

# HERON CREEK TOWNE CENTER

NORTH PORT, FLORIDA



## SIZE

64,664 square feet

## MAJOR TENANTS

Publix  
Subway  
The UPS Store



## LOCATION

1289 South Sumter Blvd. | North Port, Florida 34287

## PROPERTY HIGHLIGHTS

- 64,400-sf center anchored by Publix
- Featuring Subway, The UPS Store and Sparkle Brite Pool Stores
- Located in one of Florida's fastest-growing cities
- 38,900+ residents in the three-mile trade area with projected 11.5% growth over the next five years

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



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## SPACE TENANT SQ. FT.

100	Publix	44,271
101	China Palace	1,400
102	AJ Nails	1,400
103	Sparkle Brite	1,400
	Pools of North Port	
104	Hairstyling & More	1,375
105	Subway	1,400
106	Lindy Lu's	1,400
107	North Port	1,400
	Chiropractic, Inc.	
108	Community Eye Center	1,400
109	Publix	1,600
110	Zio's Pizzeria	1,600
	& Restaurant	
111	The UPS Store	1,200
112	Anytime Fitness	4,818

**TOTAL SQ. FT.** 64,664

## SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others



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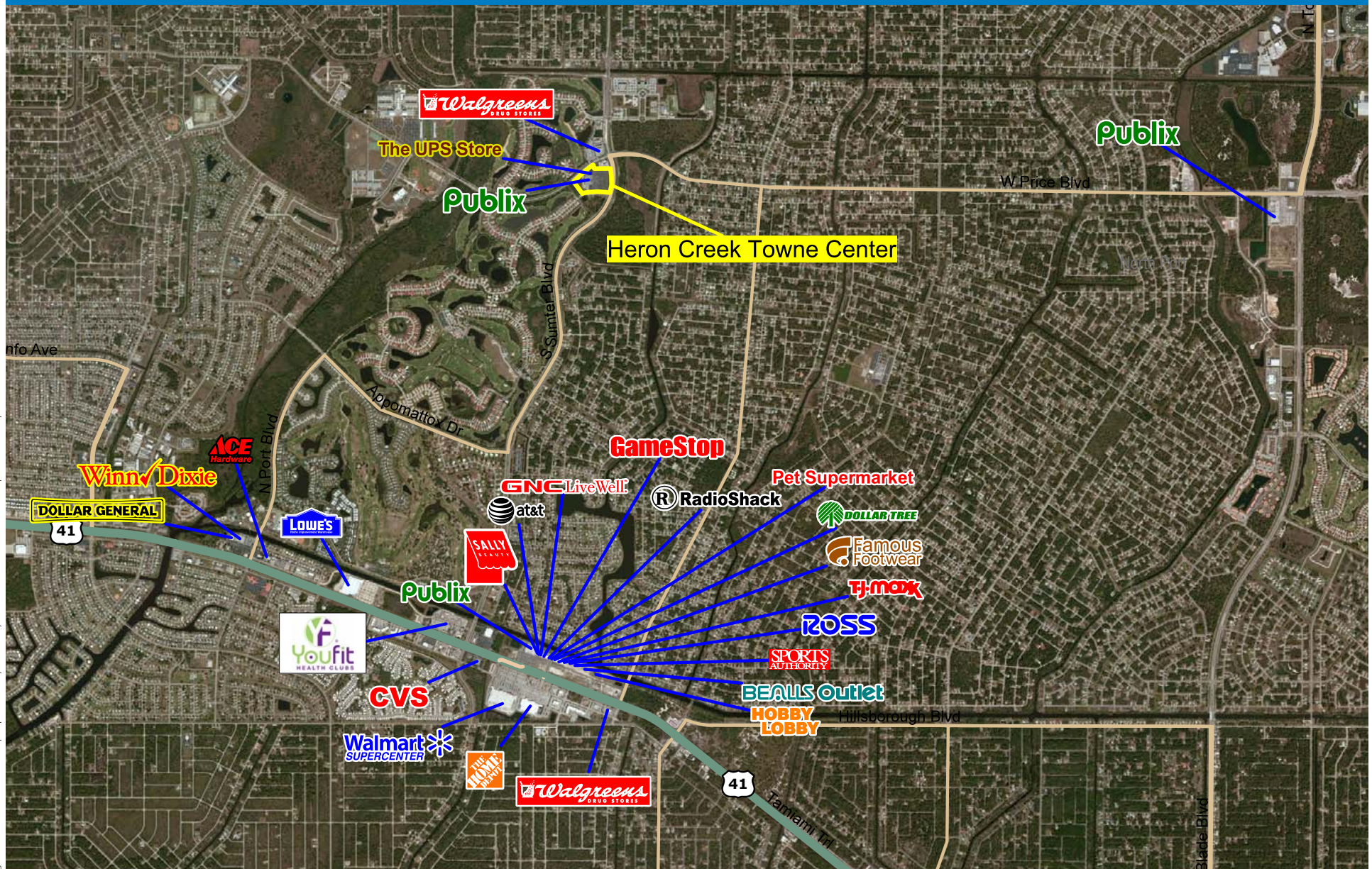


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# Demographic Summary Report

1990 - 2000 Census, 2013 Estimates & 2018 Projections

Calculated using TAS Retrieval Retrieval



Mar 7, 2014

Latitude: 27.069044 Longitude: -82.210113

Heron Creek Towne Center North Port, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Population	Q4 2013 Estimated Population	3,769	39,745	60,727	137,158
	2018 Projected Population	3,894	42,340	65,049	146,998
	2010 Census Population	3,792	38,719	58,967	133,620
	2000 Census Population	2,231	18,818	29,758	91,816
	1990 Census Population	1,114	10,674	18,090	65,625
	Historical Annual Growth 1990 to 2000	7.19%	5.83%	5.10%	3.42%
	Historical Annual Growth 2000 to 2010	5.45%	7.48%	7.08%	3.82%
	Estimated Annual Growth 2010 to 2013	-0.16%	0.70%	0.79%	0.70%
	Projected Annual Growth 2013 to 2018	0.65%	1.27%	1.38%	1.40%
	Median Age	47.6	42.9	45.2	49.6
Households	Q4 2013 Estimated Households	1,519	15,715	24,637	58,484
	2018 Projected Households	1,564	16,667	26,261	62,578
	2010 Census Households	1,532	15,367	24,021	57,063
	2000 Census Households	847	7,667	12,822	39,898
	1990 Census Households	401	4,479	8,100	28,676
	Historical Annual Growth 1990 to 2000	7.77%	5.52%	4.70%	3.36%
	Historical Annual Growth 2000 to 2013	6.10%	7.20%	6.48%	3.64%
	Estimated Annual Growth 2000 to 2013	-0.22%	0.60%	0.68%	0.66%
	Projected Annual Growth 2013 to 2018	0.58%	1.18%	1.29%	1.36%
	Population per Household	2.48	2.52	2.46	2.34
Population by Race	White	85.9%	82.2%	83.1%	83.0%
	Black or African American	3.9%	6.5%	6.1%	6.3%
	Asian & Pacific Islander	1.3%	1.1%	1.1%	1.2%
	Other Races	1.6%	2.0%	1.9%	1.9%
	Hispanic Population	7.3%	8.2%	7.9%	7.6%
Income	Average Household Income	\$58,398	\$56,776	\$57,548	\$57,119
	Median Household Income	\$51,458	\$48,577	\$47,163	\$45,857
	Per Capita Income	\$23,541	\$22,501	\$23,385	\$24,445
Education (Age 25+)	Elementary	2.7%	2.0%	2.2%	2.8%
	Some High School	6.7%	9.5%	8.7%	8.6%
	High School Graduate	38.3%	37.7%	38.1%	35.0%
	Some College	24.2%	24.8%	24.7%	25.2%
	Associates Degree Only	14.3%	12.6%	11.1%	9.6%
	Bachelors Degree Only	10.0%	8.4%	9.5%	11.8%
	Graduate Degree	3.8%	5.1%	5.7%	7.0%
Business	Number of Businesses	50	512	856	2,548
	Total Number of Employees	453	4,889	7,800	37,069
	Employees per Business	9.00	9.54	9.11	14.55
	Residential Population per Business	74.86	77.56	70.90	53.82

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