

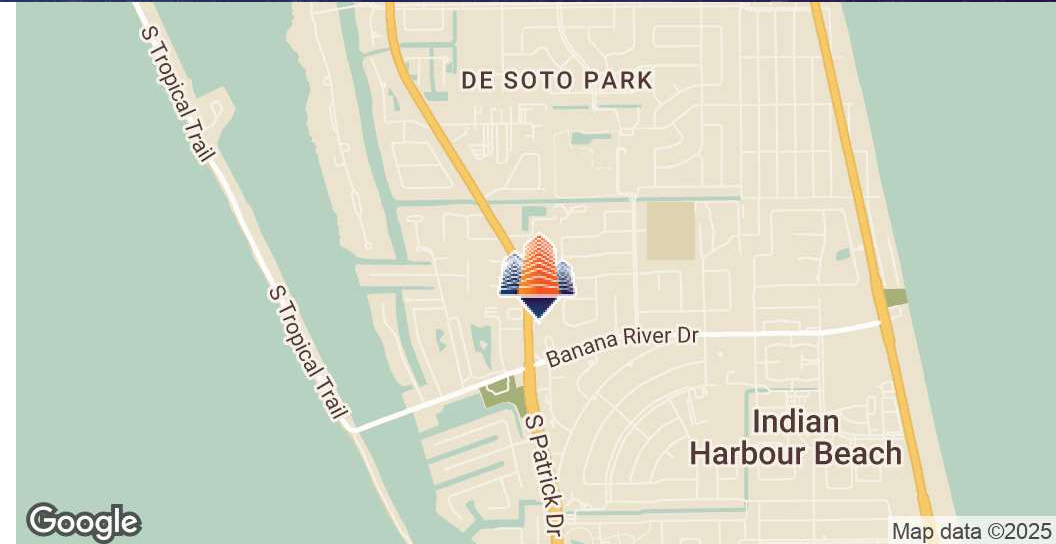
Pines Plaza

1873 South Patrick Drive, Indian Harbour Beach, FL 32937



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 905 SF, 915 SF, 1,765 SF, 1,829 SF and 2,753 spaces available
- Under New Ownership! Lease Incentives Available!
- High Visibility shopping center directly fronting Patrick Drive
- Flourishing retail trade area with limited availability
- Traffic Counts: S Patrick Dr - 27,000+ cars per day
- Shadow-anchored by Ace Hardware
- Affluent demographic with average incomes exceeding \$100,000
- Perfect opportunity for Retail Sales and Services, Restaurants, Medical & More!

[CLICK HERE FOR GOOGLE/AERIAL MAP](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	905 - 2,753 SF
Lot Size:	1.46 Acres
Building Size:	27,057 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,134	17,106	42,718
Total Population	9,577	38,577	96,486
Average HH Income	\$131,316	\$117,083	\$102,935

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PROPERTY PHOTOS



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SPACES AVAILABLE

LEASE INFORMATION

Lease Type:	NNN
Total Space:	905 - 2,753 SF

Lease Term:	Negotiable
Lease Rate:	Occupied

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 1867	Blue Morpho Skinspa	978 SF	NNN	Occupied
Unit 1867-A	Available	1,765 SF	NNN	Negotiable
Unit 1869	Available	915 SF	NNN	Occupied
Unit 1871	Salt & Light Hair	929 SF	NNN	Occupied
Unit 1873	Available	915 SF	NNN	Negotiable
Unit 1875	Chick Nails	905 SF	NNN	Occupied
Unit 1875 A&B	Available	1,829 SF	NNN	Negotiable
Unit 1875 C	Moving Waters Massage	905 SF	NNN	Occupied
Unit 1875 D	Available	905 SF	NNN	Occupied
Unit 1875 E	Drifters	919 SF	NNN	Occupied
Unit 1877	Iso Salon	949 SF	NNN	Occupied
Unit 1879	Danos Pizza	910 SF	NNN	Occupied
Units 1881 & 1883	Indian Harbour Laundry	1,834 SF	NNN	Occupied
Units 1885 & 1887	Good Space Wellness	1,824 SF	NNN	Occupied
Units 1889 & 1891	Available	2,753 SF	NNN	Negotiable
Units 1895	Vessel Goods Leather Company	1,003 SF	NNN	Occupied
Units 1897	Slyaram Liquor Inc.	3,676 SF	NNN	Occupied

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RETAILER MAP



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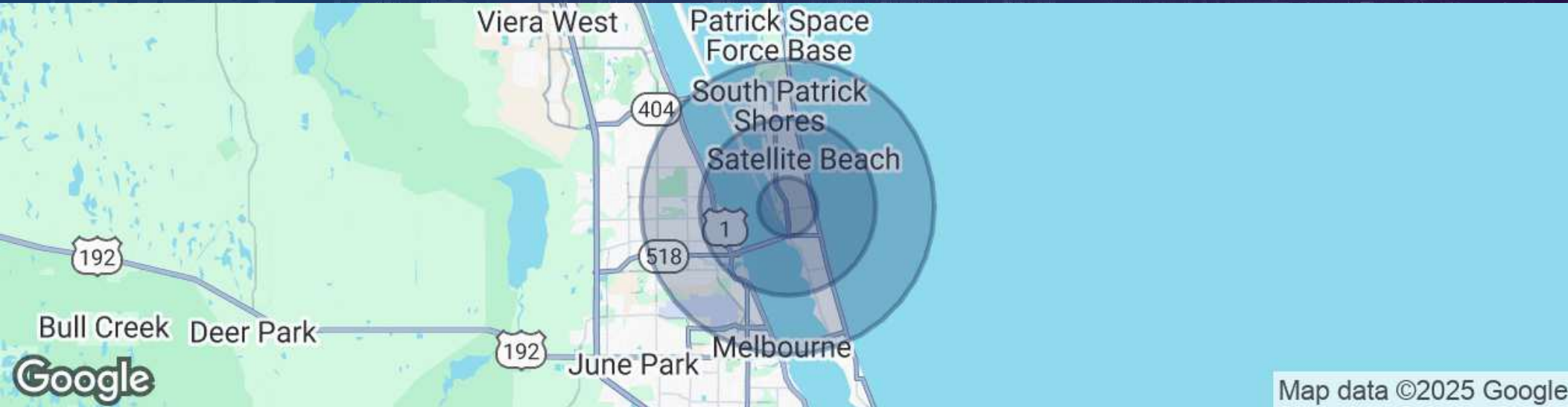
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EQUITY
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SERVICES

DEMOGRAPHICS MAP & REPORT



Map data ©2025 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,577	38,577	96,486
Average Age	49	47	46
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,134	17,106	42,718
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$131,316	\$117,083	\$102,935
Average House Value	\$533,981	\$496,071	\$413,793

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