

WALDEN WOOD VILLAGE

2402 – 2502 James L Redman Pkwy | Plant City, FL 33566

**PROPERTY HIGHLIGHTS:**

- The shopping center is well-positioned at a major retail intersection
- Anchored by Dollar Tree, Dollar General, and Hibbett Sports
- Adjacent to Walmart Supercenter and across the street from Lowe's
- Demographics include a population of over 105,000 with an average household income of more than \$102,000 within a 7-mile radius
- Surrounding retailers include Marshalls, Ross, Michaels, Ulta, Bealls, PetSmart, Bealls Outlet, Publix Super Market, Save A Lot, O'Reilly Auto Parts, Tractor Supply Company, Big Lots, and Lowe's
- Shopping center total GLA: 74,332 SF (MOL)

KEY DEMOS	3 MILES	5 MILES	7 MILES
POPULATION			
2025 Estimated Population	40,143	71,304	105,717
2025 Estimated Households	14,035	25,068	36,795
INCOME			
2025 Estimated Avg HH Income	\$95,268	\$97,674	\$102,917
AGE			
Median Age	36	37	38
DAYTIME DEMOS			
Number of Businesses	2,349	3,381	4,909
Number of Employees	16,594	23,569	36,619
Total Daytime Population	28,072	44,541	68,070
TRAFFIC COUNTS			
James L Redman Pkwy (N/S)	25,500 AADT		
W Alexander St (E/W)	5,900 AADT		



FOR LEASING INFORMATION:

Luli Cannon
813.712.3054
lcannon@rmcpq.com

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

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UNIT	TENANT	SF
2402	VIPCare	3,751
2402-1	T-Mobile	3,000
2402-2	Hibbett Sports	5,200
2402-3	Storage	961
2404	Sport Clips	1,000
2406	(Former Café / Ice Cream) AVAILABLE	1,000
2410	AVAILABLE	2,886
2412	(Former Spa) AVAILABLE	1,112

UNIT	TENANT	SF
2414	Luk Nails	1,410
2418	Beef'O' Brady's	4,250
2422	Staffmark	1,326
2424	Jimmy John's	1,800
2436	Dollar General	13,386
2438	Aaron's	13,125
2502	Dollar Tree	20,125

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