



SIZE

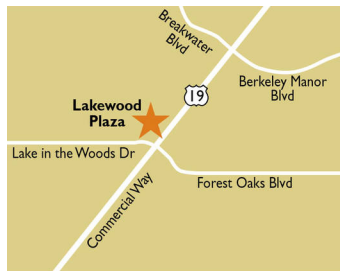
106,999 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	5,069	33,266	93,436
<b>Households</b>	2,153	14,779	39,221
<b>Median HH Income (\$)</b>	51,772	55,082	57,398

MAJOR TENANT(S)

Publix



LOCATION

4329 US Highway 19 | Spring Hill, FL 34606

PROPERTY HIGHLIGHTS

- Anchored by Publix, the leading grocer in Florida and shadow-anchored by Target
- National tenants include Great Clips and Plato's Closet
- Located on Highway 19, a major Gulf Coast thoroughfare, with more than 40,088 vehicles daily
- Population within a three-mile radius exceeds 33,200

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



# LAKWOOD PLAZA

4329 US Highway 19 | Spring Hill, FL 34606

SPACE	TENANT	SQ. FT.		
	400 Rocco's Pizza	2,000 SF		
SHAD1	Target	401 New Vision Optical	2,000 SF	
SHAD2	Steak 'n Shake	402 Up 4 Breakfast	2,000 SF	
SHAD3	Wells Fargo	403 Beltone Hearing Aid Service	1,400 SF	
SHAD4	Dunkin'	501 LifeSouth Community Blood Center	900 SF	
SHAD5	Popeye's Chicken & Biscuits	502 Red Nails	900 SF	
101	Gators Dockside Restaurant	4,800 SF	503 Smart Touch Wireless	900 SF
102	Freeway Insurance	1,200 SF	504 Tobacco & Vape	1,200 SF
103	Hong Kong Chinese Restaurant	900 SF	505 Metro by T-Mobile	1,200 SF
105	Standy's Flatbreads and More	1,800 SF	<b>600 AVAILABLE</b>	<b>14,000 SF</b>
201	Great Clips	1,200 SF	701 AT&T	1,400 SF
202	Raymond James & Associates	2,800 SF	702 Woof Gang Bakery and Grooming	1,400 SF
204	<b>AVAILABLE</b>	<b>2,000 SF</b>	703 Plato's Closet	4,000 SF
300	Publix	55,999 SF	705 Salon 427	3,000 SF
			<b>TOTAL SQ. FT.</b>	<b>106,999</b>

**SITE LEGEND**

- Available
- Leased (not occupied)
- Occupied
- Owned by Others
- Site Boundary

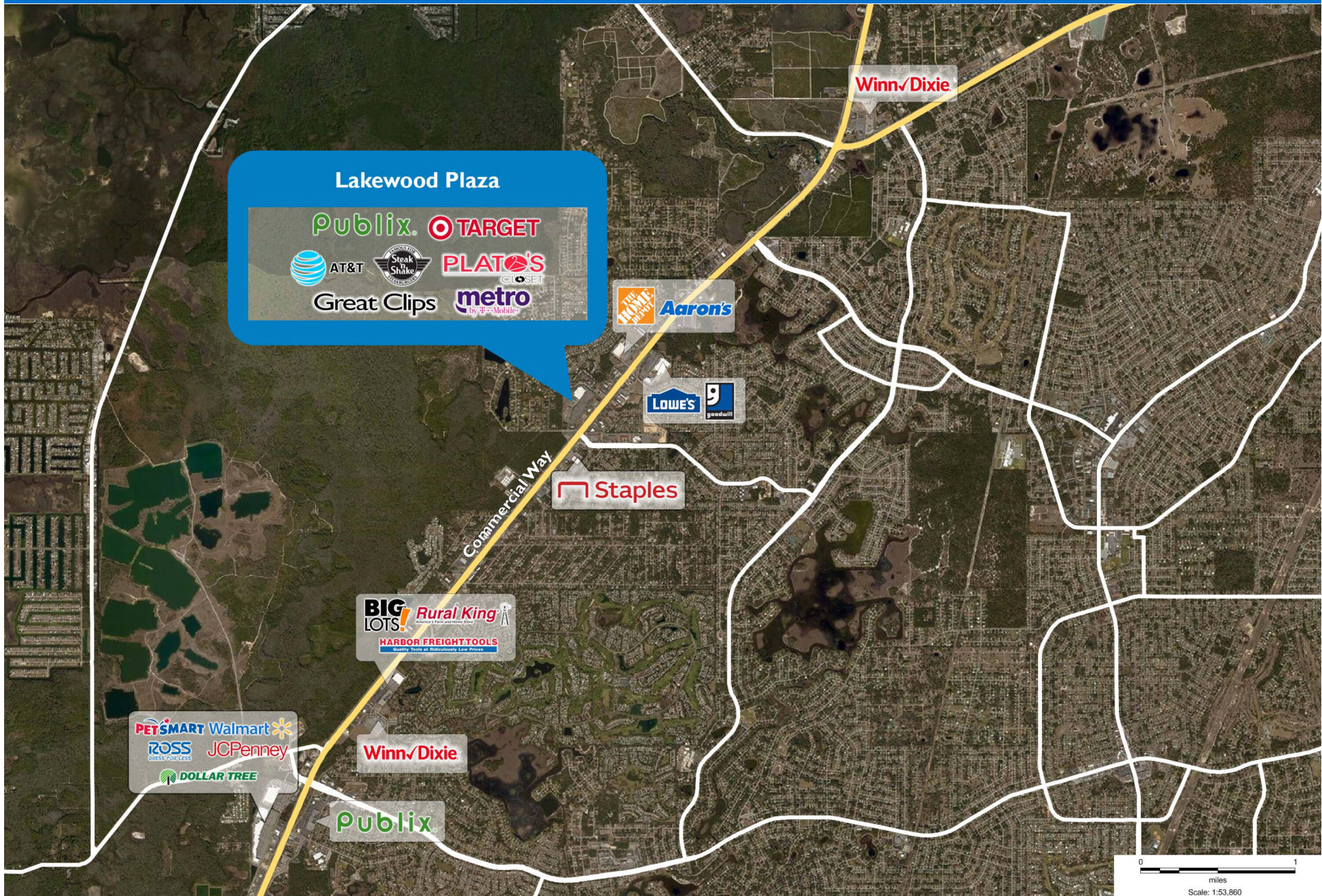


DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



# LAKWOOD PLAZA

4329 US Highway 19 | Spring Hill, FL 34606





# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 28.494909

Longitude: -82.599142

Lakewood Plaza Sping Hill, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	5,069	33,266	93,436
	2028 Projected Population	5,141	33,560	95,147
	2010 Census Population	4,312	29,623	81,707
	2000 Census Population	3,905	26,770	65,715
	1990 Census Population	2,738	19,331	48,435
	Historical Annual Growth 1990 to 2000	3.61%	3.31%	3.10%
	Historical Annual Growth 2000 to 2010	1.00%	1.02%	2.20%
	Estimated Annual Growth 2010 to 2023	1.18%	0.85%	0.98%
	Projected Annual Growth 2023 to 2028	0.28%	0.18%	0.36%
	Median Age	52.5	56.4	51.3
Households	Q4 2023 Estimated Households	2,153	14,779	39,221
	2028 Projected Households	2,183	14,901	39,898
	2010 Census Households	1,904	13,504	35,030
	2000 Census Households	1,706	12,331	28,871
	1990 Census Households	1,184	8,668	20,990
	Historical Annual Growth 1990 to 2000	3.73%	3.59%	3.24%
	Historical Annual Growth 2000 to 2010	1.10%	0.91%	1.95%
	Estimated Annual Growth 2010 to 2023	0.90%	0.66%	0.83%
	Projected Annual Growth 2023 to 2028	0.27%	0.16%	0.34%
	Population per Household	2.34	2.25	2.38
Population by Race	White	70.2%	74.7%	71.9%
	Black or African American	3.9%	3.1%	4.3%
	Asian & Pacific Islander	0.9%	0.7%	1.1%
	Other Races	4.9%	4.4%	4.7%
	Hispanic Population	20.1%	17.0%	18.0%
Income	Average Household Income	\$67,640	\$69,598	\$72,156
	Median Household Income	\$51,772	\$55,082	\$57,398
	Per Capita Income	\$28,847	\$30,960	\$30,342
Education (Age 25+)	Elementary	4.2%	2.8%	2.8%
	Some High School	7.4%	7.1%	6.8%
	High School Graduate	33.4%	32.6%	33.0%
	Some College	27.0%	25.5%	26.0%
	Associates Degree Only	11.0%	10.5%	11.9%
	Bachelors Degree Only	11.0%	14.6%	13.2%
	Graduate Degree	6.0%	6.8%	6.5%
Business	Number of Businesses	219	897	2,057
	Total Number of Employees	1,785	7,756	17,469
	Employees per Business	8.15	8.65	8.49
	Residential Population per Business	23.16	37.09	45.42

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.