

# THE OAKS

HUDSON, FL



## SIZE

176,577 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
10,979	62,141	117,906
<b>Households</b>		
5,140	27,308	50,408
<b>Median HH Income (\$)</b>		
42,124	46,187	48,719

## MAJOR TENANT(S)

EOS Fitness  
Save-A-Lot  
Ross Dress for Less  
Five Below  
Dollar Tree

## LEASING CONTACT

Mark Porter  
Mobile (803) 338-6004  
mporter@phillipsedison.com

## MORE INFO

www.phillipsedison.com



## LOCATION

8800-8962 State Road 52 | Hudson, FL 34667

## PROPERTY HIGHLIGHTS

- Located at Little Road and State Road 52 (over 68,100 combined VPD) which is one of only two East/West connectors to the Suncoast Parkway and I-75
- Strong existing demographics in one of the fastest-growing areas in the Tampa MSA
- Seven miles away from the Suncoast Parkway where over 12,000 new homes, a new 750-acre facility for the H. Lee Moffitt Cancer Center & Research Institute, and an 800-acre commerce park are planned
- EOS Fitness to open their new 44,000 SF state-of-the-art fitness facility in late 2023

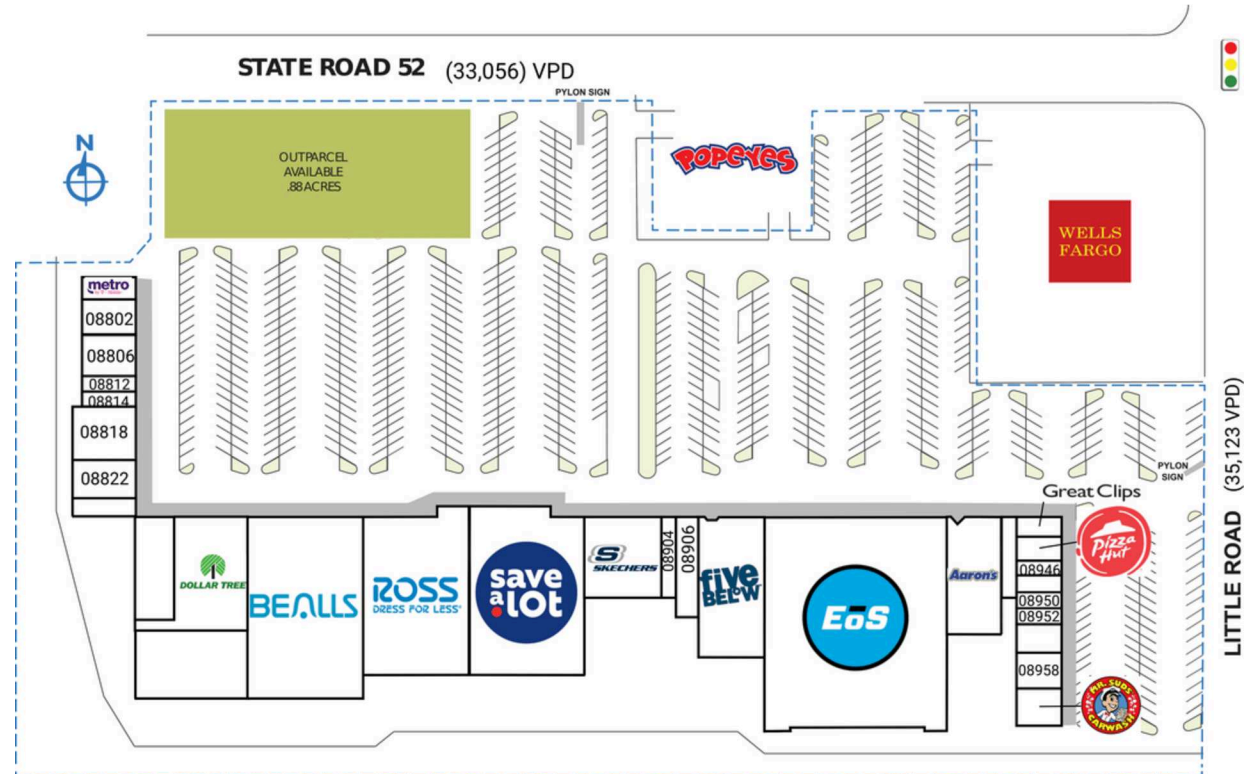


PHILLIPS EDISON & COMPANY®

SPACE	TENANT	SQ. FT.		
08864	Skechers	6,433 SF		
08800	Metro by T-Mobile	1,200 SF	08904	Bling Boss 1,200 SF
08802	Leo & Joes	2,400 SF	08906	Wireless Revolution 2,500 SF
08806	Legacy Brazilian Jiu Jitsu & Taekwondo	3,000 SF	08912	Five Below 10,488 SF
08812	Le Nails & Spa	900 SF	08924	EOS Fitness 44,000 SF
08814	Manga Tea Shop	900 SF	08936	Aaron's 7,200 SF
08818	El Mezcal Mexican Restaurant	4,200 SF	08942	Great Clips 1,000 SF
08822	Hibachi, Sushia & Ramen Restaurant	2,800 SF	08944	Pizza Hut 1,354 SF
08830	Dollar Tree	10,000 SF	08946	One Stop Nutrition 750 SF
08840	Bealls	25,000 SF	08950	Legendary Games 1,750 SF
08846	Ross Dress for Less	20,500 SF	08952	Cali's Smoke Shop 1,000 SF
08854	Save-A-Lot	22,502 SF	08954	COMING AVAILABLE 1,500 SF
			08958	Internet Cafe 2,000 SF
			08962	Mr. Suds 2,000 SF
			<b>TOTAL SQ. FT.</b>	<b>176,577</b>

## SITE LEGEND

<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: white; 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	





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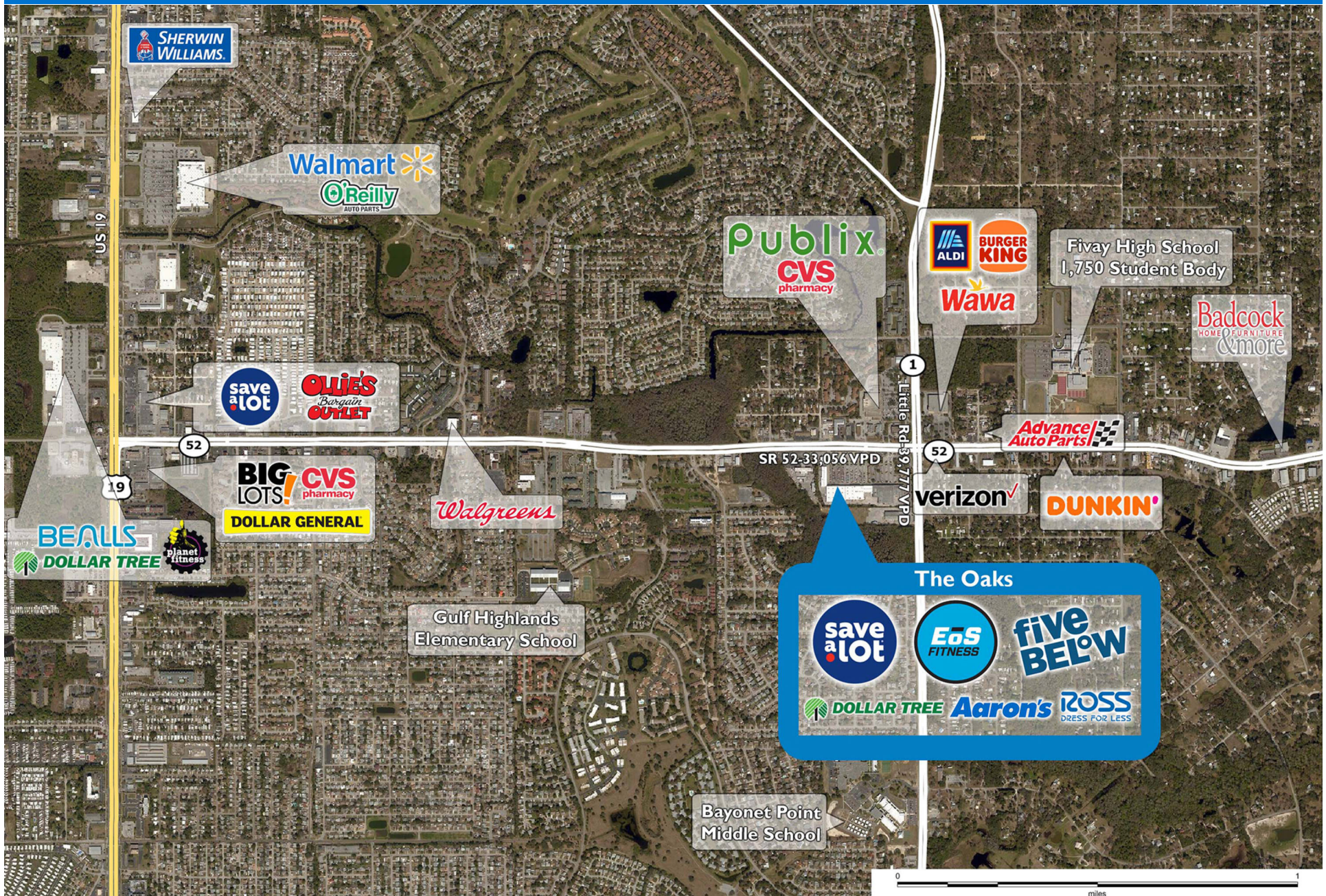
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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 28.330889

Longitude: -82.669068

The Oaks Hudson, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	10,979	62,141	117,906
	2028 Projected Population	10,489	59,085	113,268
	2010 Census Population	9,779	55,802	102,323
	2000 Census Population	9,968	54,366	95,447
	1990 Census Population	9,360	50,194	86,397
	Historical Annual Growth 1990 to 2000	0.63%	0.80%	1.00%
	Historical Annual Growth 2000 to 2010	-0.19%	0.26%	0.70%
	Estimated Annual Growth 2010 to 2023	0.85%	0.79%	1.04%
	Projected Annual Growth 2023 to 2028	-0.91%	-1.00%	-0.80%
	Median Age	54.3	52.6	49.6
Households	Q4 2023 Estimated Households	5,140	27,308	50,408
	2028 Projected Households	4,904	25,904	48,319
	2010 Census Households	4,627	24,873	44,252
	2000 Census Households	4,759	25,196	42,890
	1990 Census Households	4,401	23,551	39,011
	Historical Annual Growth 1990 to 2000	0.79%	0.68%	0.95%
	Historical Annual Growth 2000 to 2010	-0.28%	-0.13%	0.31%
	Estimated Annual Growth 2010 to 2023	0.77%	0.68%	0.95%
	Projected Annual Growth 2023 to 2028	-0.94%	-1.05%	-0.84%
	Population per Household	2.12	2.25	2.32
Population by Race	White	82.4%	78.2%	77.4%
	Black or African American	1.7%	2.8%	3.1%
	Asian & Pacific Islander	0.8%	1.1%	1.5%
	Other Races	3.2%	3.8%	3.9%
	Hispanic Population	11.9%	14.1%	14.1%
Income	Average Household Income	\$52,885	\$61,537	\$64,903
	Median Household Income	\$42,124	\$46,187	\$48,719
	Per Capita Income	\$24,979	\$27,286	\$27,931
Education (Age 25+)	Elementary	2.7%	3.1%	3.2%
	Some High School	8.6%	8.4%	8.5%
	High School Graduate	44.4%	44.6%	43.5%
	Some College	18.1%	19.5%	20.5%
	Associates Degree Only	9.7%	9.2%	9.0%
	Bachelors Degree Only	9.5%	9.5%	9.9%
	Graduate Degree	7.0%	5.7%	5.4%
Business	Number of Businesses	198	1,314	2,905
	Total Number of Employees	2,064	11,777	27,118
	Employees per Business	10.42	8.97	9.33
	Residential Population per Business	55.46	47.31	40.59

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