



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	11,399	75,234	154,819
AVG HH INCOME	\$67,457	\$75,497	\$72,024
TRAFFIC COUNT	90,000 DAILY		

PROPERTY SNAPSHOT

- Prime Pinellas County location
- Traffic count 90,000 vehicles daily
- 95% occupied
- Excellent visibility on hard, signalized corner
- Five access driveways
- Pylon signage available
- Excellent tenant mix
- Immediate occupancy

EXCELLENT VISIBILITY ON HARD CORNER
90,000 VEHICLES PASS BY DAILY
 TOTAL GLA: 93,000 SF

UNIT #	SPACE AVAILABLE:
35222	900 SF Dark Shell
35208	900 SF Office Build Out
35236	1,925 SF 2 nd Gen. Restaurant

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