



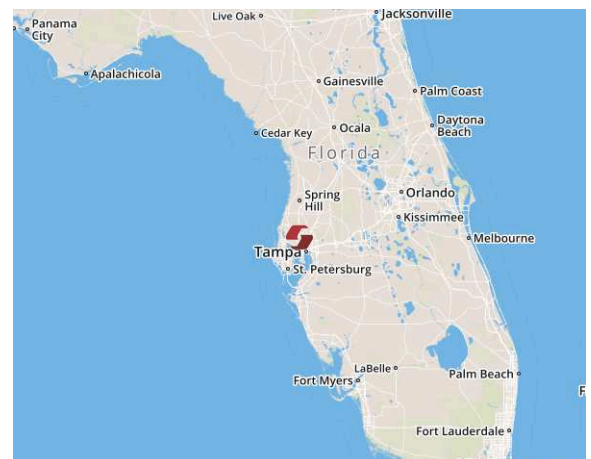
Overview

- Publix anchored center located on the NW corner of Ehrlich Rd and Lynn Turner Rd in the Carrollwood community of Tampa, FL
- One mile from Exit 10 of Veterans Expressway which has over 54,000 AADT
- Three (3) access points on Ehrlich Rd with a traffic light at the intersection and great visibility from both major roads
- National outparcel retailer presence (McDonald's, Taco Bell, KFC), producing high traffic in center

Demos

3 Miles 5 Miles 7 Miles

Population	82,811	188,327	387,480
Households	32,259	75,170	151,903
Avg Household Income	\$88,295	\$88,499	\$78,555



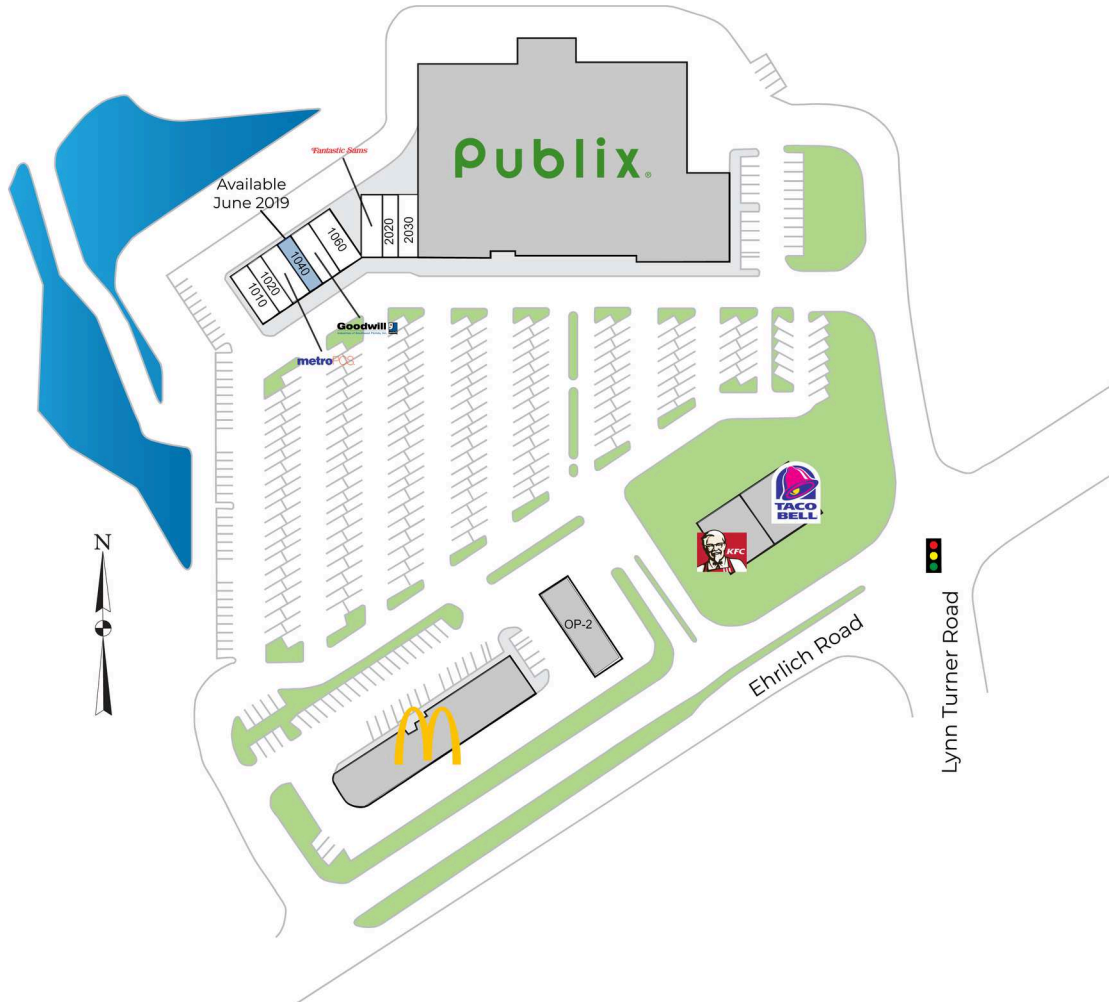
Leasing Contact

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Traffic Counts (AADT)

Ehrlich Rd 22,500
Turner Road 20,500





1010	Pro Nails	1,065	1050	Goodwill	1,140	2030	Pitza Pizza	1,200
1020	Pro Nails	825	1060	Poke Point	1,400	99999	Publix	-
1030	Metro PCS	1,100	2010	Fantastic Sam's	1,200			
1040	Topline Nails	825	2020	China Wok	900			

