

Sunset Plaza

18407 - 18489 US Hwy 41 | Lutz, FL



PROPERTY HIGHLIGHTS

Sunset Plaza is a 130,091 necessity based shopping center anchored by Winn Dixie. The center is located along the heavily trafficked US Highway 41 in Lutz, FL. Lutz is an affluent bedroom community to Tampa boasting an average household income of \$131K within 3-miles of the center. Historically, Sunset Plaza has been fully occupied with major tenants consisting of Winn Dixie, Ace Hardware, Pet Supermarket, Dollar General, and the U.S. Postal Service.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,494	30,682	132,973
Employees	1,413	11,275	39,516
Avg. Household Income	\$144,197	\$142,186	\$114,355

TRAFFIC COUNTS

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

CONTACT INFORMATION

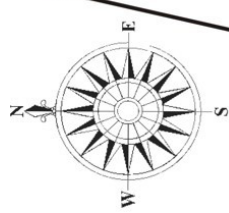
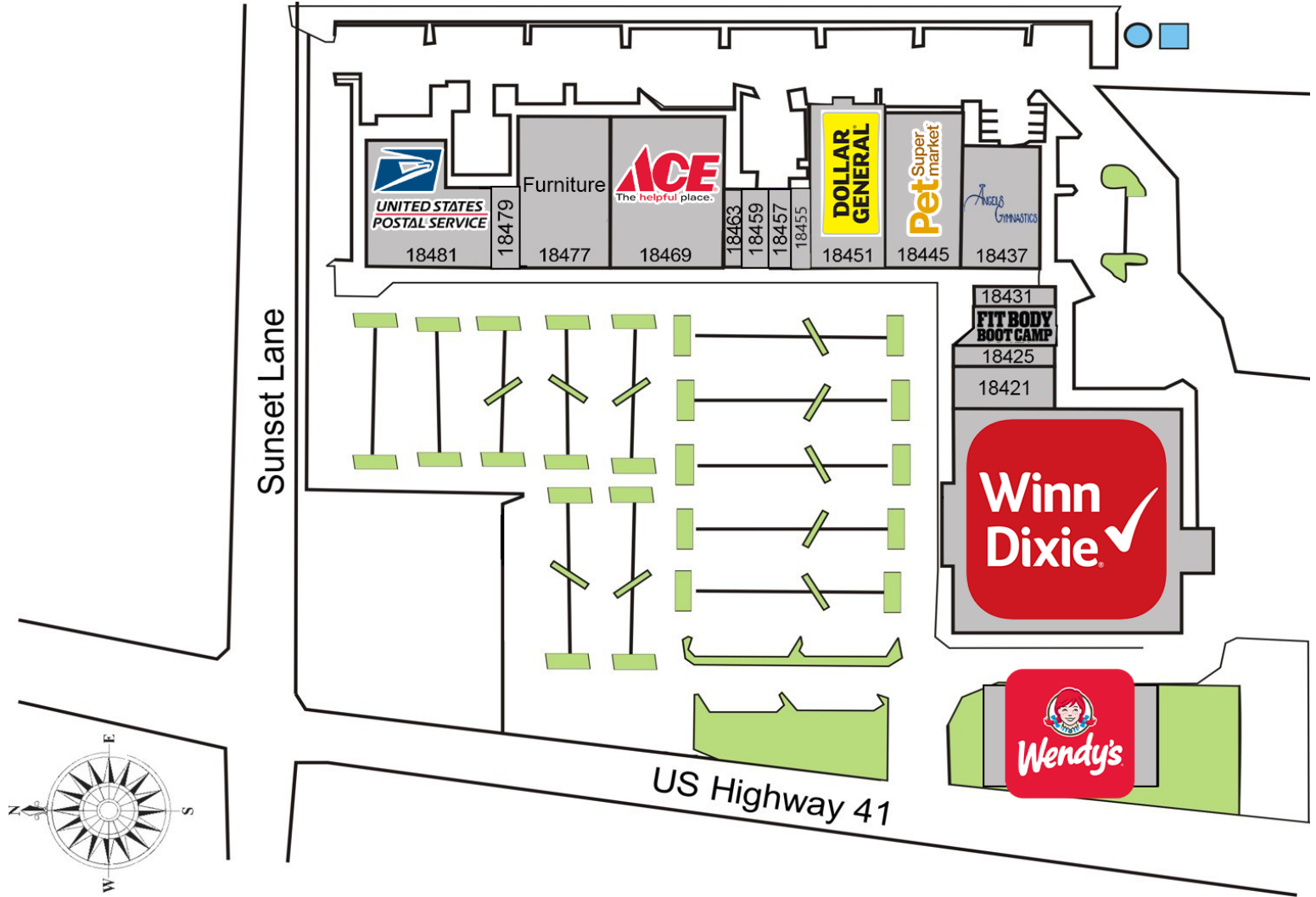
TAMMY SASSIN
813.928.4748
Tammy@IqramRealty.com

Sunset Plaza

18407 - 18489 US Hwy 41 | Lutz, FL



SITE PLAN



Bay	Tenant	SF	Bay	Tenant	SF
18407	Winn-Dixie	44,984	18455	Milestone Zone Children's Gym	1,600
18421	The Great Catch	4,075	18457	Sugaring NYC	1,600
18425	Motion Nails	1,700	18459	Bella Roma Pizza	1,600
18427-29	Fit Body Boot Camp	2,858	18463	House of China	1,600
18431	Thai Café Modern	1,506	18467-69	Lutz Ace Hardware	14,129
18437	Angel's Gymnastics	7,840	18477	Furniture	11,573
18445	Pet Supermarket	10,000	18479	Bao Massage & Foot Spa	1,400
18451	Dollar General	10,000	18481	USPS Lutz	13,626
			OP	Wendy's	

Sunset Plaza

18407 - 18489 US Hwy 41 | Lutz, FL



CENTER PHOTOS



Sunset Plaza

18407 - 18489 US Hwy 41 | Lutz, FL



MARKET AERIAL

