center (38,000 AADT)

