

# THE SHOPS AT BIG BEND

SWC of Big Bend Rd. & Waterset Blvd, Gibsonton, FL 33534

RETAIL SPACE FOR LEASE

## PROPERTY HIGHLIGHTS

- **INLINE AVAILABLE SPACE:** 1,250 SF
- Anchored by Publix
- Estimated delivery Q2 2024
- Located at the signalized intersection of Big Bend Rd. and Waterset Blvd. at the entrance to the master-planned community, Waterset™ by Newland
- Excellent frontage on Big Bend Rd. with easy access to I-75, U.S. 41 and U.S. 301
- Approved Multi-Family Units: 343 Apartments & 293 Townhomes
- Apollo Beach is now one of the most desirable suburbs of the Tampa metro area with just under 8,000 new homes planned within a 3 mile radius of the site

## DEMOGRAPHICS

### POPULATION



3 Mile	46,801
5 Mile	134,061
10 Minute	87,170

### HOUSEHOLDS



3 Mile	16,039
5 Mile	47,193
10 Minute	30,322

### DAYTIME POPULATION



3 Mile	20,378
5 Mile	60,036
10 Minute	39,814

### AVE. HOUSEHOLD INCOME

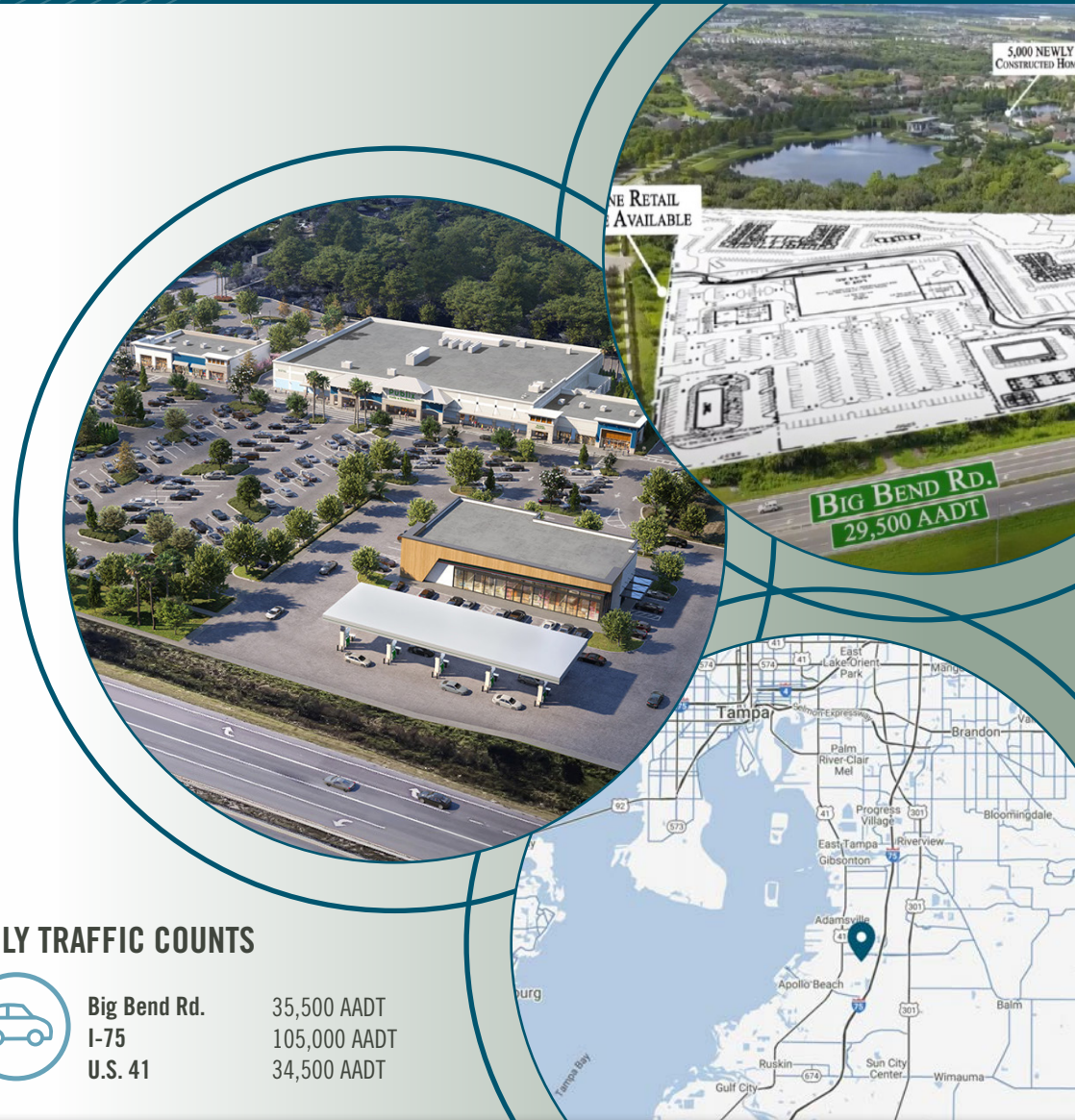


3 Mile	\$83,289
5 Mile	\$80,645
10 Minute	\$85,817

### DAILY TRAFFIC COUNTS



Big Bend Rd.	35,500 AADT
I-75	105,000 AADT
U.S. 41	34,500 AADT



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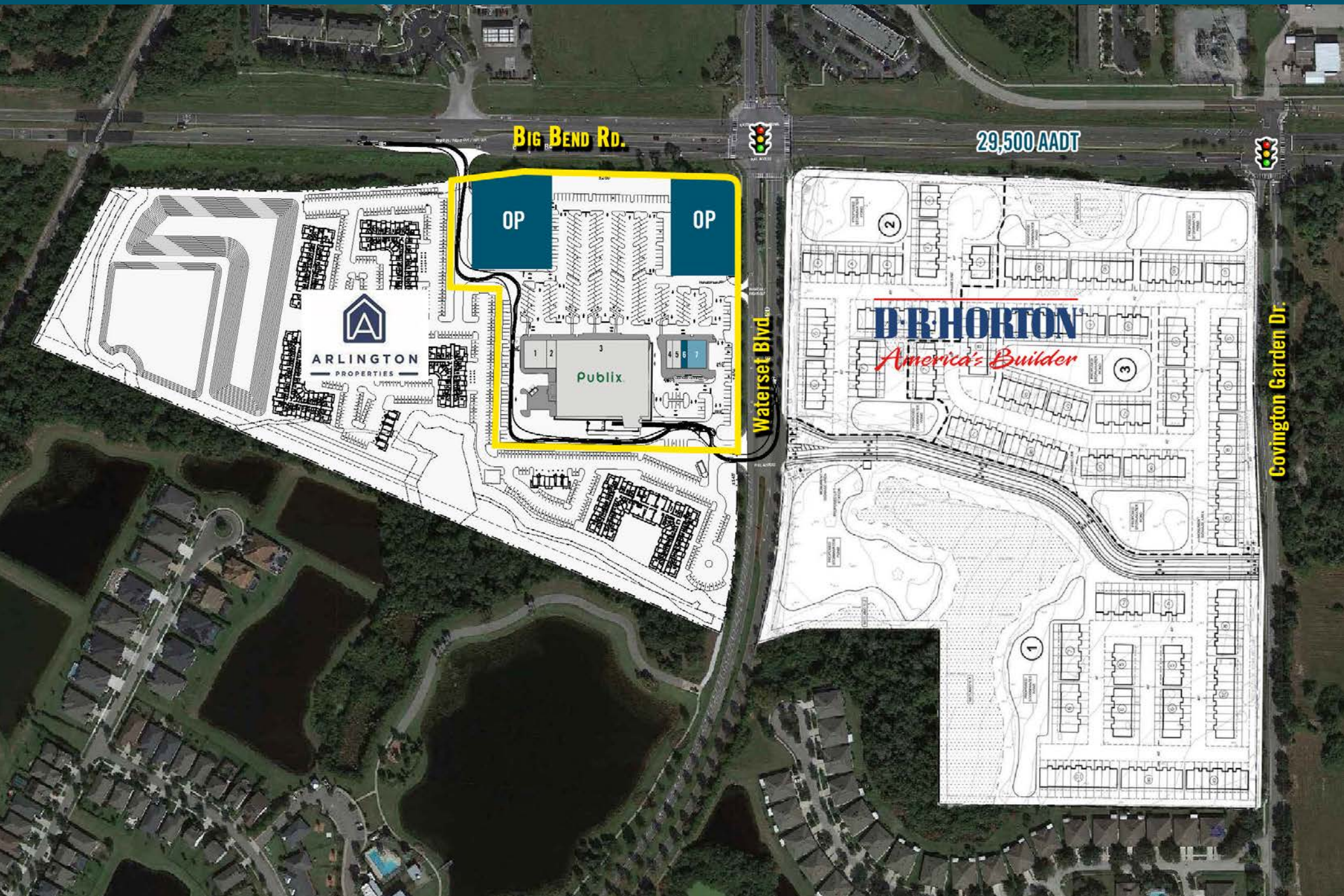
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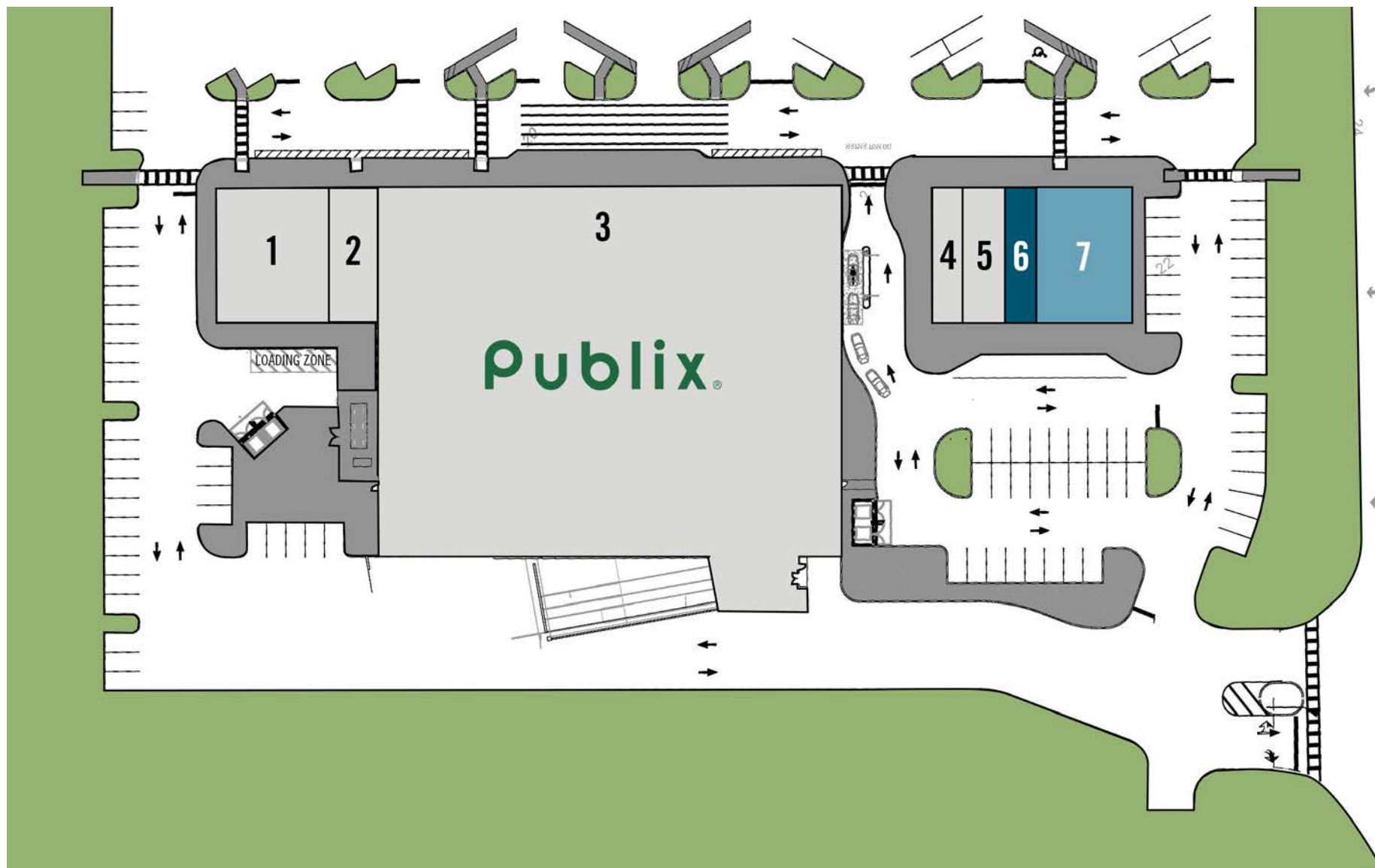
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1	Grand Nails	4,410	4	Great Clips	1,050	7	AT LEASE	2,800
2	Publix Liquor	1,400	5	Premier Martial Arts	1,400			
3	Publix	46,981	6	AVAILABLE	1,250			



