



SIZE

137,316 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
12,795	79,531	191,551
<b>Households</b>		
4,781	29,121	70,616
<b>Median HH Income (\$)</b>		
75,499	79,999	77,878

MAJOR TENANT(S)

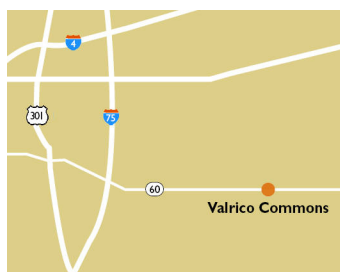
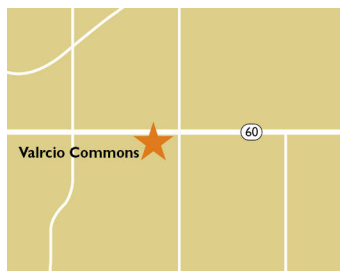
Publix  
 Ross Dress for Less  
 Great Clips  
 H&R Block

LEASING CONTACT

Mark Porter  
 Mobile (803) 338-6004  
 mporter@phillipsedison.com

MORE INFO

www.phillipsedison.com



LOCATION

1901 E. Brandon Boulevard | Valrico, FL 33594

PROPERTY HIGHLIGHTS

- Anchored by Publix with Pet Supplies Plus, My Salon Suite, H&R Block, Great Clips and Edward Jones
- Population exceeds 79,500 in a three-mile radius with an average household income greater than \$100,000
- Located on E. Brandon Boulevard (54,000 VPD)



# VALRICO COMMONS

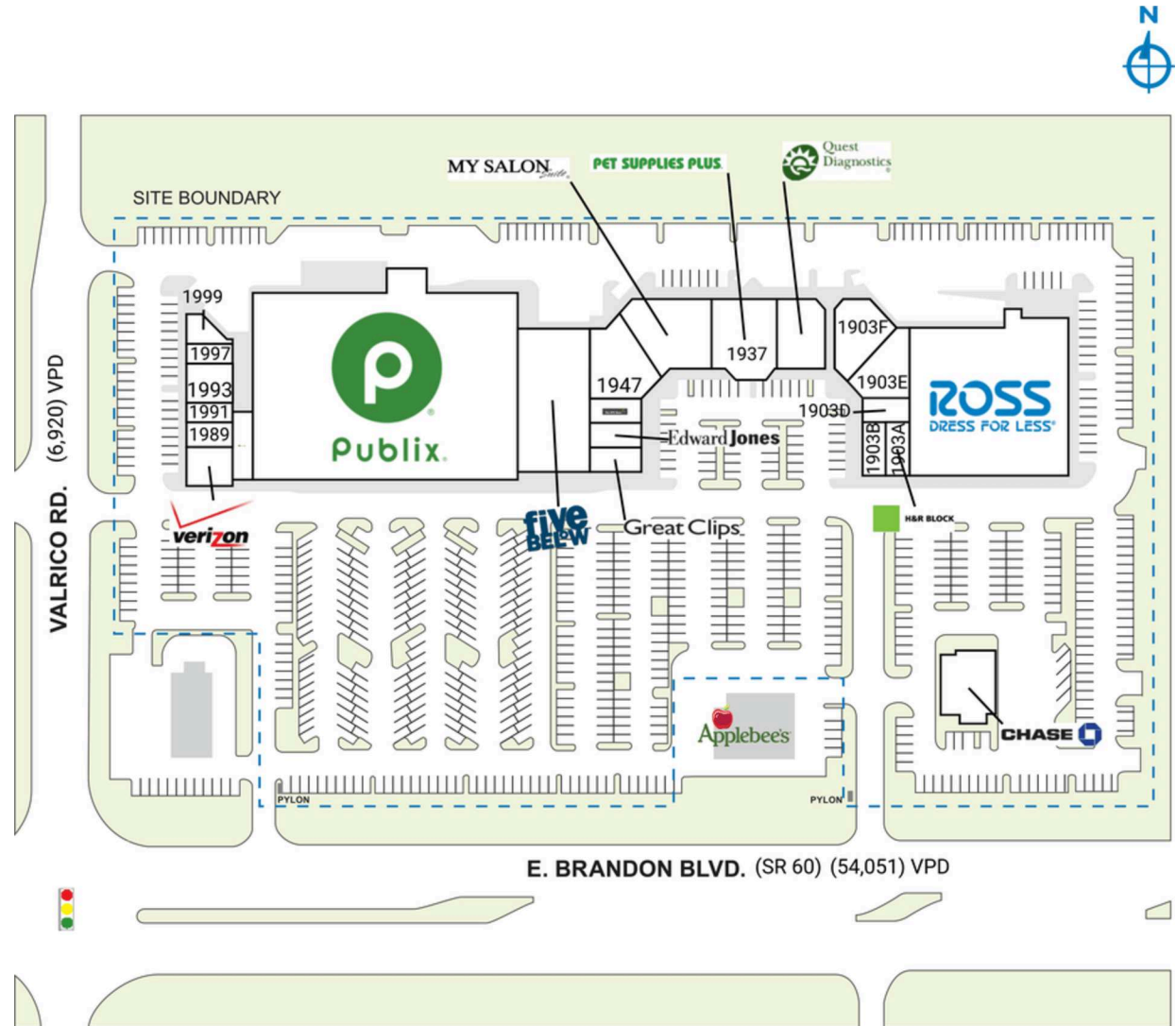
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SPACE	TENANT	SQ. FT.
OP	Chase	4,214 SF
1901A	Ross Dress for Less	25,244 SF
1903A	H&R Block	1,375 SF
1903B	Valrico Nail Spa	1,406 SF
1903D	Bloom Salon & Spa	1,170 SF
1903E	Amedisys Florida	3,406 SF
1903F	Otsuka Ramen	3,414 SF
1933	Quest Diagnostics	2,986 SF
1937	Pet Supplies Plus	6,430 SF
1943	My Salon Suite	5,592 SF
1947	VIP Care	3,663 SF
1951	The UPS Store	1,170 SF
1953	Edward Jones	1,170 SF
1957	Great Clips	1,400 SF
1961	Five Below	10,331 SF
1971	Publix	54,340 SF
1977	Publix Liquors	1,800 SF
1981	Verizon Wireless	1,986 SF
1989	Cali's Smoke Shop	984 SF
1991	Daily Blends	1,038 SF
1993	Valrico Coin Laundry	2,086 SF
1997	Asian Kitchen	1,043 SF
1999	Sage Cleaners	1,068 SF
<b>TOTAL SQ. FT.</b>		<b>137,316</b>

**SITE LEGEND**

<span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Available	<span style="display: inline-block; width: 15px; height: 15px; background-color: lightgray; border: 1px solid black;"></span> Occupied
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Leased (not occupied)	<span style="display: inline-block; width: 15px; height: 15px; background-color: gray; border: 1px solid black;"></span> Owned by Others
<span style="display: inline-block; border: 2px dashed blue; width: 20px; height: 10px;"></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.

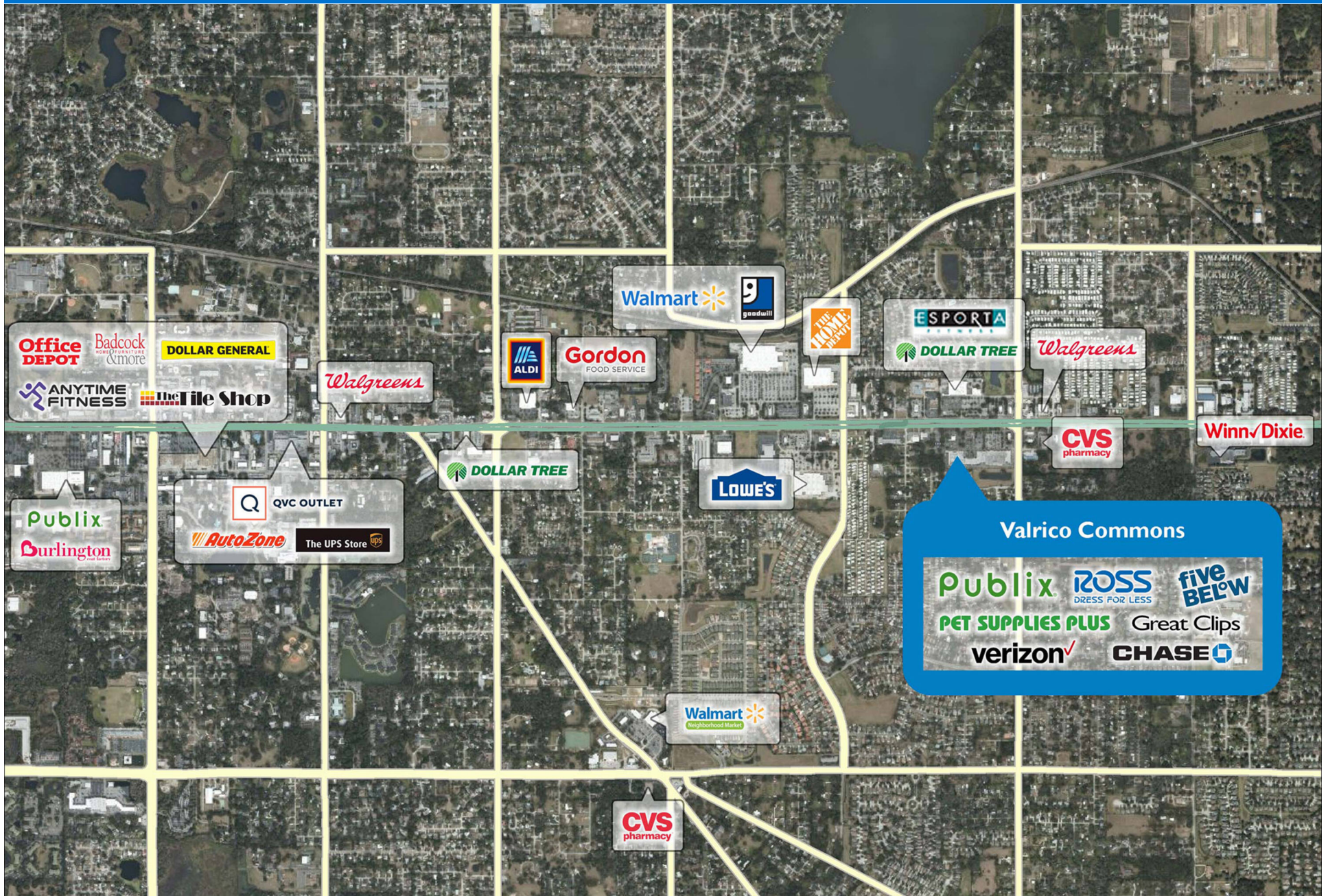
# VALRICO COMMONS

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# VALRICO COMMONS

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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections  
 Calculated using TAS Retrieval Retrieval  
 Apr 17, 2024



Latitude: 27.936731 Longitude: -82.254578

Valrico Commons Valrico, NV		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	12,795	79,531	191,551
	2028 Projected Population	12,594	79,224	192,490
	2010 Census Population	11,521	70,881	174,250
	2000 Census Population	9,715	56,589	138,628
	1990 Census Population	5,483	46,229	102,291
	Historical Annual Growth 1990 to 2000	5.89%	2.04%	3.09%
	Historical Annual Growth 2000 to 2010	1.72%	2.28%	2.31%
	Estimated Annual Growth 2010 to 2023	0.77%	0.84%	0.69%
	Projected Annual Growth 2023 to 2028	-0.32%	-0.08%	0.10%
	Median Age	43.6	42.9	40.6
Households	Q4 2023 Estimated Households	4,781	29,121	70,616
	2028 Projected Households	4,708	29,011	70,995
	2010 Census Households	4,285	25,840	63,748
	2000 Census Households	3,589	20,762	49,756
	1990 Census Households	2,100	16,375	35,640
	Historical Annual Growth 1990 to 2000	5.50%	2.40%	3.39%
	Historical Annual Growth 2000 to 2010	1.79%	2.21%	2.51%
	Estimated Annual Growth 2010 to 2023	0.80%	0.87%	0.75%
	Projected Annual Growth 2023 to 2028	-0.31%	-0.08%	0.11%
	Population per Household	2.67	2.71	2.69
Population by Race	White	49.4%	53.8%	51.6%
	Black or African American	13.0%	11.1%	13.1%
	Asian & Pacific Islander	4.3%	4.6%	4.1%
	Other Races	5.0%	4.8%	4.7%
	Hispanic Population	28.3%	25.7%	26.5%
Income	Average Household Income	\$94,321	\$100,076	\$98,748
	Median Household Income	\$75,499	\$79,999	\$77,878
	Per Capita Income	\$35,300	\$36,857	\$36,615
Education (Age 25+)	Elementary	3.8%	3.4%	3.7%
	Some High School	5.6%	4.5%	5.6%
	High School Graduate	29.7%	27.9%	27.0%
	Some College	19.7%	19.1%	20.4%
	Associates Degree Only	12.5%	11.1%	10.2%
	Bachelors Degree Only	19.8%	23.5%	22.9%
	Graduate Degree	8.9%	10.5%	10.1%
Business	Number of Businesses	299	2,603	5,036
	Total Number of Employees	2,094	23,313	49,222
	Employees per Business	7.00	8.95	9.77
	Residential Population per Business	42.75	30.55	38.04

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