



Retail Space for Lease
Out Parcels Available

Hays Road Town Center — Publix Anchored

NWC of State Road 52 and Hays Road • Hudson, Pasco County, Florida 34669

Property Highlights:

- Tenants Include: Publix, Beef 'O' Brady's, Great Clips, Penthouse Cleaners, UPS, Nail Salon & Tanning, Veterinarian, China Wok, TJ Liquors, Verizon Wireless, HMA Physicians Office
- Seven-mile grocery draw
- Located at a signalized intersection
- 20,939± households within a ten-minute drive time
- Excellent visibility and access

Lease Space Available:

- Suites from 1,053± SF to 3,491 SF
- Attractive lease terms

Also Available:

- Phase II: Retail / Office / Medical - 20,570± SF available
- Out parcels B and C for Ground Lease / Sale
- Pad ready, rough grade and utilities to site
- Site lighting, landscaping and irrigation included
- Cross-easement parking complete

2011 Demographic Highlights

	3 Miles	5 Miles	10-Min. Drive Time
Population	9,510	30,524	58,623
Average Income	\$50,009	\$48,508	\$51,292

AADT Traffic Counts (2010):

- 24,000 - West on SR-52 (6-Lane Road)
- 12,000 - on Hays Road (per Pasco Co. records)

For More Information, Contact:

Jim Dunphy, CCIM

813.283.2558

jim@dunphydevelopment.com

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