

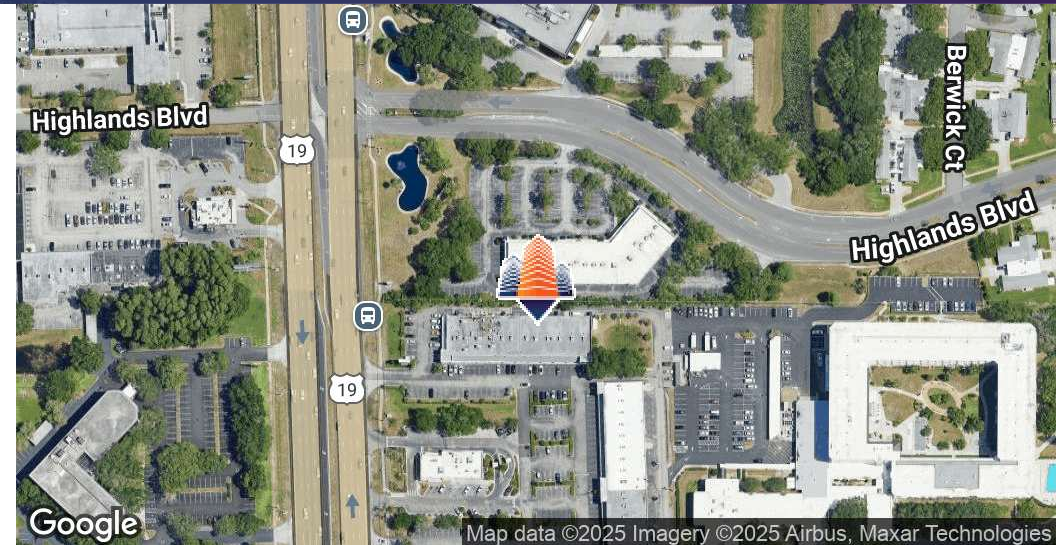
Sabal Ridge Plaza

33983 U.S. Highway 19, Palm Harbor, FL 34684



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Adjacent to a Brand New Trader Joe's
- Signalized Corner Shopping Center
- 1,100 SF and 1,400 SF Spaces Available
- Multiple Access Points from Hwy 19 N and Full Access from Nebraska Ave
- 91,500+ cars per day on Hwy 19 N, and 109,500+ cars per day at Hwy 19 N and Nebraska Ave intersection
- Ample Parking and Full Circulation for the Center
- Strong Retail Corridor
- Large Pylon Sign
- Great Tenant Mix

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,100 - 1,400 SF
Lot Size:	4.94 Acres
Building Size:	51,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,666	36,162	80,041
Total Population	11,536	79,871	173,370
Average HH Income	\$81,531	\$105,691	\$104,617

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PROPERTY PHOTOS



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SITE PLAN



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AERIAL MAP



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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,100 - 1,400 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 33835	Available	1,100 SF	NNN	Negotiable
Unit 33907	Available	1,400 SF	NNN	Negotiable

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RETAILER MAP



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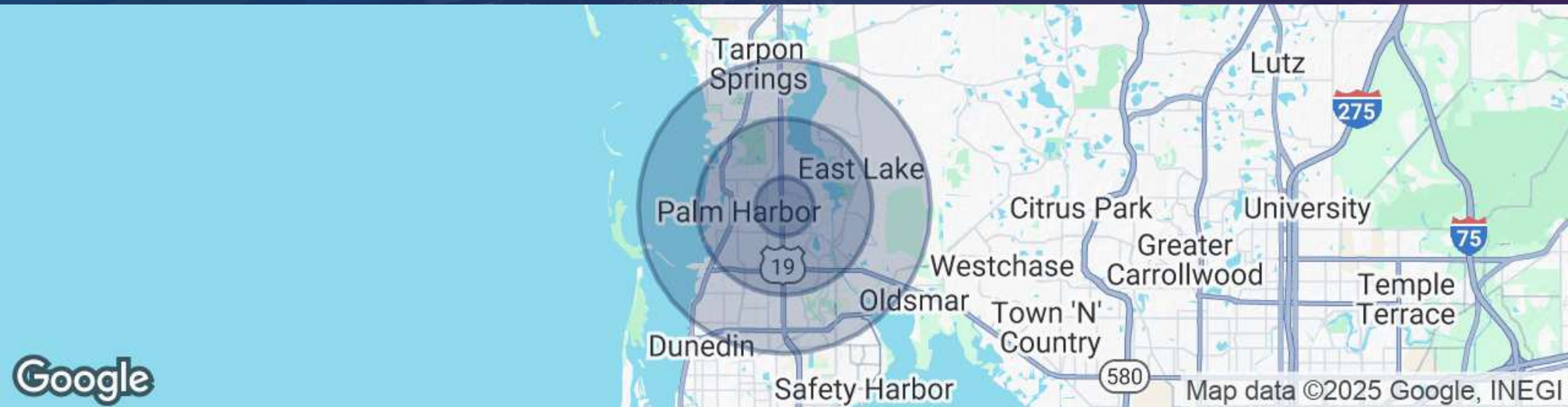
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EQUITY
INVESTMENT
SERVICES

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,536	79,871	173,370
Average Age	55	49	50
Average Age (Male)	53	48	49
Average Age (Female)	56	50	51
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,666	36,162	80,041
# of Persons per HH	1.96	2.18	2.14
Average HH Income	\$81,531	\$105,691	\$104,617
Average House Value	\$349,949	\$421,408	\$395,703

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