

Shoppes at Highland Lakes

3223 Tampa Road, Palm Harbor, FL 34684



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1,050 SF, 1,400 SF, and 5,200 SF Spaces Available
- Access to Center From Tampa Road and Lake St. George Drive
- +/- 7.06 Acre Site with Plentiful Parking
- Pylon Signage Available
- Well Maintained Property with Excellent Tenant Mix
- Surrounded by an Abundance of Residential Communities
- Traffic Count at Tampa Road & Lake St. George Drive: 30,000+ Vehicle Per Day

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,050 - 5,200 SF
Building Size:	54,163 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,086	44,852	73,971
Total Population	12,576	89,867	168,650
Average HH Income	\$59,436	\$87,279	\$73,818

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Orlando, FL 32819
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PROPERTY PHOTO



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AVAILABLE SPACES



LEASE TYPE **NNN** | TOTAL SPACE **1,050 - 5,200 SF** | LEASE TERM **NEGOTIABLE** | LEASE RATE **NEGOTIABLE**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 3211	Available	1,050 SF	NNN	Negotiable	Former Title Office
Unit 3217	Available	5,200 SF	NNN	Negotiable	Former Real Estate Office
Unit 3261	Available	1,400 SF	NNN	Negotiable	2nd Generation Bar

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RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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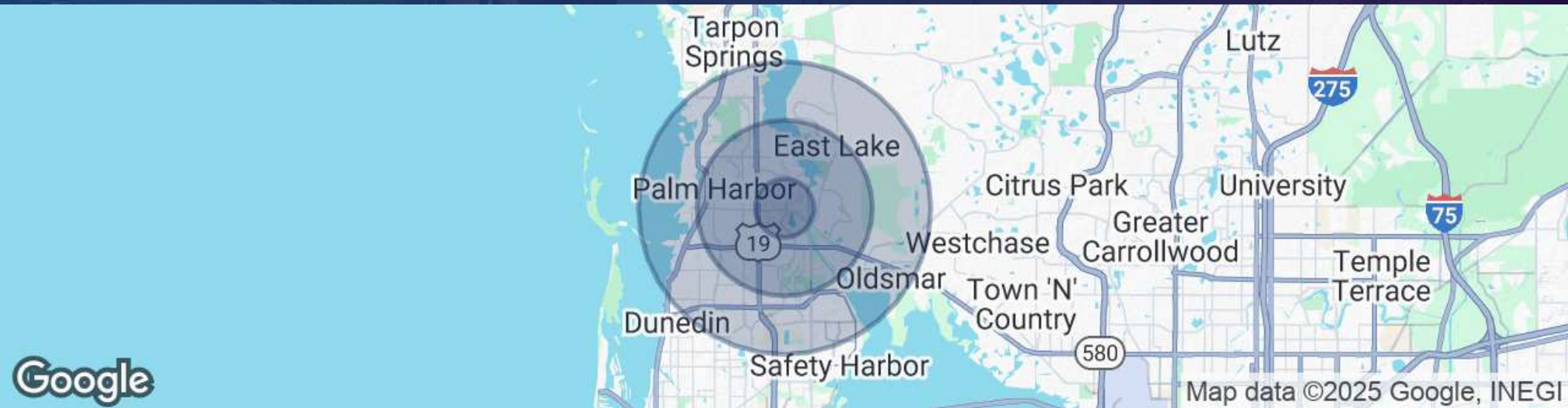
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,576	89,867	168,650
Median age	56.4	47.9	48.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,086	44,852	73,971
# of persons per HH	2.1	2.3	2.3
Average HH income	\$59,436	\$87,279	\$73,818
Average house value	\$206,846	\$255,448	\$249,516

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