



SIZE

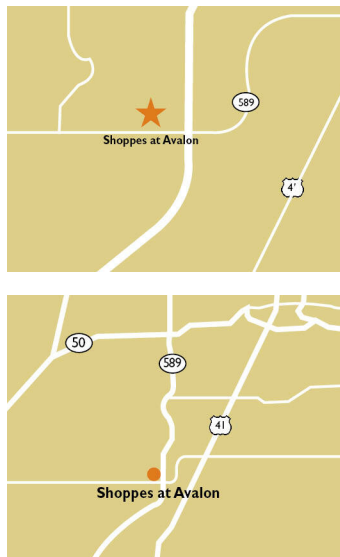
62,786 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	4,685	28,880	73,523
Households	1,662	11,254	28,186
Median HH Income (\$)	86,267	71,648	68,373

MAJOR TENANT(S)

Publix
E Sushi
Fairway Mortgage



LOCATION

13455 County Line Road | Spring Hill, FL 34609

PROPERTY HIGHLIGHTS

- 62,758-square-foot shopping center anchored by Publix
- Other tenants include Fairway Mortgage, The Red Room Salon and E-Sushi
- Located in a high traffic location on County Line Rd (11,500 VPD)
- Population exceeds 28,800 in a three-mile radius with an average household income over \$83,800

LEASING CONTACT

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MORE INFO






www.phillipsedison.com

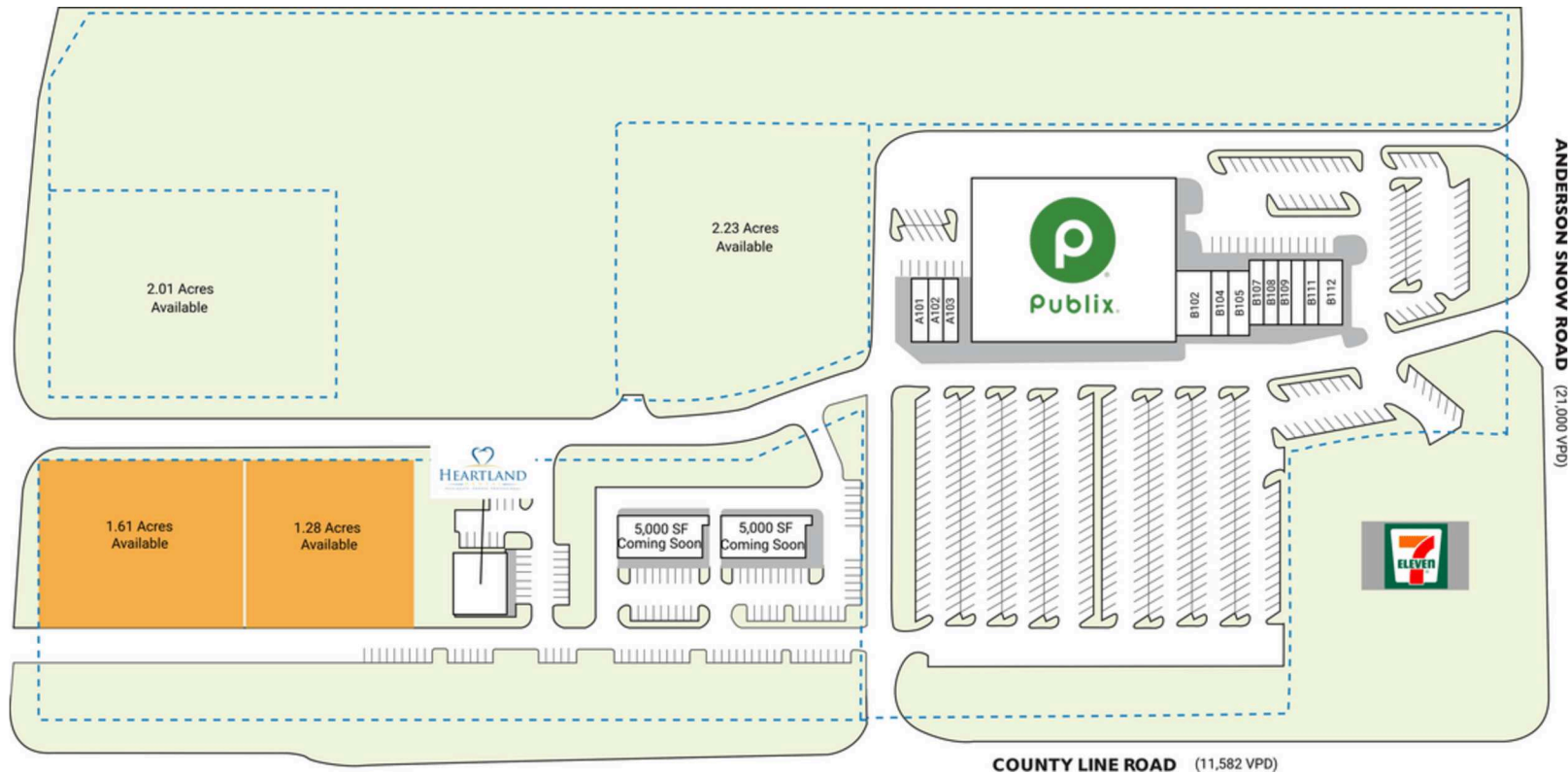


SHOPPES AT AVALON

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SPACE	TENANT	SQ. FT.						
A101	The Red Room Salon	1,050 SF	B105	Tobacco Depot	2,106 SF	B112	E Sushi	2,100 SF
A102	Fairway Mortgage	1,050 SF	B107	Great Florida	1,058 SF	CMT28	Heartland Dental	
A103	Avalon Liquor	1,400 SF	B108	China Star Restaurant	1,050 SF	PUB	Publix	45,600 SF
B102	OneBlood	3,150 SF	B109	Cryo-eeze Springhill	2,110 SF	SHADI	7-Eleven	
B104	Nails Star	1,050 SF	B111	Belleria Italian Restaurant	1,062 SF	TOTAL SQ. FT.		62,786

SITE LEGEND	
	Available
	Occupied
	Leased (not occupied)
	Owned by Others
	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.

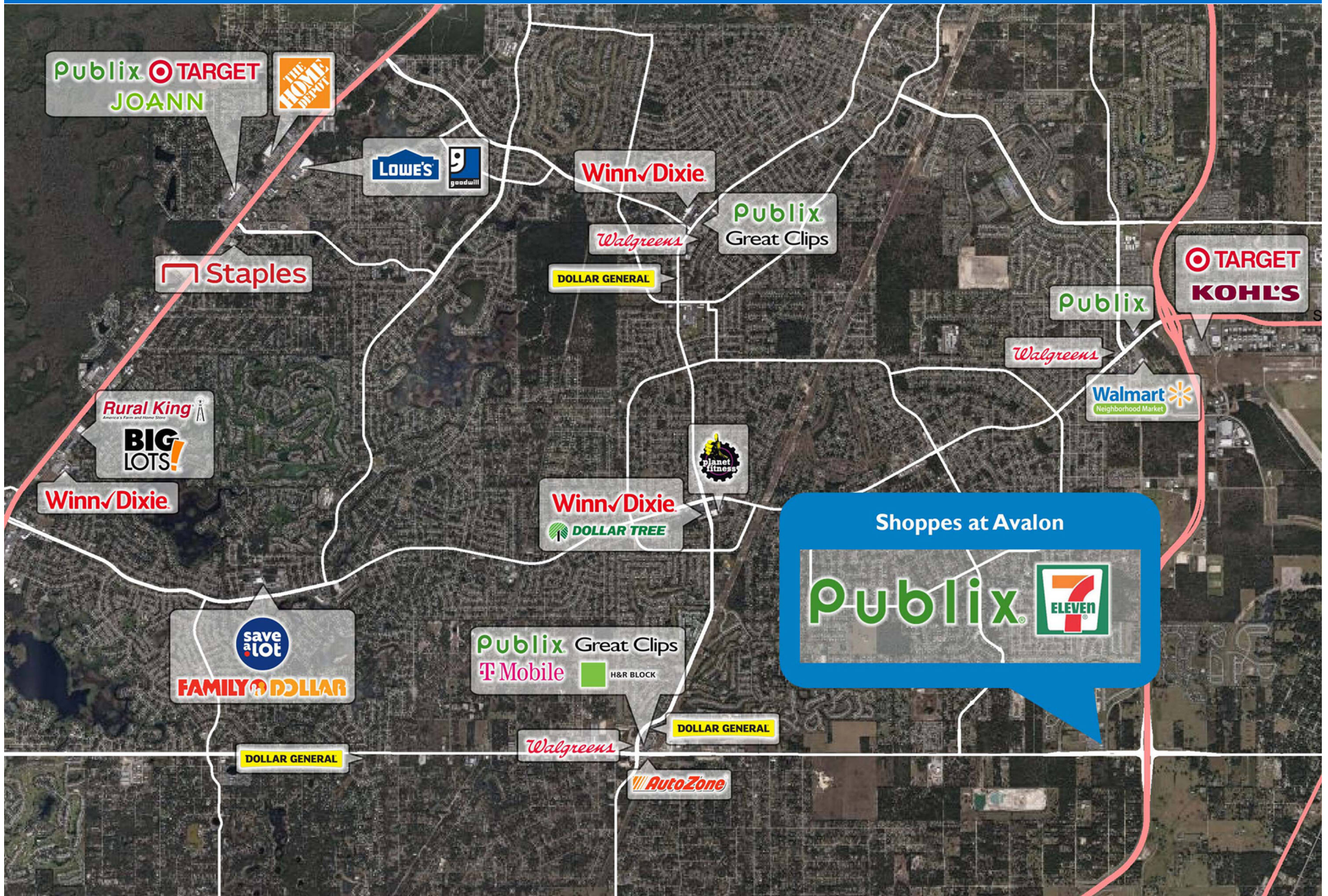
SHOPPES AT AVALON

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 28.435522

Longitude: -82.491946

Shoppes at Avalon Spring Hill, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	4,685	28,880	73,523
	2028 Projected Population	5,447	31,258	77,590
	2010 Census Population	2,084	21,433	58,856
	2000 Census Population	1,190	13,719	38,698
	1990 Census Population	596	10,966	28,415
	Historical Annual Growth 1990 to 2000	7.17%	2.27%	3.14%
	Historical Annual Growth 2000 to 2010	5.76%	4.56%	4.28%
	Estimated Annual Growth 2010 to 2023	6.07%	2.19%	1.63%
	Projected Annual Growth 2023 to 2028	3.06%	1.60%	1.08%
	Median Age	42.1	47.7	46.7
Households	Q4 2023 Estimated Households	1,662	11,254	28,186
	2028 Projected Households	1,930	12,156	29,727
	2010 Census Households	763	8,351	22,797
	2000 Census Households	428	5,171	15,168
	1990 Census Households	224	4,065	10,757
	Historical Annual Growth 1990 to 2000	6.71%	2.43%	3.50%
	Historical Annual Growth 2000 to 2010	5.95%	4.91%	4.16%
	Estimated Annual Growth 2010 to 2023	5.83%	2.19%	1.56%
	Projected Annual Growth 2023 to 2028	3.03%	1.56%	1.07%
	Population per Household	2.82	2.56	2.57
Population by Race	White	70.1%	75.6%	71.6%
	Black or African American	2.6%	3.4%	4.6%
	Asian & Pacific Islander	2.0%	1.4%	1.8%
	Other Races	5.7%	4.3%	4.6%
	Hispanic Population	19.6%	15.3%	17.4%
Income	Average Household Income	\$99,775	\$83,808	\$83,484
	Median Household Income	\$86,267	\$71,648	\$68,373
	Per Capita Income	\$35,403	\$32,677	\$32,079
Education (Age 25+)	Elementary	2.3%	2.7%	3.0%
	Some High School	8.4%	8.2%	7.8%
	High School Graduate	25.9%	32.1%	31.6%
	Some College	29.0%	26.5%	26.3%
	Associates Degree Only	12.3%	10.0%	11.6%
	Bachelors Degree Only	12.8%	14.0%	13.4%
	Graduate Degree	9.4%	6.5%	6.3%
Business	Number of Businesses	53	435	1,258
	Total Number of Employees	461	3,869	11,444
	Employees per Business	8.65	8.89	9.10
	Residential Population per Business	87.82	66.35	58.46

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