

# Retail Opportunity

## Valrico, FL



### Valrico Commons

- Located at the Corner of Hwy. 60 & Valrico Road in Hillsborough County
- Anchored by Publix, Ross & Five Below
- Lighted Intersection, Excellent Visibility & Traffic Counts
- Strong Local Residential Growth



#### DEMOGRAPHIC INFORMATION

#### DAILY TRAFFIC COUNTS

Radius	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	Hwy. 60	57,000
Population	12,224	71,606	174,898	Valrico Road	12,500
Avg. Family Income	\$64,763	\$71,731	\$74,158	<b>Total</b>	<b>68,500</b>

Carol Smiddy X201

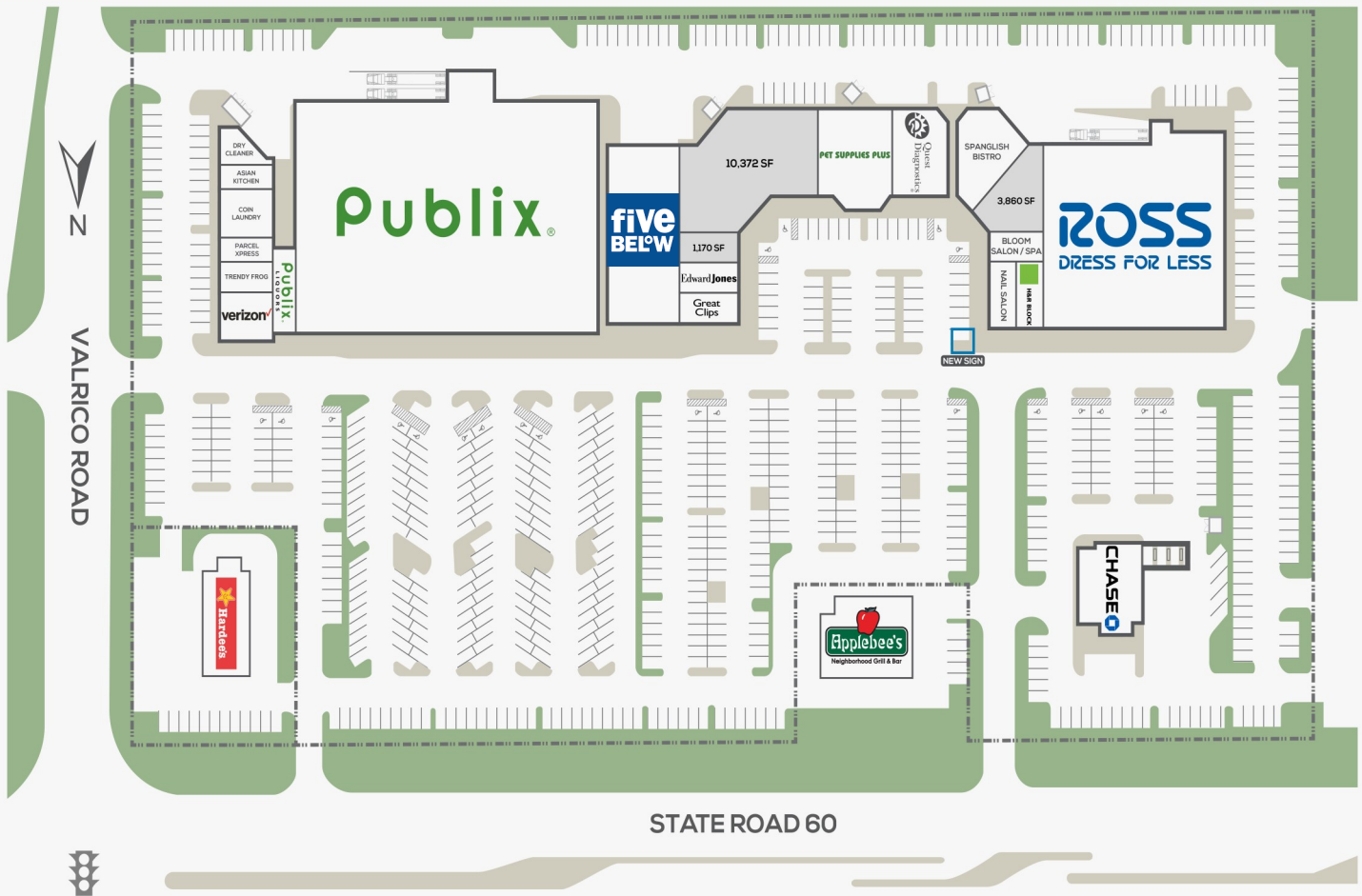
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# Site Plan



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Owned In Joint Venture By:

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