

LAKEWOOD PLAZA

SPRING HILL, FL



SIZE

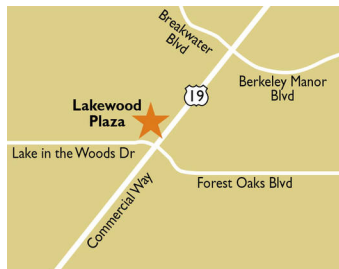
106,999 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
5,069	33,266	93,436
Households		
2,153	14,779	39,221
Median HH Income (\$)		
51,772	55,082	57,398

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 33,200

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

LAKEWOOD PLAZA

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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	4,800 SF	503 COMING AVAILABLE	900 SF
102	Freeway Insurance	1,200 SF	504 Tobacco & Vape	1,200 SF
103	Hong Kong Chinese Restaurant	900 SF	505 Metro by T-Mobile	1,200 SF
105	Standy's Flatbreads and More	1,800 SF	600 JOANN	14,000 SF
201	Great Clips	1,200 SF	701 AT&T	1,400 SF
202	Raymond James & Associates	2,800 SF	702 Woof Gang Bakery and Grooming	1,400 SF
204	Smart Touch Wireless	2,000 SF	703 Plato's Closet	4,000 SF
300	Publix	55,999 SF	705 Salon 427	3,000 SF
			TOTAL SQ. FT.	106,999

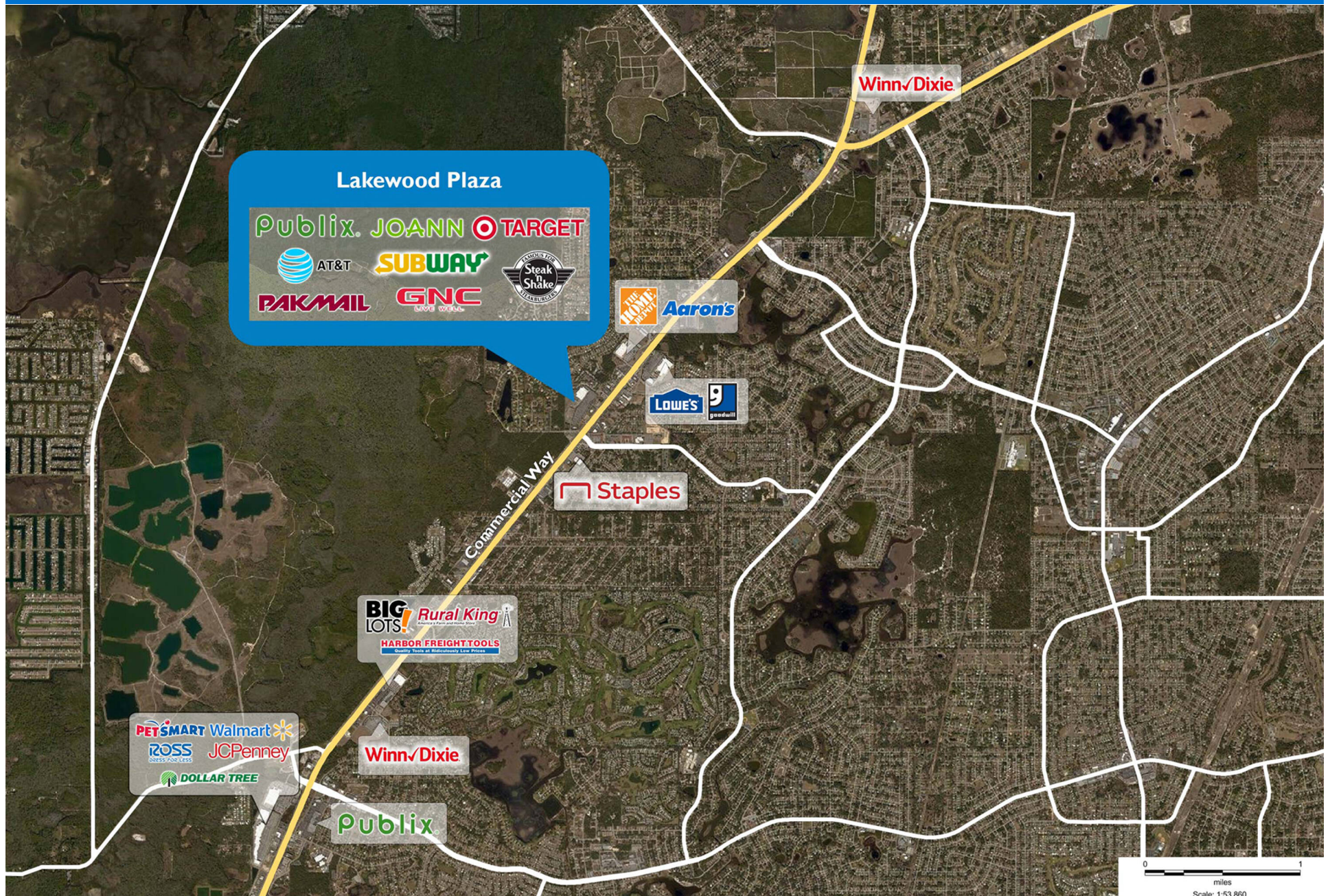
SITE LEGEND

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



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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 28.494909

Longitude: -82.599142

Lakewood Plaza Spring Hill, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	5,069	33,266	93,436
	2028 Projected Population	5,141	33,560	95,147
	2010 Census Population	4,312	29,623	81,707
	2000 Census Population	3,905	26,770	65,715
	1990 Census Population	2,738	19,331	48,435
	Historical Annual Growth 1990 to 2000	3.61%	3.31%	3.10%
	Historical Annual Growth 2000 to 2010	1.00%	1.02%	2.20%
	Estimated Annual Growth 2010 to 2023	1.18%	0.85%	0.98%
	Projected Annual Growth 2023 to 2028	0.28%	0.18%	0.36%
	Median Age	52.5	56.4	51.3
Households	Q4 2023 Estimated Households	2,153	14,779	39,221
	2028 Projected Households	2,183	14,901	39,898
	2010 Census Households	1,904	13,504	35,030
	2000 Census Households	1,706	12,331	28,871
	1990 Census Households	1,184	8,668	20,990
	Historical Annual Growth 1990 to 2000	3.73%	3.59%	3.24%
	Historical Annual Growth 2000 to 2010	1.10%	0.91%	1.95%
	Estimated Annual Growth 2010 to 2023	0.90%	0.66%	0.83%
	Projected Annual Growth 2023 to 2028	0.27%	0.16%	0.34%
	Population per Household	2.34	2.25	2.38
Population by Race	White	70.2%	74.7%	71.9%
	Black or African American	3.9%	3.1%	4.3%
	Asian & Pacific Islander	0.9%	0.7%	1.1%
	Other Races	4.9%	4.4%	4.7%
	Hispanic Population	20.1%	17.0%	18.0%
Income	Average Household Income	\$67,640	\$69,598	\$72,156
	Median Household Income	\$51,772	\$55,082	\$57,398
	Per Capita Income	\$28,847	\$30,960	\$30,342
Education (Age 25+)	Elementary	4.2%	2.8%	2.8%
	Some High School	7.4%	7.1%	6.8%
	High School Graduate	33.4%	32.6%	33.0%
	Some College	27.0%	25.5%	26.0%
	Associates Degree Only	11.0%	10.5%	11.9%
	Bachelors Degree Only	11.0%	14.6%	13.2%
	Graduate Degree	6.0%	6.8%	6.5%
Business	Number of Businesses	219	897	2,057
	Total Number of Employees	1,785	7,756	17,469
	Employees per Business	8.15	8.65	8.49
	Residential Population per Business	23.16	37.09	45.42

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