



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
- Suite 35190 built out medical office space
- Immediate occupancy
- Top producing LA Fitness and First Watch in respective portfolios

FOR LEASING INFORMATION CONTACT:

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EXCELLENT VISIBILITY ON HARD CORNER
90,000 VEHICLES PASS BY DAILY

TOTAL GLA: 93,000 SF

SPACE AVAILABLE:

UNIT #	SF
35190	2,400 (built out medical office)
35208	900 (vanilla shell)
35114	4,800 (fully built out restaurant)
35130	2,100 (built out jewelry store)

