

LAKEWOOD PLAZA

SPRING HILL, FL



SIZE

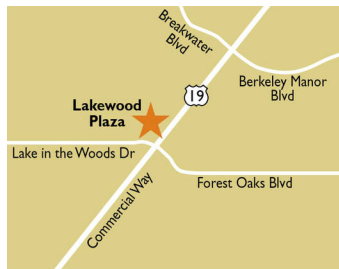
106,999 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
4,930	32,476	91,760
Households		
2,172	14,796	39,250
Median HH Income (\$)		
43,884	49,022	51,797

MAJOR TENANT(S)

Publix
JOANN



LOCATION

4329 US Highway 19 | Spring Hill, FL 34606

PROPERTY HIGHLIGHTS

- Anchored by Publix, the leading grocer in Florida and shadow-anchored by Target
- National tenants include Great Clips, Subway and Jo-Ann Fabric
- Located on Highway 19, a major Gulf Coast thoroughfare, with more than 40,000 vehicles daily
- Population within a three-mile radius exceeds 32,400

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.		
	400 Rocco's Pizza	2,000 SF		
SHAD1	Target	401 New Vision Optical	2,000 SF	
SHAD2	Steak 'n Shake	402 Up 4 Breakfast	2,000 SF	
SHAD3	Wells Fargo	403 Beltone Hearing Aid Service	1,400 SF	
SHAD4	Dunkin' Donuts	501 LifeSouth Community Blood Center	900 SF	
SHAD5	Popeye's Chicken & Biscuits	502 Red Nails	900 SF	
101	Gators Dockside Restaurant	503 COMING AVAILABLE	900 SF	
102	Freeway Insurance	504 Tobacco & Vape	1,200 SF	
103	Hong Kong Chinese Restaurant	505 Metro by T-Mobile	1,200 SF	
105	Standy's Flatbreads and More	600 JOANN	14,000 SF	
201	Great Clips	701 AT&T	1,400 SF	
202	Raymond James & Associates	702 Woof Gang Bakery and Grooming	1,400 SF	
204	Smart Touch Wireless	703 Plato's Closet	4,000 SF	
300	Publix	705 Salon 427	3,000 SF	
		TOTAL SQ. FT.	106,999	

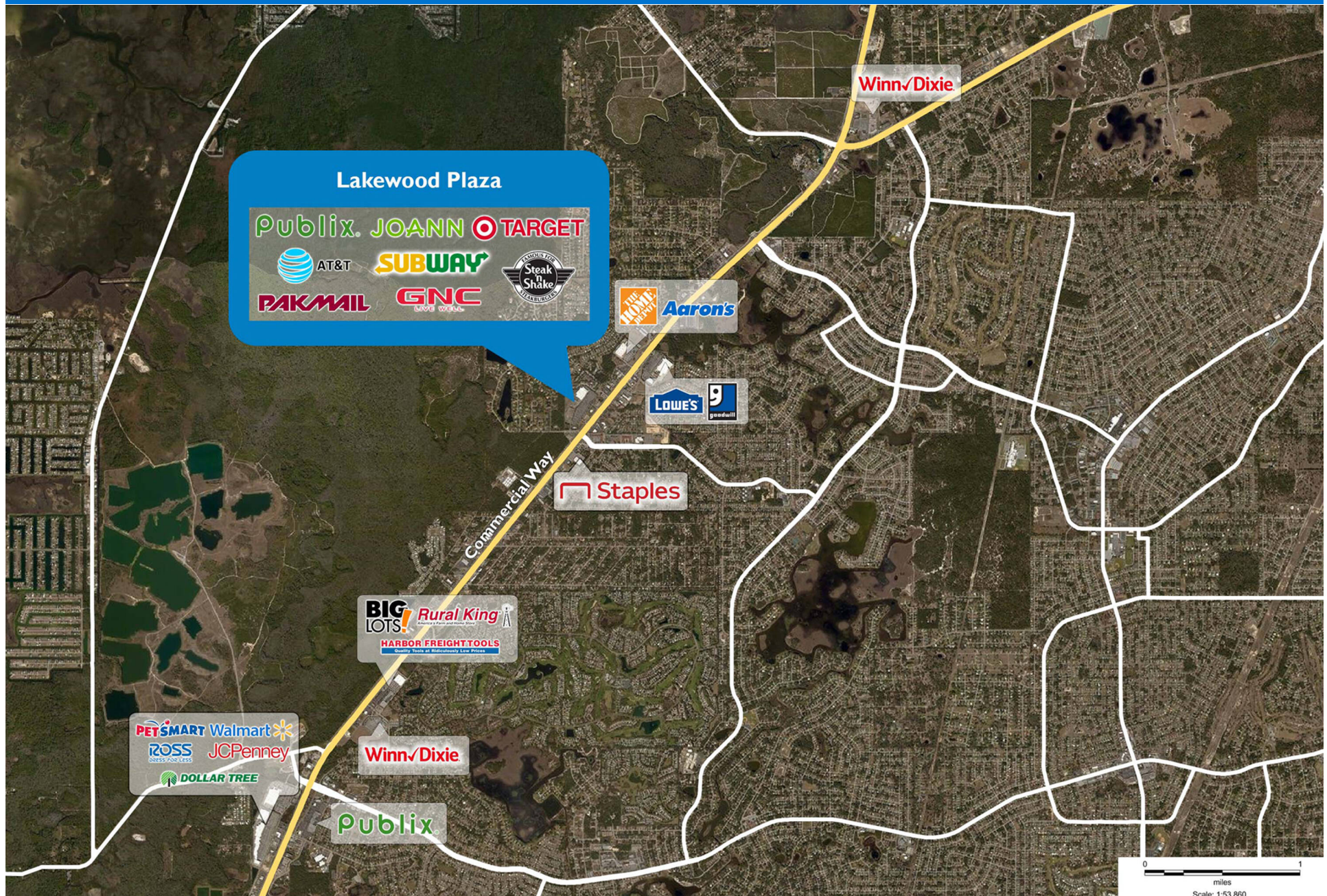
SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Lakewood Plaza Sping Hill, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	4,930	32,476	91,760
	2027 Projected Population	5,103	33,568	95,762
	2010 Census Population	4,436	29,670	81,766
	2000 Census Population	3,997	26,917	65,774
	1990 Census Population	2,776	19,599	49,147
	Historical Annual Growth 1990 to 2000	3.71%	3.22%	2.96%
	Historical Annual Growth 2000 to 2010	1.05%	0.98%	2.20%
	Estimated Annual Growth 2010 to 2022	0.83%	0.71%	0.91%
	Projected Annual Growth 2022 to 2027	0.69%	0.66%	0.86%
	Median Age	50.9	55.4	49.8
Households	Q2 2022 Estimated Households	2,172	14,796	39,250
	2027 Projected Households	2,247	15,284	40,914
	2010 Census Households	1,955	13,543	35,038
	2000 Census Households	1,753	12,377	28,856
	1990 Census Households	1,184	8,716	21,202
	Historical Annual Growth 1990 to 2000	4.00%	3.57%	3.13%
	Historical Annual Growth 2000 to 2010	1.10%	0.91%	1.96%
	Estimated Annual Growth 2010 to 2022	0.83%	0.70%	0.89%
	Projected Annual Growth 2022 to 2027	0.69%	0.65%	0.83%
	Population per Household	2.26	2.19	2.34
Population by Race	White	76.0%	79.4%	77.1%
	Black or African American	4.0%	3.1%	3.7%
	Asian & Pacific Islander	0.8%	0.7%	1.1%
	Other Races	2.3%	2.6%	2.9%
	Hispanic Population	16.9%	14.1%	15.3%
Income	Average Household Income	\$60,747	\$62,011	\$64,760
	Median Household Income	\$43,884	\$49,022	\$51,797
	Per Capita Income	\$26,815	\$28,272	\$27,725
Education (Age 25+)	Elementary	3.2%	2.8%	3.0%
	Some High School	8.6%	7.0%	6.4%
	High School Graduate	35.0%	33.7%	33.7%
	Some College	24.0%	24.8%	26.3%
	Associates Degree Only	8.7%	9.3%	10.9%
	Bachelors Degree Only	13.3%	15.4%	13.5%
	Graduate Degree	7.3%	7.0%	6.2%
Business	Number of Businesses	167	627	1,534
	Total Number of Employees	1,779	6,835	15,607
	Employees per Business	10.64	10.90	10.17
	Residential Population per Business	29.49	51.78	59.80

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