

# SUN CITY STRIP CENTER



14371 US 301,  
Sun City/Wimauma, FL 33904



A front parcel located right on  
US Highway

# Market

# OVERVIEW

Sun City/Wimauma Florida is one of the fastest growing areas in Florida with close to a 20% growth rate. The area is experiencing an excellent amount of new development with strong national tenants nearby, such as Chic-fil-a, Publix, CVS, Dominoes, Starbucks, 7/11, and many more. The area is also known for some of its popular tourist attractions such as the Little Manatee State Park. This is a well known park and one of the main attractions of the area. With strong tourist attractions, large national tenant presence, and excellent demographics, this is more than ideal space for any business looking to come to the Sun City FL/Wimauma area.

In addition to an ideal location, Wimauma/Sun City also boasts:

- Strong tenants
- Proximity to a Grocery store
- Mixed-use retail environment
- Ample parking
- Substantial daily traffic



**Hillsborough  
County Florida**

# Demographic Insights

(within a 5-mile radius)

**POPULATION**  
**176K**



The Sun City Strip Center is in close proximity to Little Manatee Park a well known tourist attraction

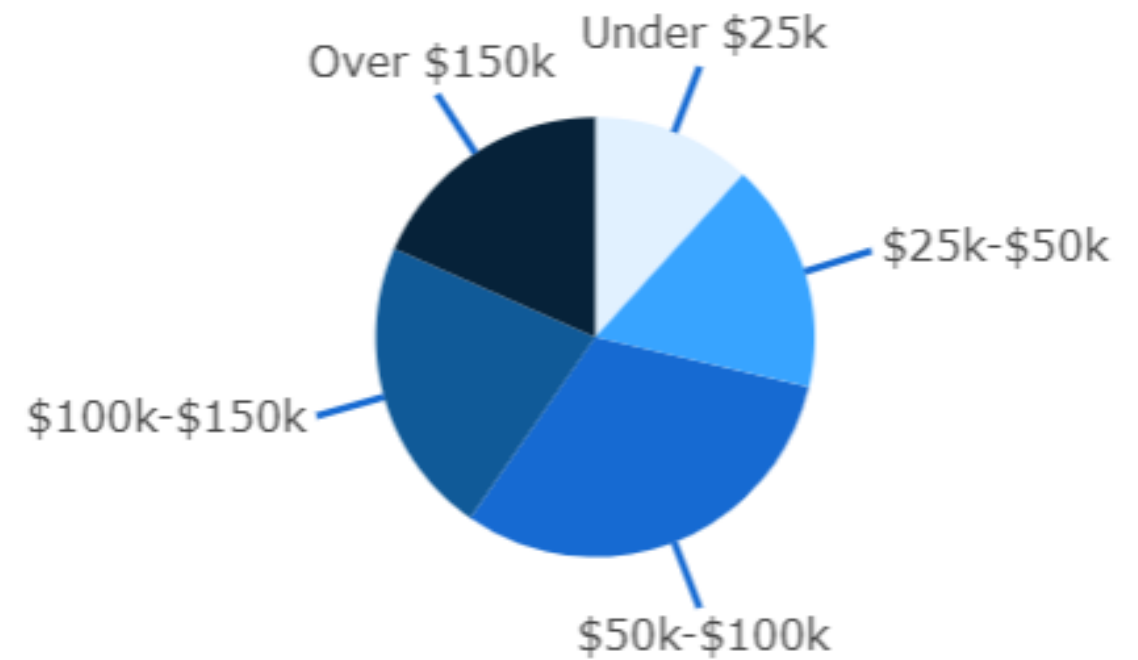
## HOUSEHOLD INCOME

### Household Income

**\$82.9k**  
Median Income

**\$95k**  
2028 Estimate

**↑ 15%**  
Growth Rate



*data provided via Crexi*

**TOMARCHIO ENT.**

*Tenant*  
**VARIETY**

**DUNKIN'**  
**DONUTS**

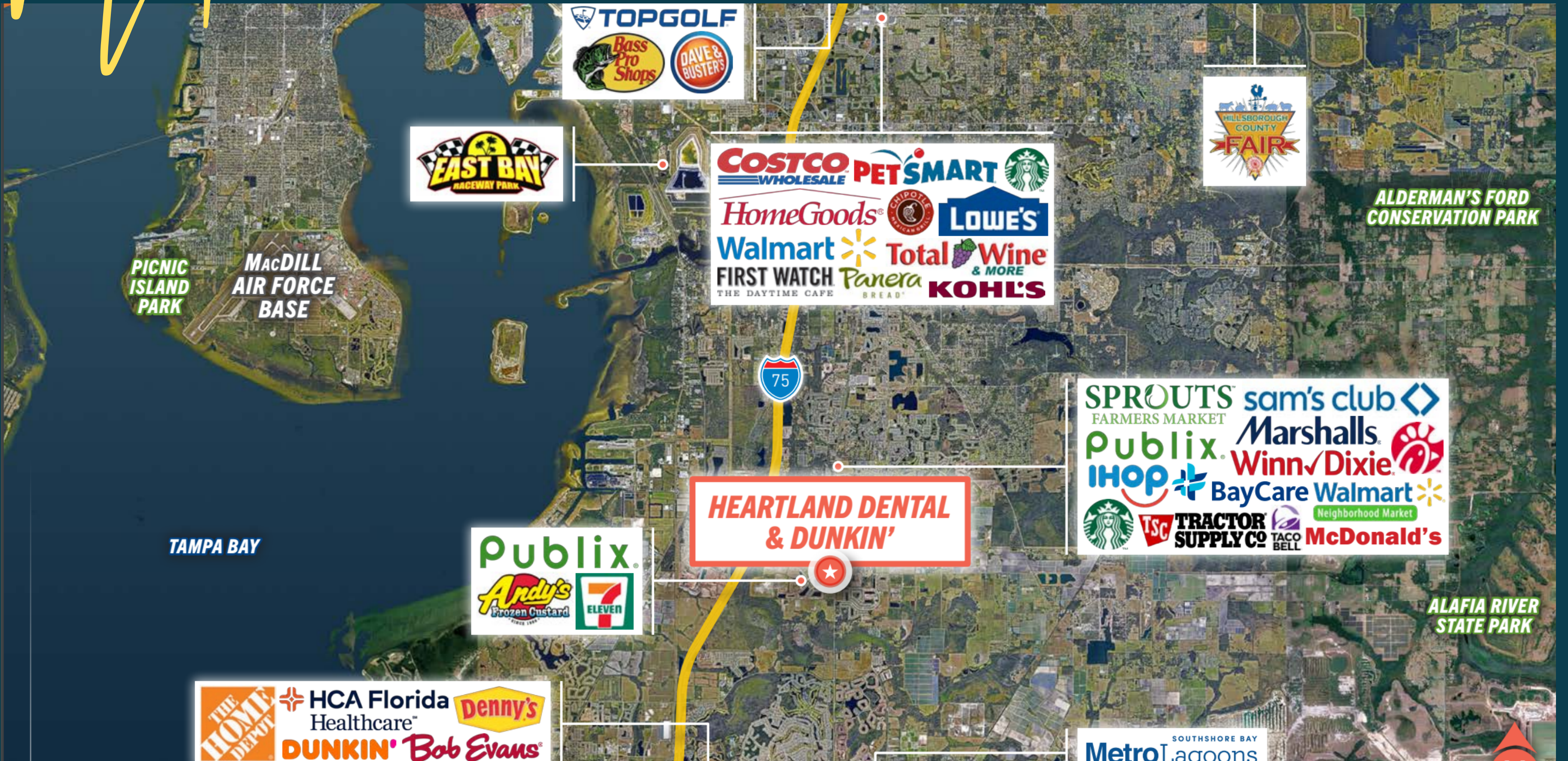


**HEARTLAND.**  
DENTAL

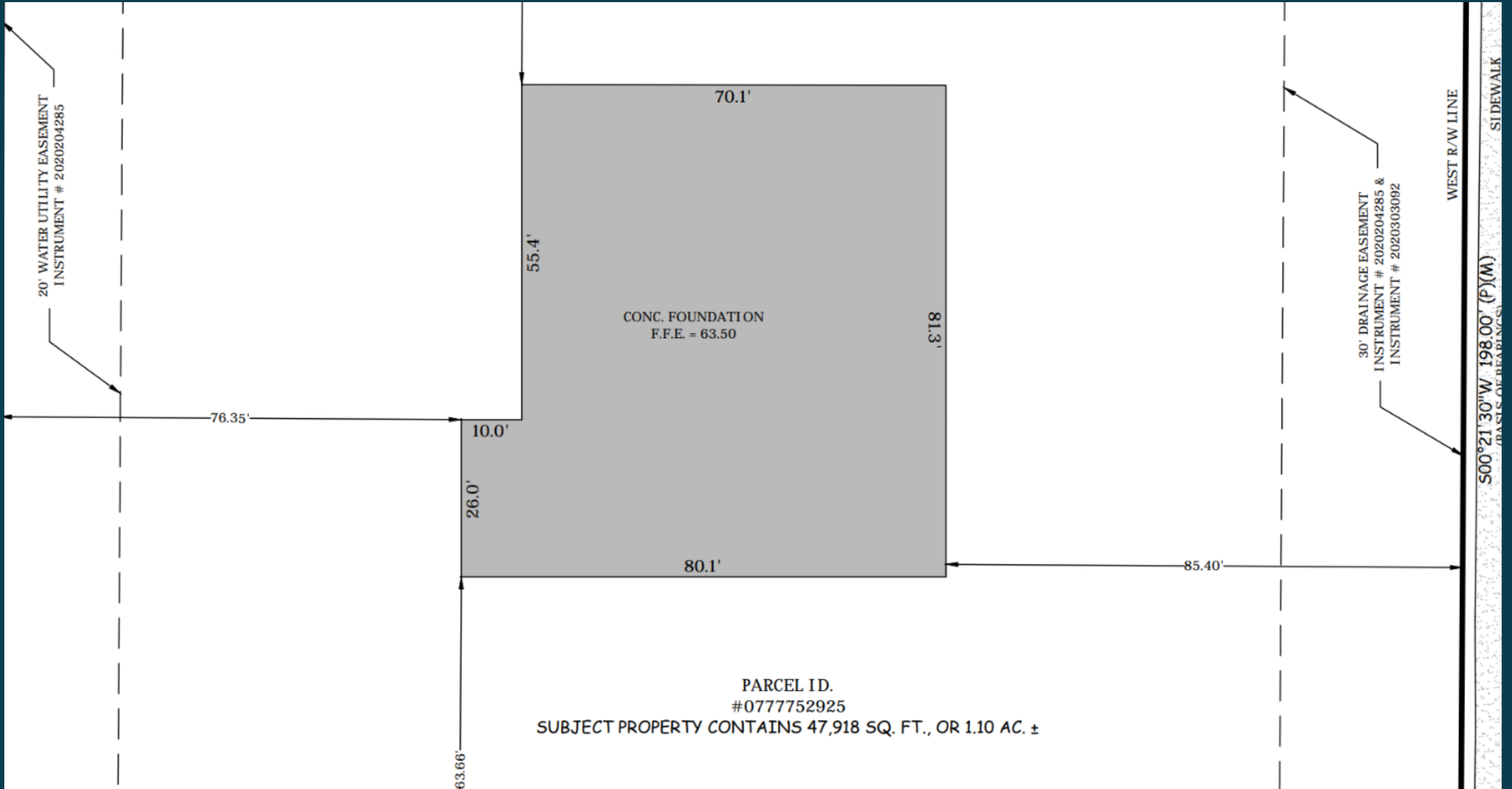
**TOMARCHIO ENT.**

Map

# VIEW



# Existing Site PLAN



# Shopping Center

## EXTERIOR



**TOMARCHIO ENT.**

This Property is

*Fully  
Leased!*







*Call*  
**US**



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