

# HERON CREEK TOWNE CENTER

NORTH PORT, FL



## SIZE

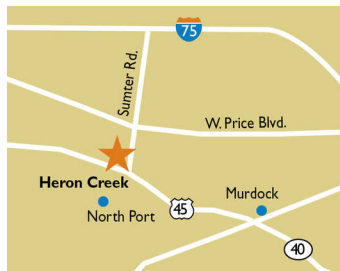
64,664 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
4,589	48,409	81,431
<b>Households</b>		
1,855	18,971	32,960
<b>Median HH Income (\$)</b>		
91,647	70,683	71,374

## MAJOR TENANT(S)

Publix  
Anytime Fitness



## LOCATION

1289 South Sumter Boulevard | North Port, FL 34287

## PROPERTY HIGHLIGHTS

- 64,400-square-foot center anchored by Publix
- Featuring Anytime Fitness, Subway, The UPS Store and Sparkle Brite Pool Stores
- Located in one of Florida's fastest-growing cities
- 80,200 residents in the three-mile trade area with projected 1.36% growth over the next five years

## LEASING CONTACT

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## MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.
0100	Publix	44,271 SF
0101	China Palace	1,400 SF
0102	AJ Nails & Spa	1,400 SF
0103	Leslie's Pool Supplies	1,400 SF
0104	IKOI Sushi Hibachi	1,375 SF
0105	Subway	1,400 SF
0106	King of Vape	1,400 SF
0108	Community Eye Center	2,800 SF
0109	Publix Liquors	1,600 SF
0110	Zio's Pizzeria & Restaurant	1,600 SF
0111	The UPS Store	1,200 SF
0112	Anytime Fitness	4,818 SF
TOTAL SQ. FT.		64,664

## SITE LEGEND

<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> 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.



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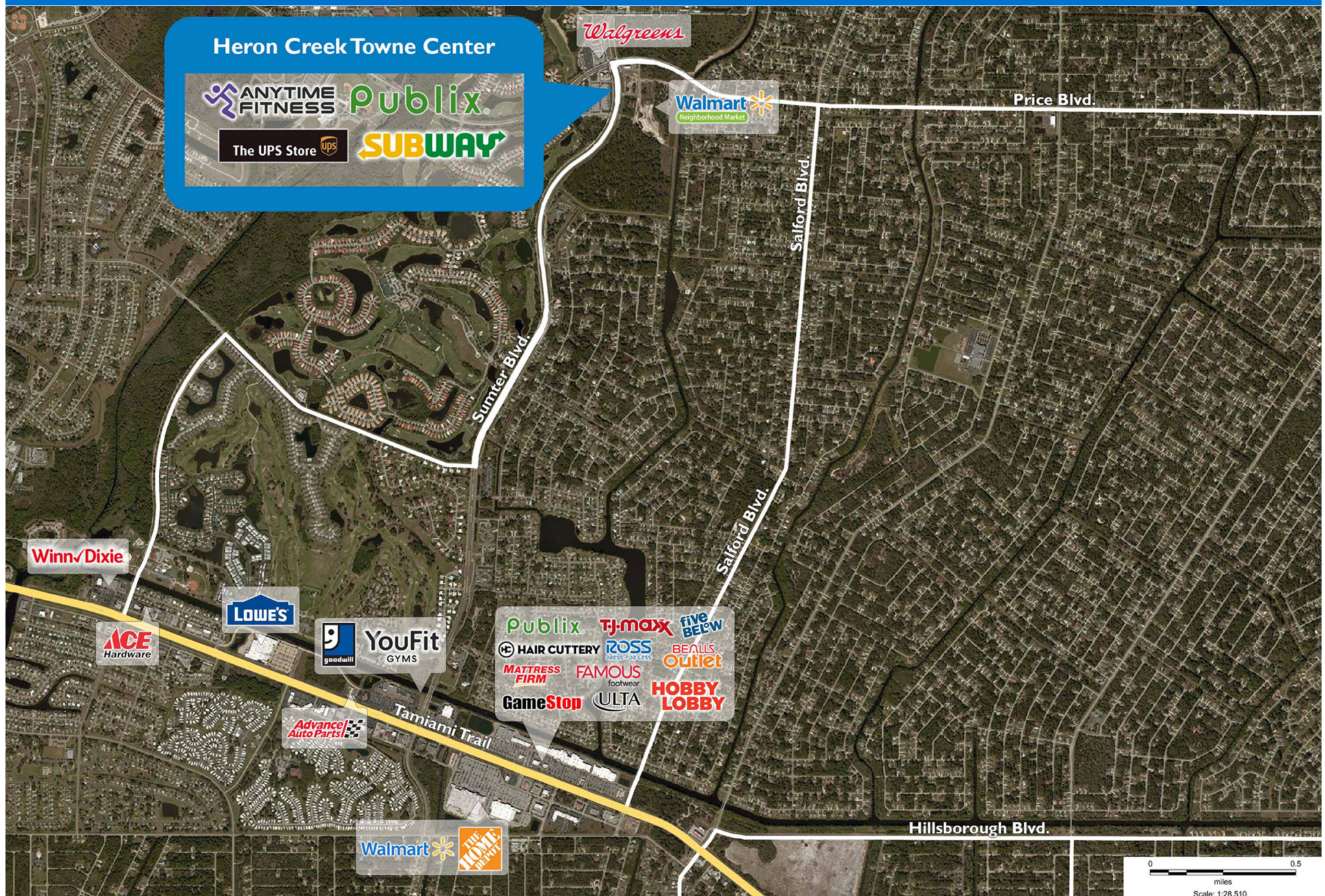
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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 27.069044

Longitude: -82.210113

Heron Creek Towne Center North Port, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	4,589	48,409	81,431
	2028 Projected Population	4,606	49,959	87,837
	2010 Census Population	3,871	38,532	61,395
	2000 Census Population	1,874	18,596	29,606
	1990 Census Population	605	10,105	18,002
	Historical Annual Growth 1990 to 2000	11.97%	6.29%	5.10%
	Historical Annual Growth 2000 to 2010	7.52%	7.56%	7.57%
	Estimated Annual Growth 2010 to 2023	1.24%	1.67%	2.08%
	Projected Annual Growth 2023 to 2028	0.07%	0.63%	1.53%
	Median Age	54.4	47.8	50.3
Households	Q4 2023 Estimated Households	1,855	18,971	32,960
	2028 Projected Households	1,855	19,423	35,224
	2010 Census Households	1,543	15,284	25,101
	2000 Census Households	692	7,494	12,683
	1990 Census Households	214	4,244	8,033
	Historical Annual Growth 1990 to 2000	12.43%	5.85%	4.67%
	Historical Annual Growth 2000 to 2010	8.35%	7.39%	7.06%
	Estimated Annual Growth 2010 to 2023	1.35%	1.58%	2.00%
	Projected Annual Growth 2023 to 2028	0.00%	0.47%	1.34%
	Population per Household	2.47	2.54	2.47
Population by Race	White	81.6%	77.3%	78.7%
	Black or African American	3.2%	4.6%	5.1%
	Asian & Pacific Islander	0.9%	1.8%	1.5%
	Other Races	4.3%	4.3%	4.0%
	Hispanic Population	10.0%	12.0%	10.7%
Income	Average Household Income	\$102,747	\$87,225	\$88,369
	Median Household Income	\$91,647	\$70,683	\$71,374
	Per Capita Income	\$41,529	\$34,286	\$35,832
Education (Age 25+)	Elementary	0.3%	2.6%	2.0%
	Some High School	2.2%	6.2%	5.8%
	High School Graduate	34.0%	31.8%	32.5%
	Some College	27.0%	25.8%	24.9%
	Associates Degree Only	10.4%	12.0%	11.9%
	Bachelors Degree Only	13.9%	13.5%	14.6%
	Graduate Degree	12.1%	8.1%	8.3%
Business	Number of Businesses	103	829	1,527
	Total Number of Employees	845	6,085	10,811
	Employees per Business	8.24	7.34	7.08
	Residential Population per Business	44.73	58.42	53.33

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