



SIZE

66,601 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
1,797	13,799	46,512
Households		
826	6,066	19,348
Median HH Income (\$)		
65,721	61,033	59,814

MAJOR TENANT(S)

Publix



LOCATION

9595 Commercial Way (U.S. 19) | Weeki Wachee, FL 34613

PROPERTY HIGHLIGHTS

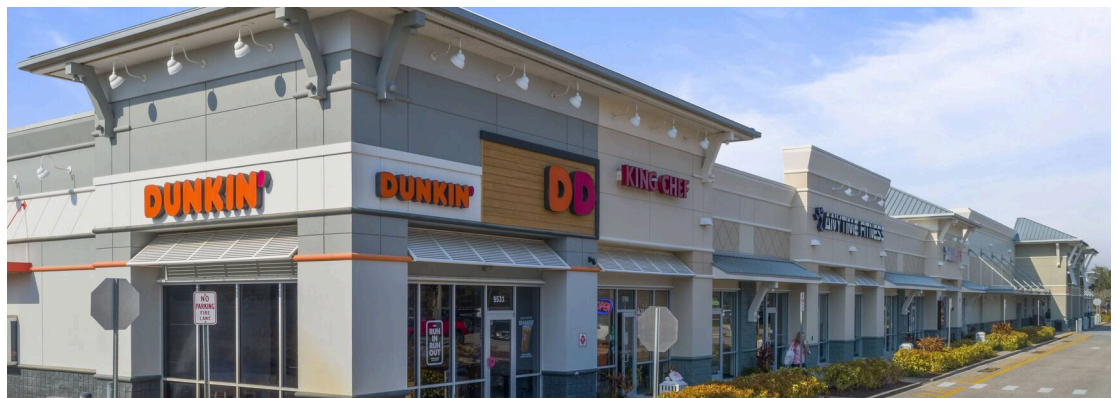
- Anchored by Publix, the number one grocer in the Tampa area
- Additional tenants include Anytime Fitness, Dunkin' Donuts, and The UPS Store
- Located in Weeki Wachee, a suburb located situated 43 miles north of Tampa, a major tourist destination, with a population exceeding 13,700 in a three-mile radius
- The center is situated at the main entrance of Glen Lakes Golf and Country Club, a master-planned residential community which was ranked as one of the "Top 50 Master-Planned Residential Communities"

LEASING CONTACT

Jamie Pearson
Mobile (770) 355-0954
jpearson@phillipsedison.com

MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

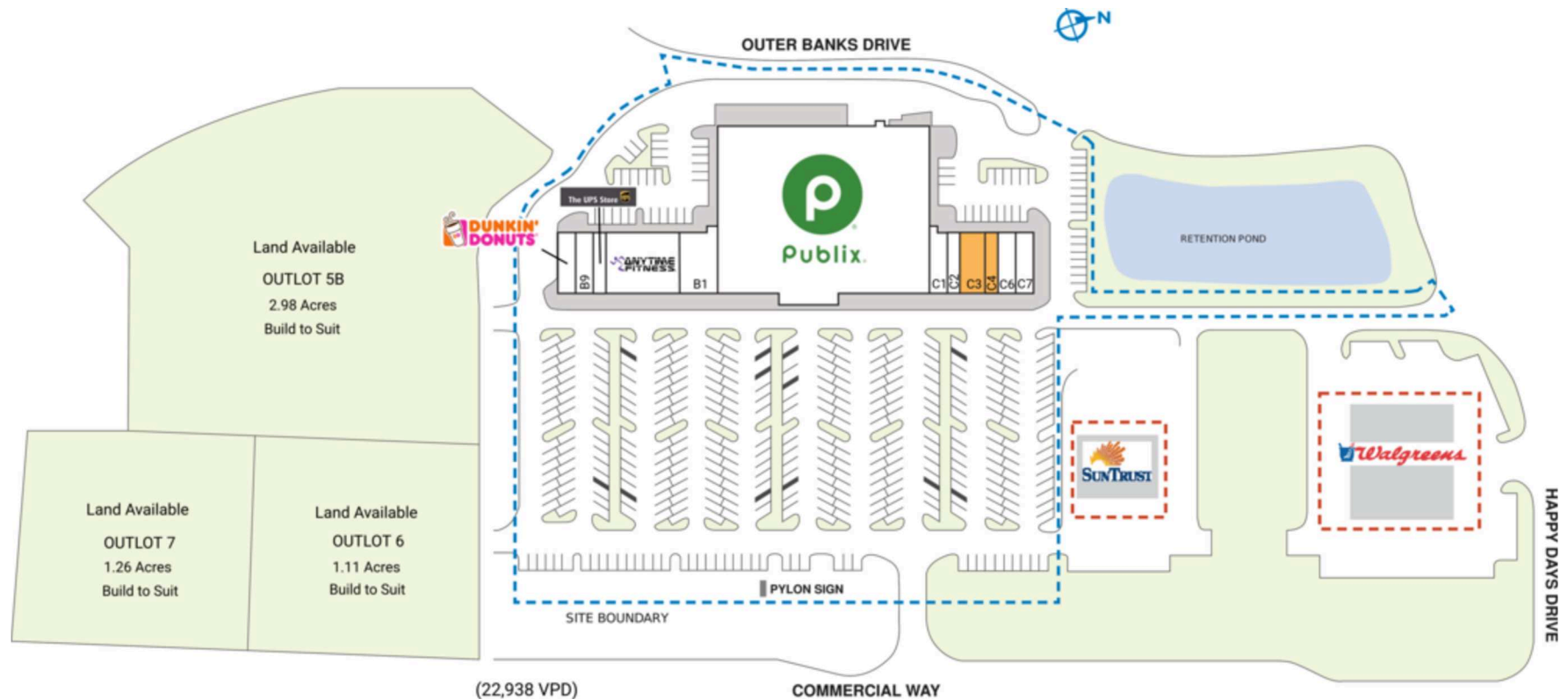
SHOPPES AT GLEN LAKES

9595 Commercial Way (U.S. 19) | Weeki Wachee, FL 34613

SPACE	TENANT	SQ. FT.				
A1	Publix	45,600 SF	B8	The UPS Store	1,050 SF	C4 AVAILABLE 1,050 SF
B1	T-Modern Salon	2,800 SF	B9	Jiang's King's Wok	1,400 SF	C6 Glen Lakes CBD and Smoke 1,400 SF
B10	Dunkin'	1,400 SF	C1	Glen Lakes Liquor	1,400 SF	C7 Mamma Franca 1,400 SF
B3	Anytime Fitness	5,950 SF	C2	Shiny Paws Dog Wash	1,050 SF	TOTAL SQ. FT. 66,601
			C3	AVAILABLE	2,100 SF	

SITE LEGEND

- Available
- Occupied
- Leased (not 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.

SHOPPES AT GLEN LAKES

9595 Commercial Way (U.S. 19) | Weeki Wachee, FL 34613



SHOPPES AT GLEN LAKES

9595 Commercial Way (U.S. 19) | Weeki Wachee, FL 34613



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 28.570294

Longitude: -82.560032

Shoppes at Glen Lakes Weeki Wachee, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	1,797	13,799	46,512
	2028 Projected Population	2,024	16,285	51,931
	2010 Census Population	1,451	10,664	37,473
	2000 Census Population	1,025	7,356	26,514
	1990 Census Population	220	4,554	18,983
	Historical Annual Growth 1990 to 2000	16.64%	4.91%	3.40%
	Historical Annual Growth 2000 to 2010	3.54%	3.78%	3.52%
	Estimated Annual Growth 2010 to 2023	1.56%	1.89%	1.58%
	Projected Annual Growth 2023 to 2028	2.41%	3.37%	2.23%
	Median Age	65.3	57.6	53.9
Households	Q4 2023 Estimated Households	826	6,066	19,348
	2028 Projected Households	926	7,054	21,489
	2010 Census Households	673	4,694	15,941
	2000 Census Households	463	3,330	11,699
	1990 Census Households	91	2,081	8,423
	Historical Annual Growth 1990 to 2000	17.68%	4.81%	3.34%
	Historical Annual Growth 2000 to 2010	3.81%	3.49%	3.14%
	Estimated Annual Growth 2010 to 2023	1.49%	1.88%	1.42%
	Projected Annual Growth 2023 to 2028	2.33%	3.06%	2.12%
	Population per Household	2.18	2.27	2.38
Population by Race	White	85.5%	82.8%	76.8%
	Black or African American	2.2%	3.0%	3.5%
	Asian & Pacific Islander	1.2%	1.1%	1.5%
	Other Races	4.3%	3.8%	4.2%
	Hispanic Population	6.8%	9.3%	14.0%
Income	Average Household Income	\$81,921	\$78,474	\$74,356
	Median Household Income	\$65,721	\$61,033	\$59,814
	Per Capita Income	\$37,648	\$34,512	\$31,101
Education (Age 25+)	Elementary	4.9%	3.9%	3.3%
	Some High School	6.6%	6.9%	8.2%
	High School Graduate	24.5%	29.6%	31.4%
	Some College	29.1%	26.0%	25.7%
	Associates Degree Only	6.9%	11.6%	11.5%
	Bachelors Degree Only	20.7%	15.7%	13.6%
	Graduate Degree	7.3%	6.3%	6.3%
Business	Number of Businesses	18	471	1,159
	Total Number of Employees	318	6,612	12,994
	Employees per Business	17.37	14.04	11.22
	Residential Population per Business	98.06	29.30	40.15

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