



WOLF ASSET MANAGEMENT



# Citrus Park Shops

6160 - 6182 Gunn Highway  
Tampa, FL 33625



GLA: 15,800 SF



79 surface spaces  
(5/1,000 SF)



Year built: 2003



AADT: 36,000  
vehicles/day



Zoning: CI -  
Commercial Intensive,  
Hillsborough County



Citrus Park Shops shares an ingress road with a Walmart Supercenter and offers great retail, restaurant, and office opportunities. Citrus Park Shops provides tenants with excellent curb appeal, high visibility, and prominent signage on Gunn Highway. Multiple access points allow for easy ingress/egress.

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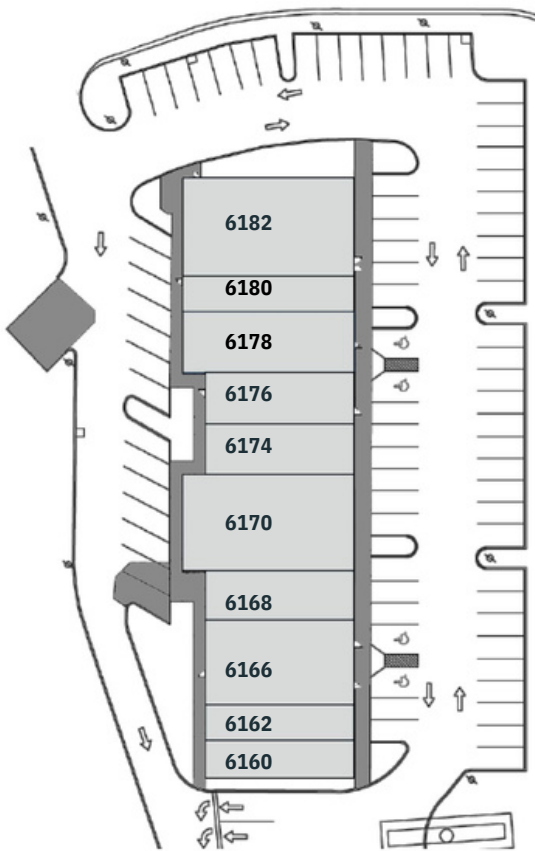


## Key Demographics (2020)

	1 Mile	3 Miles	5 Miles
Population	17,109	93,427	247,071
Median Age	36	40	39
Avg HH Income	\$72,175	\$87,386	\$88,543
Median HH Income	\$59,141	\$67,301	\$64,653

## Featured Tenants

Suite	Tenant
6160	MetroPCS
6164	Drip
6170	Advanced Dental Arts
6182	Professional Urgent Care



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