

TEMPLE TERRACE SHOPPES

9219 - 9313 N 56th St
Temple Terrace, FL 33617



PROPERTY HIGHLIGHTS:

- **ATM Location Available**
- **Second Generation Restaurant Space Available Soon**
- Anchored by Hibbett Sports, DTLR, Verizon, Anytime Fitness, and Dollar Tree
- Located across the street from the 29-acre Downtown Temple Terrace redevelopment project which includes new construction of 200 luxury apartments
- Situated at a highly visible, signalized intersection, with a combined traffic count of 73,500 AADT
- Strong demographics include a population of over 266,000 with an average household income of more than \$78,000 within a 5-mile radius
- Shopping center total GLA: 72,773 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2026 Estimated Population	16,347	106,618	266,380
2026 Estimated Households	6,899	40,888	104,882
INCOME			
2026 Estimated Avg HH Income	\$77,073	\$76,869	\$78,012
AGE			
Median Age	35	33	34
DAYTIME DEMOS			
Number of Businesses	896	5,452	14,229
Number of Employees	5,911	45,510	115,822
Total Daytime Population	11,153	79,539	198,410
TRAFFIC COUNTS			
N 56th Street (N/S)	37,000 AADT		
E Busch Blvd (E/W)	36,500 AADT		



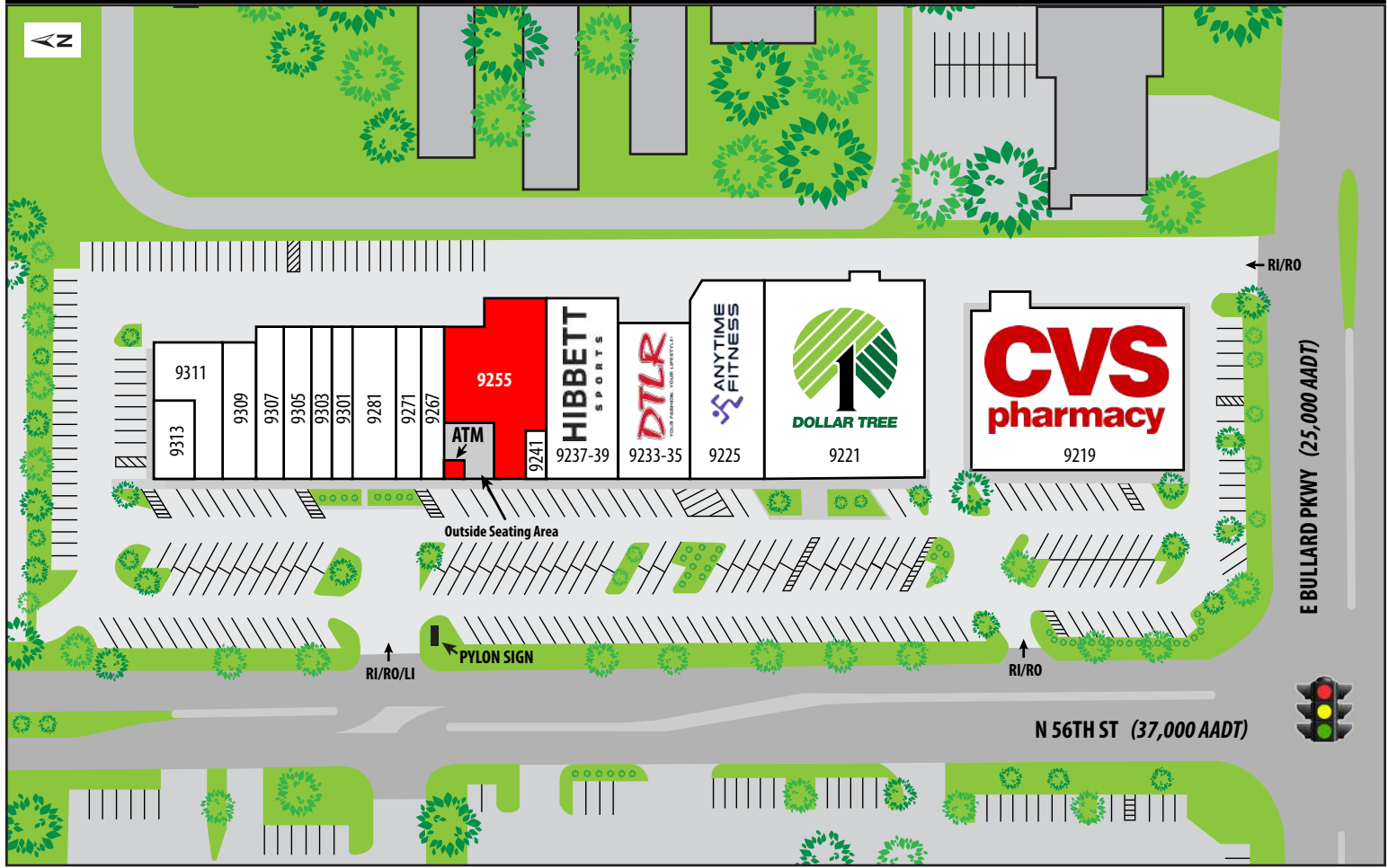
8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
www.RMCpg.com

FOR LEASING INFORMATION:

Luli Cannon
813.712.3054
lcannon@rmcpg.com

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UNIT	TENANT	SF
9219	CVS Pharmacy	13,556
9221	Dollar Tree	14,425
9225	Anytime Fitness	7,992
9233-35	DTLR	5,000
9237-39	Hibbett Sports	6,038
9241	Temple Terrace Alterations	500
9255	AVAILABLE SOON (2nd Gen Restaurant)	6,000
9267	Boost Mobile	1,500
9271	Charley's Philly Steaks	1,500

UNIT	TENANT	SF
9281	Peoples Beauty Supply	3,000
9301	TT Nails	1,500
9303	Ace Cash Express	1,500
9305	Wingstop	2,000
9307	Papa John's Pizza	2,000
9309	Hibachi Express	2,250
9311	PT Solutions	2,600
9313	Verizon	1,450
ATM	AVAILABLE	N/A

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