

THE OAKS

HUDSON, FL



SIZE

176,145 square feet

DEMOGRAPHICS

	3 mile	5 mile	10 mile
Population	60,345	111,733	247,788
Households	26,885	48,264	107,300
Median HH Income (\$)	38,652	39,318	42,389

MAJOR TENANT(S)

Save-A-Lot
Dollar Tree
Pizza Hut



LOCATION

8800 - 8962 State Road 52 | Hudson, FL 34667

PROPERTY HIGHLIGHTS

- Located at Little Road and State Road 52 (over 94,000 combined VPD) which is one of only two East/West connectors to the Suncoast Parkway and I-75
- Strong existing demographics in one of the fastest growing areas in the Tampa MSA
- Seven miles away from the Suncoast Parkway where over 12,000 new homes, a new 750-acre facility for the H. Lee Moffitt Cancer Center & Research Institute, and an 800-acre commerce park are planned

LEASING CONTACT

Gil Consuegra
Mobile (404) 291-9670
gconsuegra@phillipsedison.com

Greg Clough
Mobile (502) 224-9990
gclough@phillipsedison.com

MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.
08800	AVAILABLE	1,200 SF	08866	AVAILABLE	1,600 SF
08802	Leo & Joes	2,400 SF	08868	Metro by T-Mobile	1,200 SF
08806	Legacy Brazilian Jiu Jitsu & Taekwondo	3,000 SF	08902	AVAILABLE	2,000 SF
08812	Le Nails & Spa	900 SF	08904	Bling Boss	1,200 SF
08814	Unlimited Nutrition	900 SF	08906	Phones Unlimited	2,500 SF
08818	Plaza of The Oaks Café	2,800 SF	08912	AVAILABLE	10,356 SF
08822	AVAILABLE	4,200 SF	08924	EOS Fitness	44,000 SF
08830	Dollar Tree	10,000 SF	08936	AVAILABLE	7,200 SF
08834	AVAILABLE	4,721 SF	08940	AVAILABLE	846 SF
08840	AVAILABLE	25,000 SF	08942	AVAILABLE	1,000 SF
08854	Save-A-Lot	22,502 SF	08944	Pizza Hut	1,354 SF
08862	AVAILABLE	20,283 SF	08946	Nikki's Pet Paws	750 SF
08864	AVAILABLE	1,550 SF	08950	AVAILABLE	2,750 SF
			08954	Leased/AVAILABLE	1,500 SF
			08958	Internet Cafe	2,000 SF
			08962	Mr. Suds	2,000 SF
			TOTAL SQ. FT.		176,145

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.

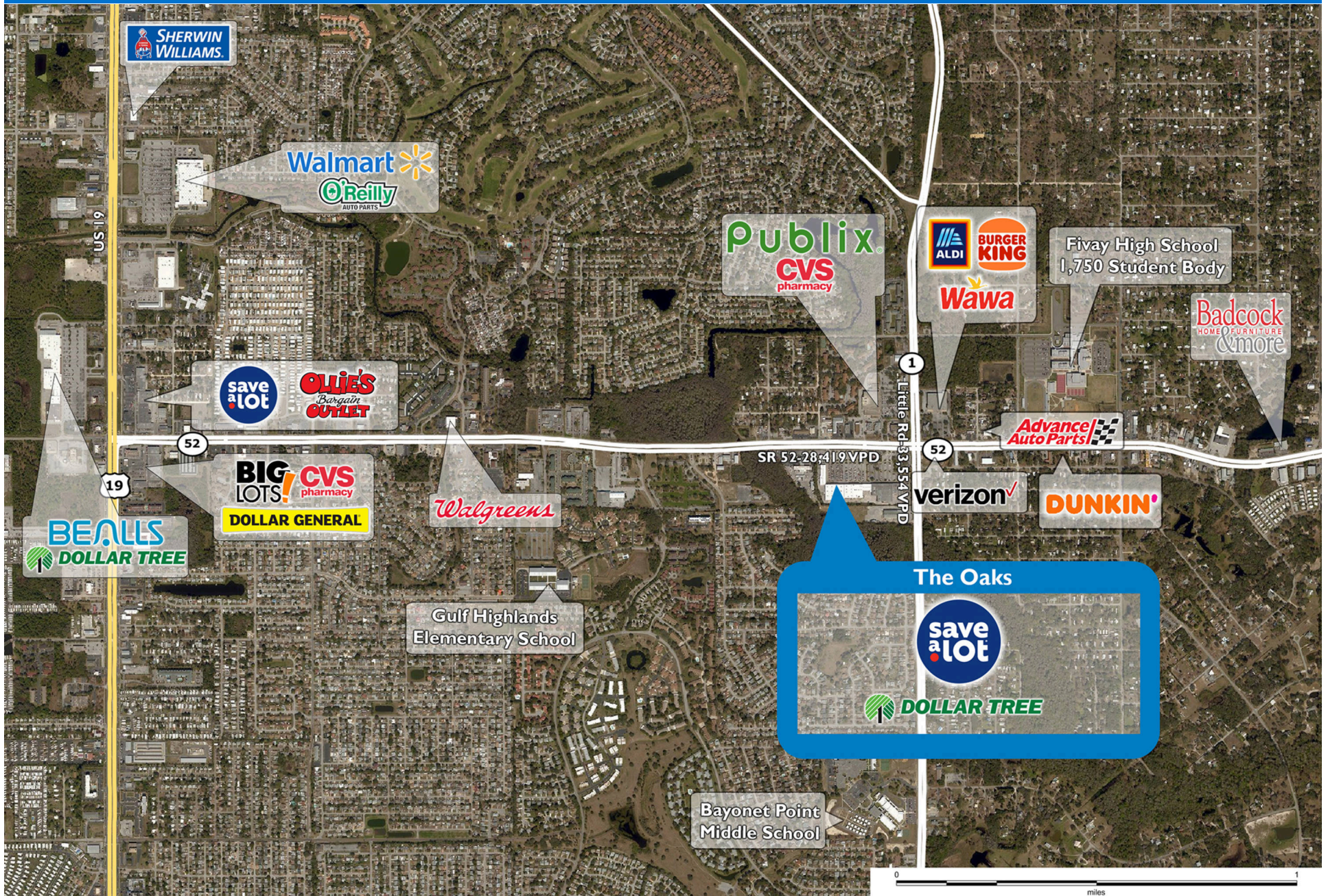
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Demographic Summary Report

1990 - 2000 Census, 2020 Estimates & 2025 Projections

Calculated using TAS Retrieval Retrieval

Jun 3, 2021



Latitude: 28.330889

Longitude: -82.669068

The Oaks Hudson, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2020 Estimated Population	10,693	60,940	112,178
	2025 Projected Population	11,173	63,249	116,815
	2010 Census Population	9,471	55,712	101,626
	2000 Census Population	9,727	53,862	94,642
	1990 Census Population	9,281	49,513	84,957
	Historical Annual Growth 1990 to 2000	0.47%	0.85%	1.09%
	Historical Annual Growth 2000 to 2010	-0.27%	0.34%	0.71%
	Estimated Annual Growth 2010 to 2020	1.14%	0.84%	0.92%
	Projected Annual Growth 2020 to 2025	0.88%	0.75%	0.81%
	Median Age	50.5	49.8	47.3
Households	Q4 2020 Estimated Households	5,074	27,151	48,475
	2025 Projected Households	5,300	28,188	50,445
	2010 Census Households	4,501	24,818	44,026
	2000 Census Households	4,664	25,074	42,708
	1990 Census Households	4,442	23,104	38,321
	Historical Annual Growth 1990 to 2000	0.49%	0.82%	1.09%
	Historical Annual Growth 2000 to 2010	-0.36%	-0.10%	0.30%
	Estimated Annual Growth 2010 to 2020	1.12%	0.84%	0.90%
	Projected Annual Growth 2020 to 2025	0.87%	0.75%	0.80%
	Population per Household	2.09	2.23	2.30
Population by Race	White	87.3%	85.7%	84.7%
	Black or African American	0.7%	1.6%	2.2%
	Asian & Pacific Islander	0.9%	1.0%	1.2%
	Other Races	1.6%	1.9%	2.1%
	Hispanic Population	9.5%	9.8%	9.8%
Income	Average Household Income	\$47,254	\$50,453	\$54,063
	Median Household Income	\$37,579	\$41,342	\$42,455
	Per Capita Income	\$22,648	\$22,631	\$23,475
Education (Age 25+)	Elementary	2.8%	2.7%	3.2%
	Some High School	6.7%	8.6%	9.1%
	High School Graduate	39.6%	40.3%	39.6%
	Some College	22.6%	22.0%	22.2%
	Associates Degree Only	11.1%	10.8%	10.4%
	Bachelors Degree Only	11.0%	10.4%	10.4%
	Graduate Degree	6.2%	5.3%	5.1%
Business	Number of Businesses	138	1,007	2,279
	Total Number of Employees	1,886	11,482	27,446
	Employees per Business	13.71	11.41	12.04
	Residential Population per Business	77.74	60.53	49.22

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