

# SUNSET PLAZA

18407 - 18489 US Hwy 41 | Lutz, FL



JOIN ALDI, DOLLAR GENERAL, ACE HARDWARE AND PET SUPERMARKET

**TAMMY SASSIN**

813.928.4748

[Tammy@IsramRealty.com](mailto:Tammy@IsramRealty.com)



# HIGHLIGHTS

- ±130,091 SF Aldi grocery anchored shopping center with in-line shop space and outparcel available.
- Surrounded by private and public schools. Lutz elementary, Lutz Preparatory, Maniscalco Elementary, Learning Gate Community, and Center Academy.
- Average household income \$159,181 within 1 mile.
- 48,500 cars per day.

## DEMOGRAPHICS

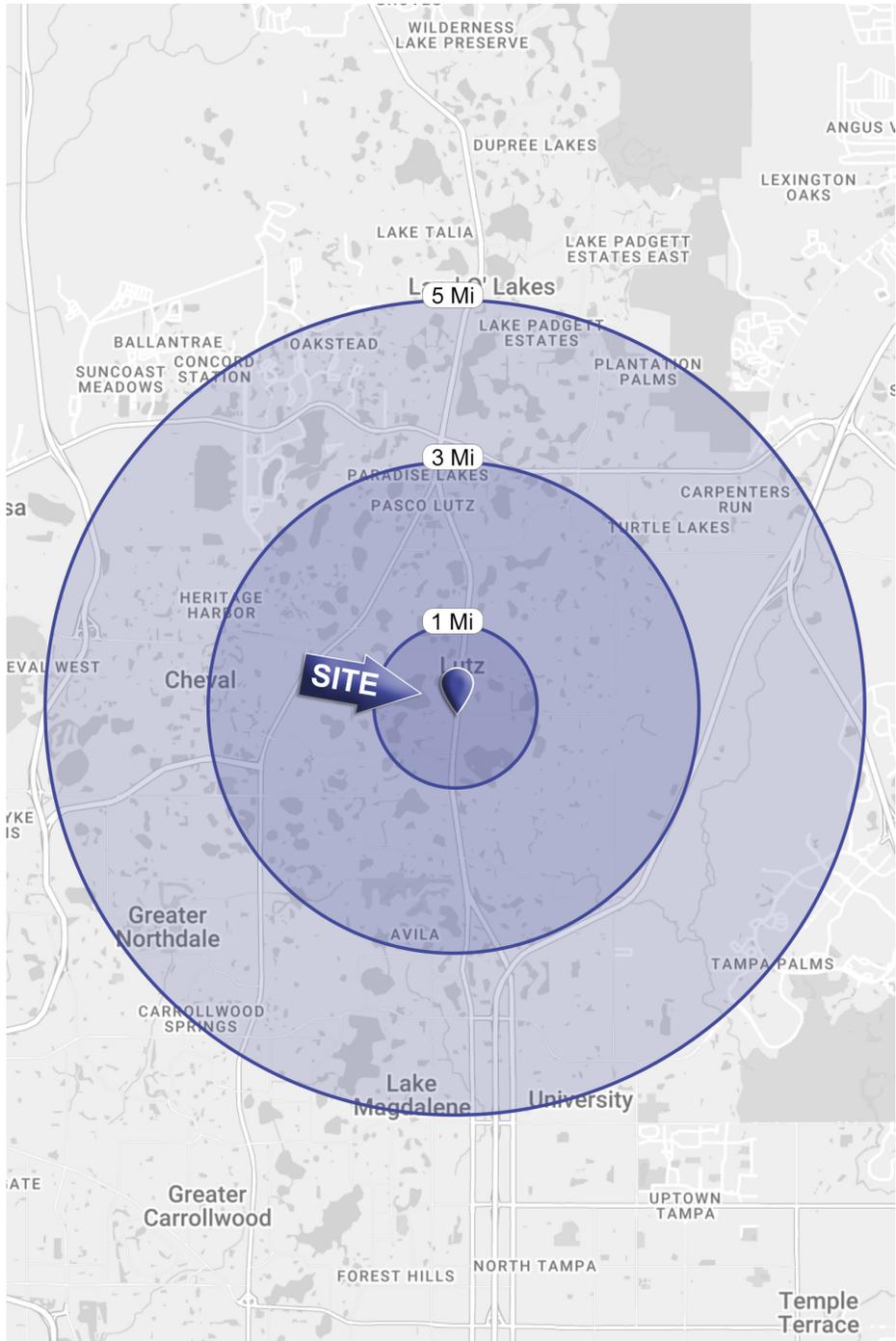
	1 Mile	3 Miles	5 Miles
Population	3,539	32,020	137,410
Households	1,353	12,385	54,534
Employees	1,849	12,918	46,670
Avg. Household Income	\$159,181	\$150,539	\$119,554

## 

	5 Minute	10 Minute	15 Minute
Population	6,261	54,631	253,505
Households	2,273	21,893	99,861
Employees	5,106	25,951	113,455
Avg. Household Income	\$142,887	\$108,917	\$101,404

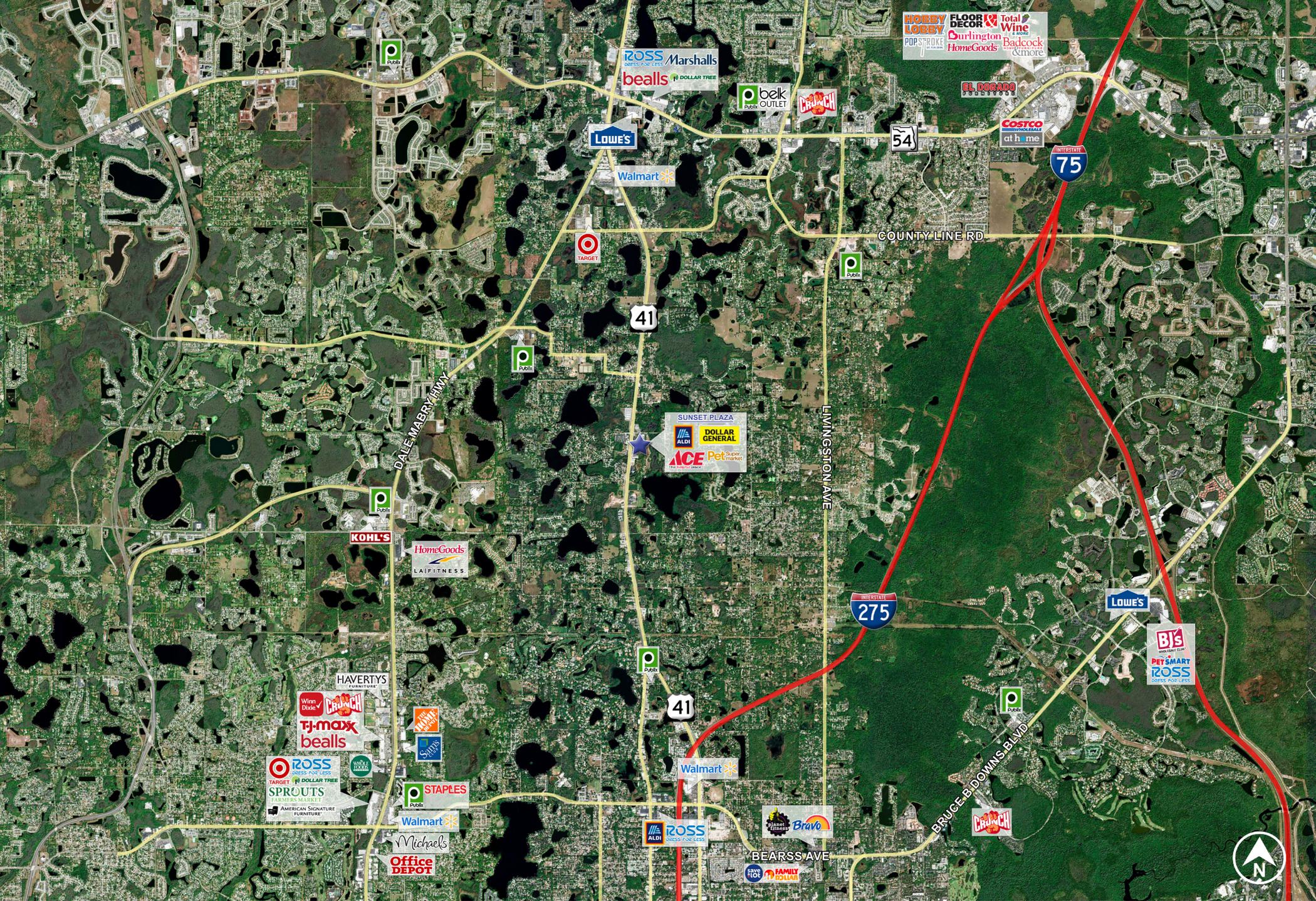
## TRAFFIC COUNTS

US Hwy 41	48,500 VPD
Sunset Lane	13,400 VPD





Bay	Tenant	SF
18407	ALDI	20,581
18412	ALDI	24,403
18421	The Great Catch	4,075
18425	Motion Nails	1,700
18427-29	Fit Body Boot Camp	2,858
18431	Thai Café Modern	1,506
18437	Angel's Gymnastics	7,840
18445	Pet Supermarket	10,000
18451	Dollar General	10,000
18455	PT Solutions Physical Therapy	1,600
18457	Dance Gear	1,600
18459	Bella Roma Pizza	1,600
18463	House of China	1,600
18467-69	Lutz Ace Hardware	14,129
18477	Furniture	11,573
18479	Bao Massage & Foot Spa	1,400
18481	USPS Lutz	13,626
OP	Available	



SUNSET PLAZA | MARKET AERIAL

