



## SIZE

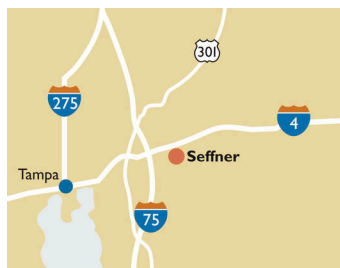
78,041 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
10,623	66,745	145,982
<b>Households</b>		
3,765	24,094	53,901
<b>Median HH Income (\$)</b>		
64,442	70,519	69,274

## MAJOR TENANT(S)

Family Dollar  
Winn-Dixie



## LOCATION

710 Martin Luther King Boulevard | Seffner, FL 33584

## PROPERTY HIGHLIGHTS

- 78,820 square feet
- Shadow-anchored by Winn-Dixie
- Featuring Family Dollar and Little Caesars
- Five-mile population exceeds 145,900
- Average household income of approximately \$88,600
- Located just three minutes west of I-75 at the busy intersection of Martin Luther King Boulevard and Parsons Avenue

## LEASING CONTACT

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## MORE INFO

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



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# PARSONS VILLAGE

710 Martin Luther King Boulevard | Seffner, FL 33584

SPACE	TENANT	SQ. FT.
SHADI	Winn-Dixie	
00100	Breakers	3,760 SF
00300	J-Lo Beauty Supply	3,800 SF
00600	Jahiti Resto	1,875 SF
00700	H&R Block	3,750 SF
00900	La Familia Pawn and Jewelry	3,728 SF
01100	Precious Gems Academy	4,541 SF
01210	Family Dollar	10,925 SF
01500	Optum	8,224 SF
01600	Fast Kicks Academy	3,752 SF
01700	Winn-Dixie Liquor	2,570 SF
01900	Rent-A-Center	5,044 SF
02000	DNP Nail and Spa	1,250 SF
02100	T-Mobile	1,250 SF
02300	Insurance Brokers of Florida	1,120 SF
02500	City Buffet	13,394 SF
02800	Little Caesars	1,250 SF
02900	Bayshore Dental Center	2,400 SF
03000	Spin City Discs	1,790 SF
03600	Beef O' Brady's	3,618 SF
TOTAL SQ. FT.		78,041

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

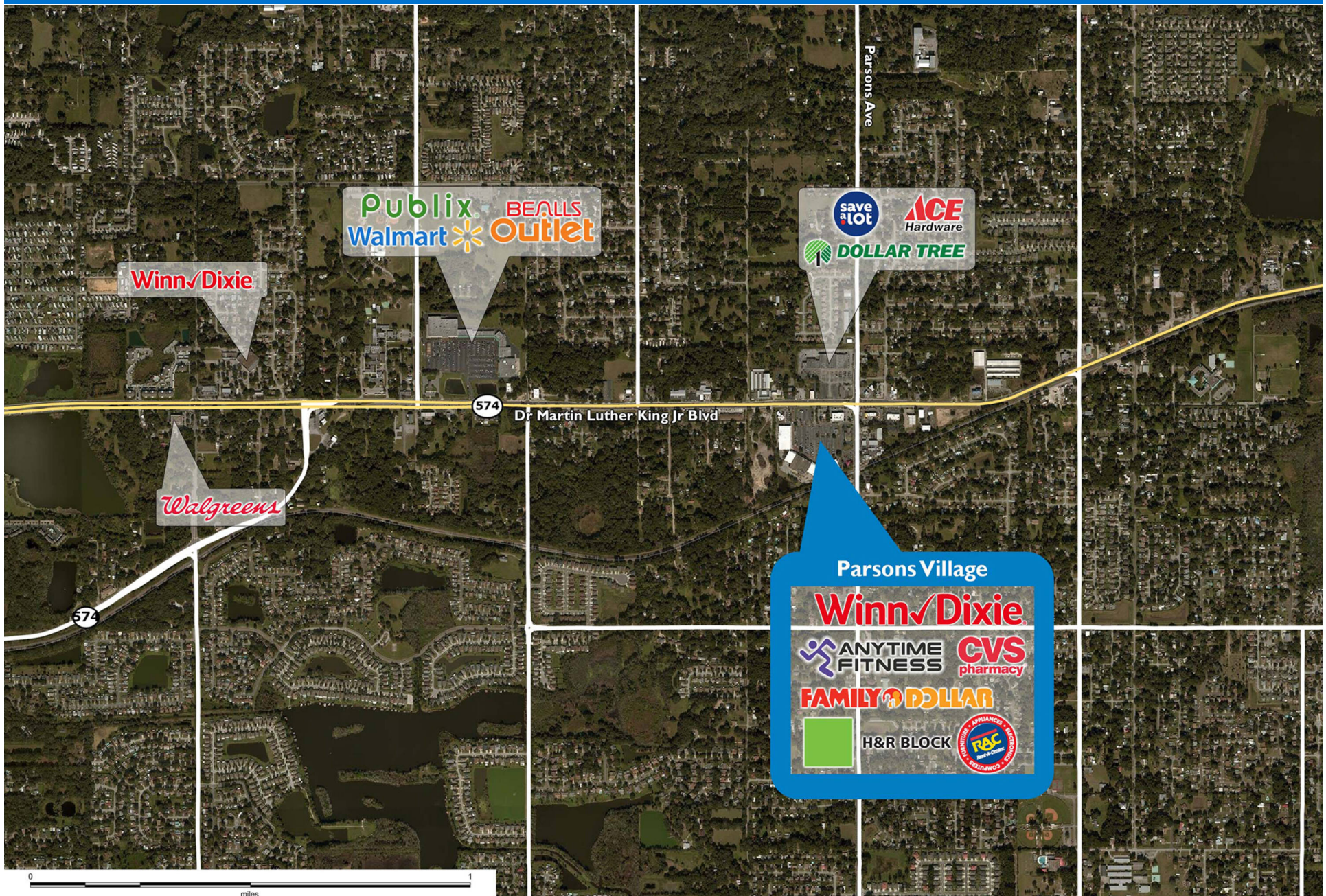


DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



# PARSONS VILLAGE

710 Martin Luther King Boulevard | Seffner, FL 33584





# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 27.98146

Longitude: -82.28626

Parsons Village Seffner, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	10,623	66,745	145,982
	2028 Projected Population	10,983	68,520	148,760
	2010 Census Population	9,704	57,711	126,799
	2000 Census Population	8,448	47,257	99,419
	1990 Census Population	8,276	44,361	79,090
	Historical Annual Growth 1990 to 2000	0.21%	0.63%	2.31%
	Historical Annual Growth 2000 to 2010	1.40%	2.02%	2.46%
	Estimated Annual Growth 2010 to 2023	0.66%	1.06%	1.03%
	Projected Annual Growth 2023 to 2028	0.67%	0.53%	0.38%
	Median Age	40.2	39.7	38.8
Households	Q4 2023 Estimated Households	3,765	24,094	53,901
	2028 Projected Households	3,893	24,738	55,002
	2010 Census Households	3,383	20,801	46,106
	2000 Census Households	3,023	16,887	36,315
	1990 Census Households	2,811	15,378	28,261
	Historical Annual Growth 1990 to 2000	0.73%	0.94%	2.54%
	Historical Annual Growth 2000 to 2010	1.13%	2.11%	2.42%
	Estimated Annual Growth 2010 to 2023	0.78%	1.07%	1.14%
	Projected Annual Growth 2023 to 2028	0.67%	0.53%	0.41%
	Population per Household	2.82	2.75	2.65
Population by Race	White	50.4%	48.7%	46.1%
	Black or African American	12.9%	13.7%	15.8%
	Asian & Pacific Islander	4.7%	4.5%	4.7%
	Other Races	3.5%	4.5%	4.8%
	Hispanic Population	28.5%	28.7%	28.5%
Income	Average Household Income	\$83,539	\$90,191	\$88,604
	Median Household Income	\$64,442	\$70,519	\$69,274
	Per Capita Income	\$29,612	\$32,696	\$33,059
Education (Age 25+)	Elementary	3.9%	3.8%	4.2%
	Some High School	10.3%	7.8%	7.4%
	High School Graduate	34.2%	31.2%	29.3%
	Some College	23.7%	21.0%	20.5%
	Associates Degree Only	6.2%	9.4%	10.3%
	Bachelors Degree Only	15.6%	19.0%	19.3%
	Graduate Degree	6.1%	7.8%	8.9%
Business	Number of Businesses	203	1,241	5,060
	Total Number of Employees	2,181	14,144	62,582
	Employees per Business	10.72	11.40	12.37
	Residential Population per Business	52.21	53.80	28.85

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