

# SHOPPES OF CITRUS PARK

7835 Gunn Hwy | Tampa, FL 33626

FOR LEASE



## PROPERTY OVERVIEW

- » ±83,900 SF Publix-anchored neighborhood center in the heart of Citrus Park, one of Northwest Tampa's most established retail corridors
- » Anchored by Publix with complementary national co-tenancy including groups like The UPS Store, Smoothie King, H&R Block, and Great Clips
- » Outparcels: Wells Fargo, Walgreens, Bank of America, and USF Federal Credit Union provide high-frequency daily traffic
- » Strategic frontage on Gunn Hwy (20,300 AADT) and Ehrlich Rd (35,500 AADT)—combined exposure exceeding 60,000 vehicles per day
- » Serves the established Citrus Park & Carrollwood trade area with strong daytime population, affluent residential base, and proximity to the Veterans Expressway

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Miles
Population	7,481	65,414	183,287
Households	2,940	25,571	73,080
Ave. HH Income	\$147,089	\$147,128	\$133,751

## TRAFFIC COUNTS AADT

Ehrlich Rd	35,500 AADT
Gunn Hwy	20,300 AADT



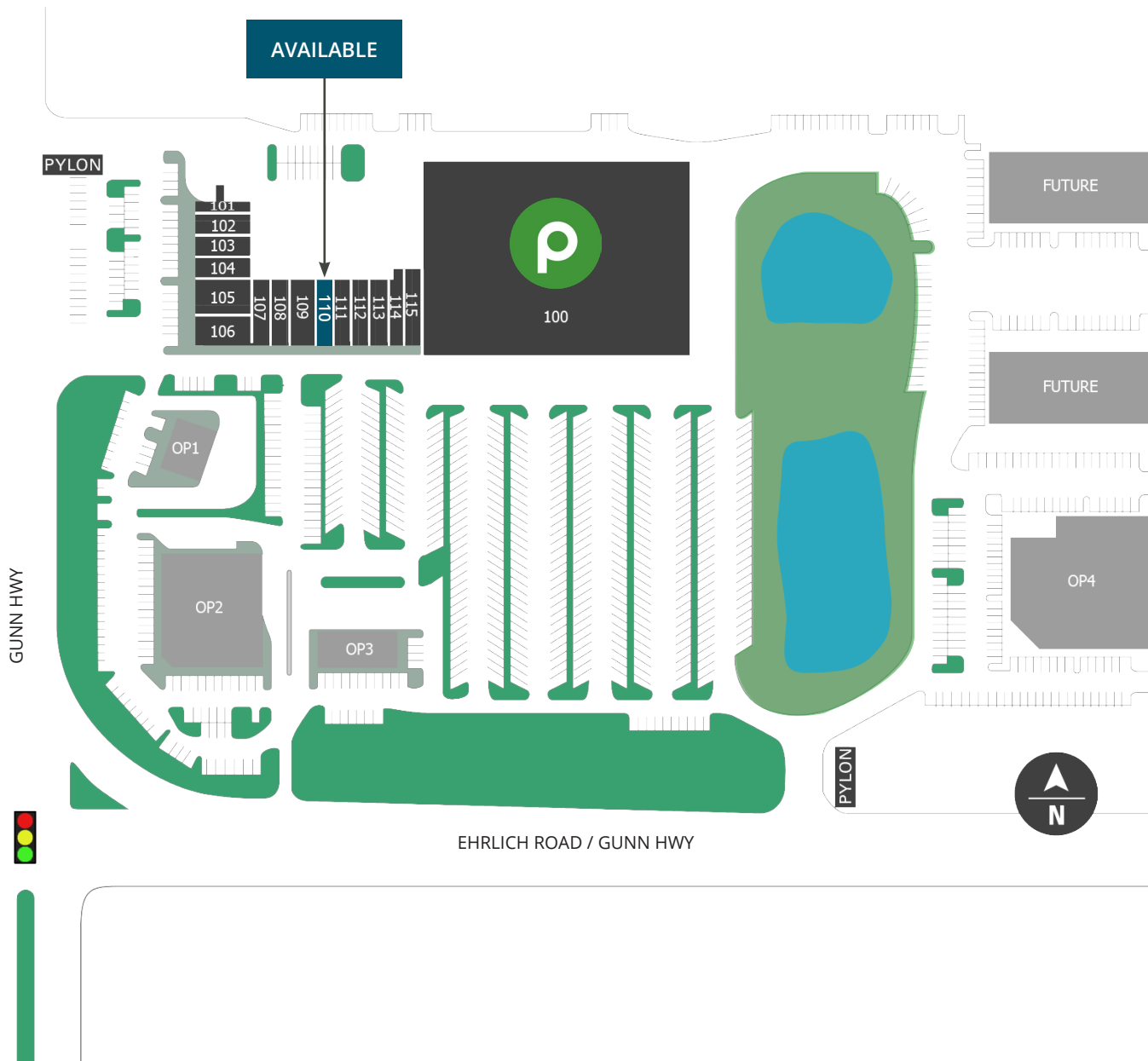
LICENSED REAL ESTATE BROKER  
 BROKER OF RECORD: DARRON KATTAN, #BK3256503  
 DARRON.KATTAN@FRANKLINST.COM

ALEX WRIGHT  
 SENIOR DIRECTOR

☎ 813.682.6135  
 ✉ Alex.Wright@FranklinSt.com

BRONWYN EYEINGTON  
 SENIOR ASSOCIATE

☎ 813.577.3830  
 ✉ Bronwyn.Eyeington@FranklinSt.com



STE	TENANT	SF
<b>ANCHOR PROPERTY</b>		
100	PUBLIX	60,667
101	MCNATT'S CLEANERS	1,200
102	YOSHI SUSHI	1,200
103	CHINA DRAGON	1,200
104	PAPA JOHN'S PIZZA	1,430
105	YOGURTOLOGY	1,639
106	PAPPAS MARKET CAFE	2,566
107	SMOOTHIE KING	1,400
108	PINCH-A-PENNY	1,400
109	LOVE NAILS	2,450
110	AVAILABLE	1,750
111	CITRUS PARK EYECARE	1,400
112	PUBLIX LIQUORS	1,400
113	H&R BLOCK	1,400
114	THE UPS STORE	1,600
115	GREAT CLIPS	1,600
<b>OUTPARCELS</b>		
OP1	WELLS FARGO	
OP2	WALGREENS	
OP3	USF FEDERAL CREDIT UNION (FKA BB&T)	
OP4	BANK OF AMERICA	



