



HOLIDAY MALL

Premier open-air lifestyle destination with national
retailers, restaurants and entertainment in Holiday.

3332 US-19, Holiday, FL 34691

130,400 SF

TOTAL GLA
Neighborhood center

1.3M+

ANNUAL VISITORS
Placer.ai 2024

707

PARKING SPACES
5.4 per 1,000 SF

MAJOR TENANTS



AVAILABLE OPPORTUNITIES

3312
23,920 SF

3438
1,462 SF

FOR LEASE

Major incentives for qualified prospects

PROPERTY HIGHLIGHTS

Holiday Mall | Holiday, Florida



HOLIDAY MALL AERIAL



WINN-DIXIE FRONTAGE



FAMILY DOLLAR FRONTAGE

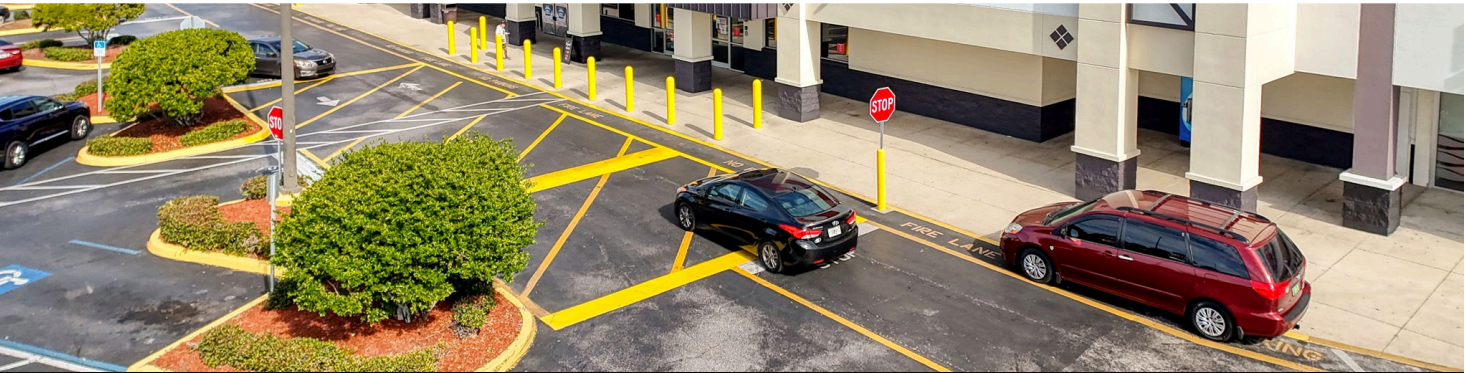
LEASING SUMMARY

Unit	Size	Space Type	Status
3312	23,920 SF	Anchor space	Available

3438	1,462 SF	Inline retail	Available
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POSITIONING

- Prominent frontage and direct access along US-19.
- Anchored by Winn-Dixie and Family Dollar.
- Established neighborhood center serving northern Pasco County.
- Dense residential trade area with 132,432 residents within five miles.
- 1.3M+ annual visitors support consistent tenant traffic.



WINN-DIXIE ANCHOR FRONTAGE



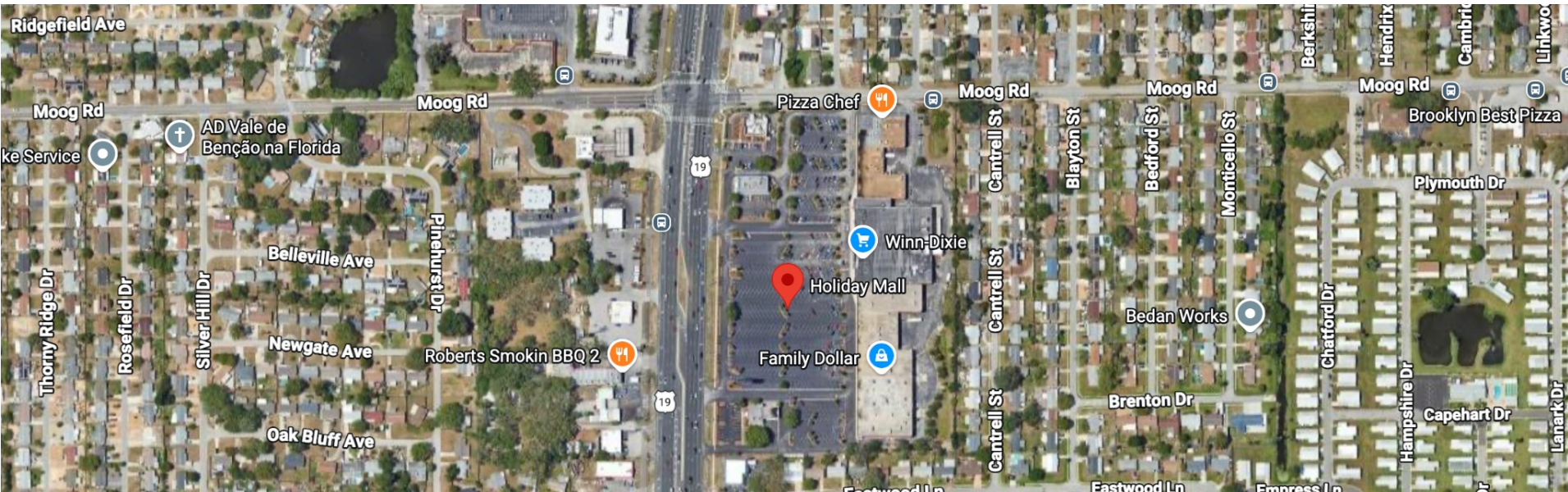
RETAIL CORRIDOR CONTEXT



TOTAL PROPERTY AREA - SUPPLIED DEMARCATION



INLINE RETAIL FRONTAGE



REGIONAL RETAIL CORRIDOR - SUPPLIED MAP

TRAFFIC & REGIONAL ACCESS

49,500

US-19 VPD
FDOT 2023

22,000

TAMPA RD VPD
FDOT 2023

20,000

MOOG RD VPD
FDOT 2023

1.3M+

ANNUAL VISITORS
Placer.ai 2024

STRATEGIC ACCESS ADVANTAGE

Signalized access at US-19 and Moog Road, with strong visibility along one of northern Pasco County's primary retail corridors.

RADIUS DEMOGRAPHICS

Metric	1 Mile	3 Miles	5 Miles
Total population	13,068	63,195	132,432
Population growth (2023-2028)	1.1%	1.3%	1.4%
Median household income	\$57,010	\$61,189	\$66,259
Median age	46.6	46.1	47.4
Average home value	\$194,500	\$202,900	\$226,800
Average rent - market	\$1,320	\$1,380	\$1,550
Average rent - gross	\$1,540	\$1,600	\$1,770
Crime rate per 1,000 residents	6.05	6.50	6.80

RACE & ETHNICITY - 5-MILE RADIUS

	White, Non-Hispanic	69.2%
	Hispanic / Latino	17.1%
	Black or African American, Non-Hispanic	9.5%
	Other / Two or More Races	4.2%

5-MILE MARKET INDICATORS

\$226,800 AVERAGE HOME VALUE 5-mile radius	\$1,550 MARKET RENT \$1,770 gross rent	6.80 CRIME RATE Per 1,000 residents	64,200 DAYTIME POPULATION Retail and employment base	1.4% POPULATION GROWTH 2023-2028, 5-mile radius
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MARKET REACH

Metric	Value
Annual visitors	1.3M+
Daytime population - 5 miles	64,200
Households - 5 miles	55,800
Total GLA	130,400 SF
Parking	707 spaces

EDUCATION LEVEL - 5-MILE RADIUS

Education	Population	% of Pop.
No Diploma	10,100	7.6%
High School Diploma / GED	24,000	18.1%
Some College	29,300	22.1%
Associate Degree	11,500	8.7%
Bachelor's Degree	34,800	26.2%
Graduate / Professional Degree	20,700	15.6%

Sources: Placer.ai, VDOT 2023, U.S. Census Bureau ACS 5-Year Estimates, Data USA, NeighborhoodScout, Zillow / RentCafe.



AVAILABILITY

3312	23,920 SF	South anchor space
3438	1,462 SF	North inline storefront



CURRENT TENANT DIRECTORY

Holiday Mall | Current occupancy

TENANT ROSTER

UNIT	TENANT	SIZE
3328	Family Dollar	9,800 SF
3334	Metro PCS	1,500 SF
3336/3338	Greenberg Dental	3,475 SF
3342	H&R Block	2,000 SF
3406/3408	Winn-Dixie	46,295 SF
3416	Amscot	3,200 SF
3418	Pasco County Reptiles & Exotics	4,500 SF
3422	Suncoast Credit Union	3,600 SF
3426/3428	Pinch-A-Penny Pool	1,800 SF
3430	Holiday Nails	960 SF
3432	Pac N Send	1,020 SF

UNIT	TENANT	SIZE
3434	Holiday Mall Barber Shop	720 SF
3436	Insurance Benefit Navigators	1,173 SF
3440	Shear Image Hair Design	1,311 SF
3452	Cricket	1,114 SF
3442/3448	Cora Health	3,476 SF
3320	Tropical Smoothie	2,199 SF
3332	Smoke Shop	1,500 SF
3450	Higher Flower	1,031 SF
3346	ArchWell Health	8,684 SF
3340	Gizmo Pros	2,000 SF



US-19 RETAIL CORRIDOR



PROPERTY AERIAL



REGIONAL AERIAL



RETAIL CORRIDOR CONTEXT



HOLIDAY MALL OVERVIEW



WINN-DIXIE FRONTAGE



WINN-DIXIE ENTRANCE



NATIONAL RETAIL FRONTAGE



FAMILY DOLLAR FRONTAGE

LEASING ADVISORY TEAM

Connect with our team for leasing details, site tours and proposal guidance.



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