

# SHOPPES AT LAKE MARY

LAKE MARY, FL



## SIZE

74,234 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
10,413	63,151	152,112
<b>Households</b>		
4,200	24,778	58,444
<b>Median HH Income (\$)</b>		
76,472	95,301	81,007

## MAJOR TENANT(S)

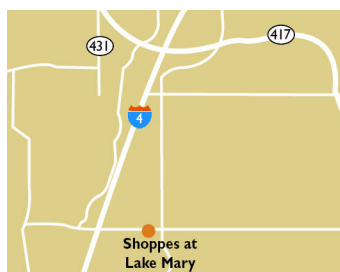
PNC Bank  
CosmoProf  
Club Pilates  
Publix/Target

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



## LOCATION

4215 W. Lake Mary Boulevard | Lake Mary, FL 32746

## PROPERTY HIGHLIGHTS

- 173,754-square-foot community shopping center shadow-anchored by Publix and Target
- National Tenants include: Club Pilates, Liberty Mutual, Eyeglass World, CosmoProf, and PNC Bank
- Located at the high-traffic intersection of W. Lake Mary Boulevard (41,808 VPD) and Greenwood Boulevard (11,175 VPD)
- Population exceeds 63,100 in a three-mile radius with an average household income greater than \$129,600



**PHILLIPS EDISON & COMPANY®**

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SPACE	TENANT	SQ. FT.
SHAD	Publix/Target	
01	HomeSense	23,942 SF
02	Eyeglass World	4,500 SF
03	AVAILABLE	4,500 SF
04A	Liberty Mutual	3,292 SF
04B	Premium Properties RE	1,644 SF
05	Huey Magoos	1,800 SF
07	Hollywood Houndz	4,000 SF
08	Club Pilates	2,400 SF
09	Sport Clips	1,600 SF
10	CosmoProf	2,400 SF
11A	Speedway Shipping	1,200 SF
11B	Miyaji Sushi & Hibachi	2,000 SF
12	Classic Dental	2,400 SF
13	Don Julio Mexican Kitchen	3,200 SF
14A	Filo Greek	1,600 SF
14B	Beaute Nest Polish & Spa	1,600 SF
15	Gator's Dockside	7,700 SF
16	Jeremiahs Italian Ice	988 SF
17	PNC Bank	3,468 SF
<b>TOTAL SQ. FT.</b>		<b>74,234</b>

**SITE LEGEND**

<span style="display: inline-block; width: 15px; height: 15px; background-color: #f4a460; border: 1px solid black;"></span> Available	<span style="display: inline-block; width: 15px; height: 15px; background-color: #d3d3d3; border: 1px solid black;"></span> Occupied
<span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black;"></span> Leased (not occupied)	<span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Owned by Others
<span style="display: inline-block; width: 15px; height: 15px; border: 2px dashed blue;"></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.

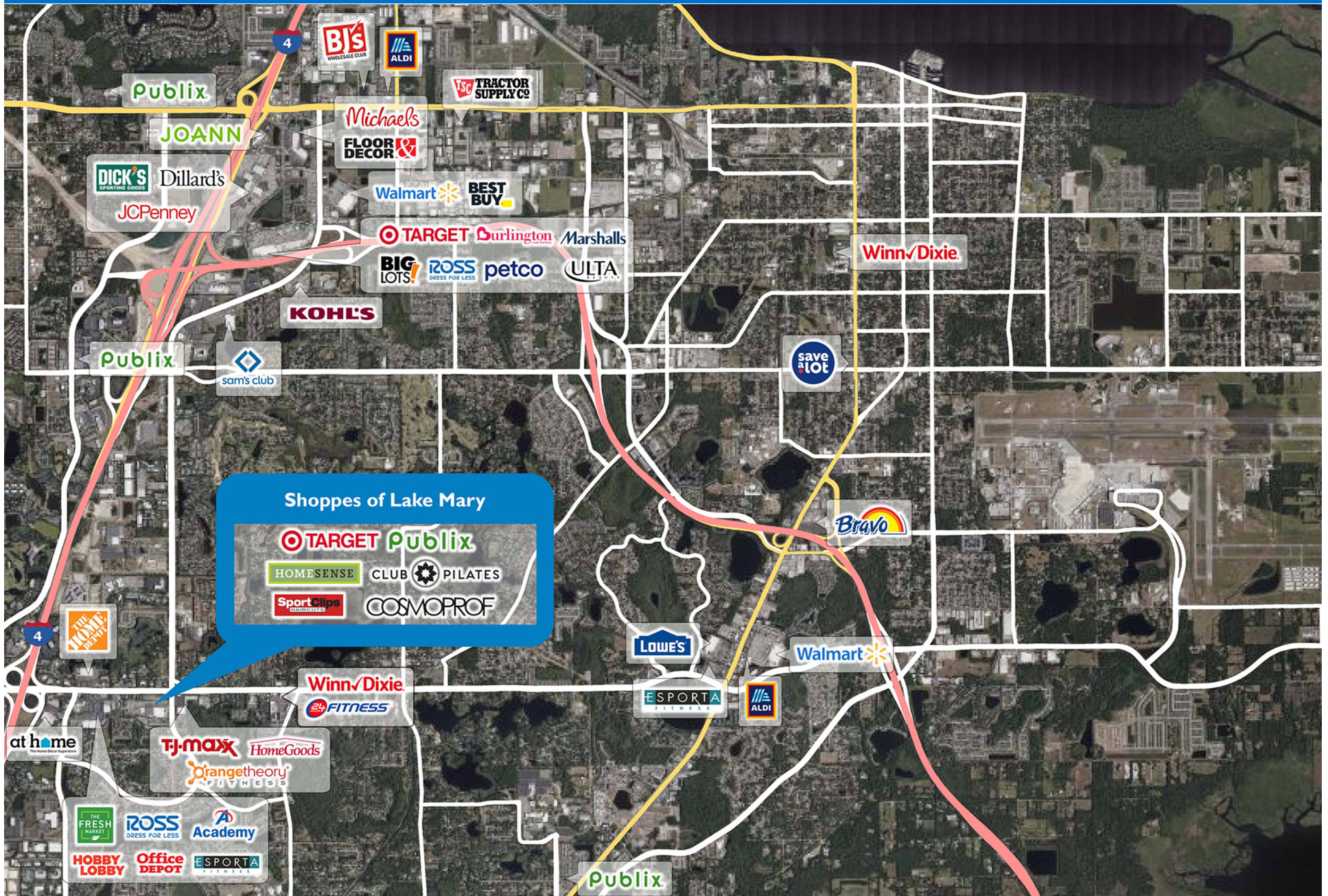
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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 28.754306

Longitude: -81.350244

Shoppes at Lake Mary		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	10,413	63,151	152,112
	2028 Projected Population	10,389	64,496	159,936
	2010 Census Population	8,839	53,561	127,065
	2000 Census Population	8,536	43,451	101,106
	1990 Census Population	4,965	26,792	75,350
	Historical Annual Growth 1990 to 2000	5.57%	4.95%	2.98%
	Historical Annual Growth 2000 to 2010	0.35%	2.11%	2.31%
	Estimated Annual Growth 2010 to 2023	1.20%	1.21%	1.32%
	Projected Annual Growth 2023 to 2028	-0.04%	0.42%	1.01%
	Median Age	41.2	42.2	40.8
Households	Q4 2023 Estimated Households	4,200	24,778	58,444
	2028 Projected Households	4,188	25,302	61,458
	2010 Census Households	3,676	20,908	49,025
	2000 Census Households	3,370	15,894	37,492
	1990 Census Households	1,914	9,305	27,205
	Historical Annual Growth 1990 to 2000	5.82%	5.50%	3.26%
	Historical Annual Growth 2000 to 2010	0.87%	2.78%	2.72%
	Estimated Annual Growth 2010 to 2023	0.97%	1.24%	1.29%
	Projected Annual Growth 2023 to 2028	-0.06%	0.42%	1.01%
	Population per Household	2.43	2.52	2.57
Population by Race	White	54.9%	60.8%	55.1%
	Black or African American	9.6%	8.3%	11.5%
	Asian & Pacific Islander	7.2%	8.5%	6.9%
	Other Races	4.8%	4.4%	4.3%
	Hispanic Population	23.5%	18.1%	22.2%
Income	Average Household Income	\$97,852	\$129,638	\$114,522
	Median Household Income	\$76,472	\$95,301	\$81,007
	Per Capita Income	\$40,104	\$51,286	\$44,435
Education (Age 25+)	Elementary	2.1%	1.7%	2.3%
	Some High School	3.1%	2.8%	4.5%
	High School Graduate	21.8%	18.7%	22.7%
	Some College	19.3%	17.0%	18.8%
	Associates Degree Only	15.6%	12.0%	11.7%
	Bachelors Degree Only	23.3%	28.8%	25.2%
	Graduate Degree	14.8%	19.1%	14.8%
Business	Number of Businesses	695	2,876	6,592
	Total Number of Employees	10,498	40,693	78,825
	Employees per Business	15.10	14.15	11.96
	Residential Population per Business	14.97	21.96	23.08

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