



WESTFIELD CITRUS PARK'S TRADE AREA INCORPORATES THE FAST-GROWING COMMUNITIES OF PASCO COUNTY AND INCREASINGLY PROSPEROUS NEIGHBORHOODS IN NORTHERN HILLSBOROUGH AND PINELLAS COUNTIES.

The property features 30-foot-high storefront facades, decorative street lamps and limestone walkways as part of a charming "Main Street" ambiance, providing an ideal location for young families to leisurely shop and browse. The center also includes two play spaces, a nostalgic double-decker carousel and a 20-screen theater complex. Citrus Park's wide range of popular retailers includes H&M, A'GACI, Paul Mitchell School, Abercrombie & Fitch, Chico's, Hollister, Hot Topic, Vans, Sephora and White House | Black Market.

Total GLA 1,154,301 SQ FT • Small Shop GLA 338,676 SQ FT



DEMOGRAPHICS

498,379

Population

190,748

Households

\$81,103

Average Household Income
(2018)

\$95,061

Average Household Income
(2023)

17.2%

Household Income Growth
(2018-2023)

38.0%

Household Income >\$75K

25.7%

Household Income >\$100K

34.8%

College Graduate
(4 Year Degree+)

70,126

Total Daytime Employment
(5 miles)

6,804

Total Business Establishments
(5 miles)

