



*Anchor Opportunity*

# Manatee Village For Lease

713-1081 S. Pinellas Avenue  
Tarpon Springs, FL 34689

***Renovations Completed!***

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Colliers

# Manatee Village

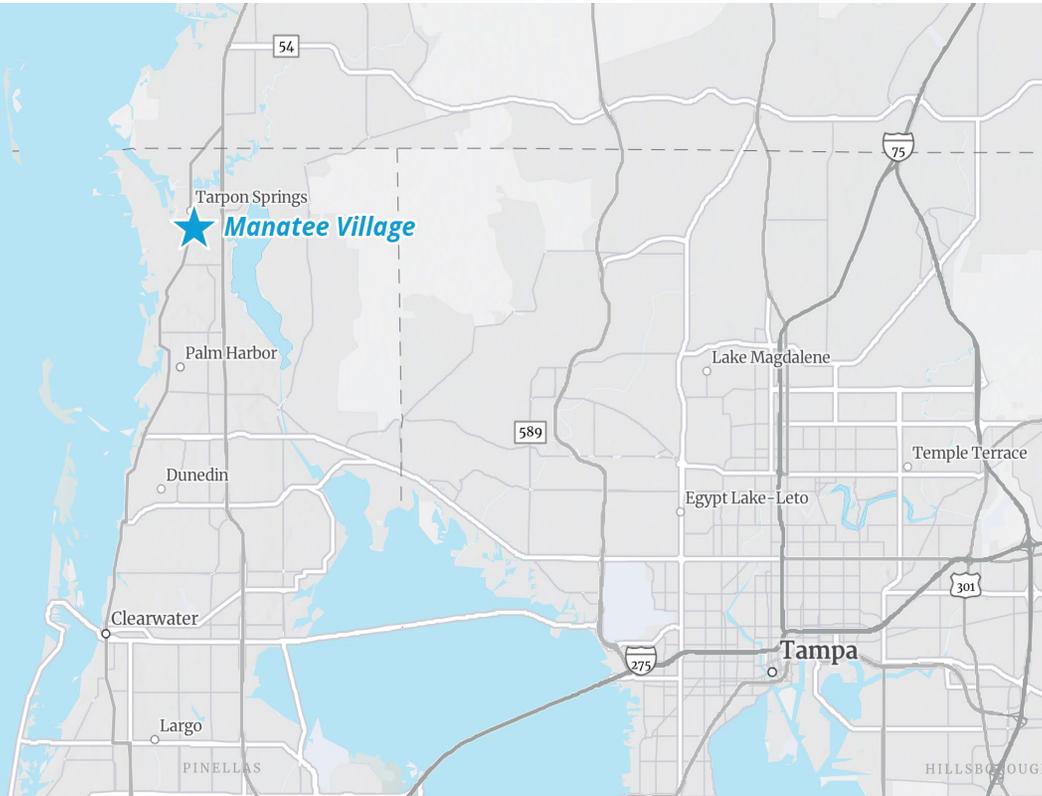
- 46,749 SF anchor space and 11,200 SF junior anchor space available in established Tarpon Springs location
- 0.5 acre outparcel available for Ground Lease; call for rate
- Improved connectivity to US Highway 19 via the Meres extension
- High daytime population of 110,284 within a 5-mile radius
- Pylon signage available on S. Pinellas Ave
- Suitable for retail, restaurant, fitness, medical and office use
- 0.6 miles from AdventHealth North Pinellas

[▶ Property Video](#)

## Site Plan



# Manatee Village

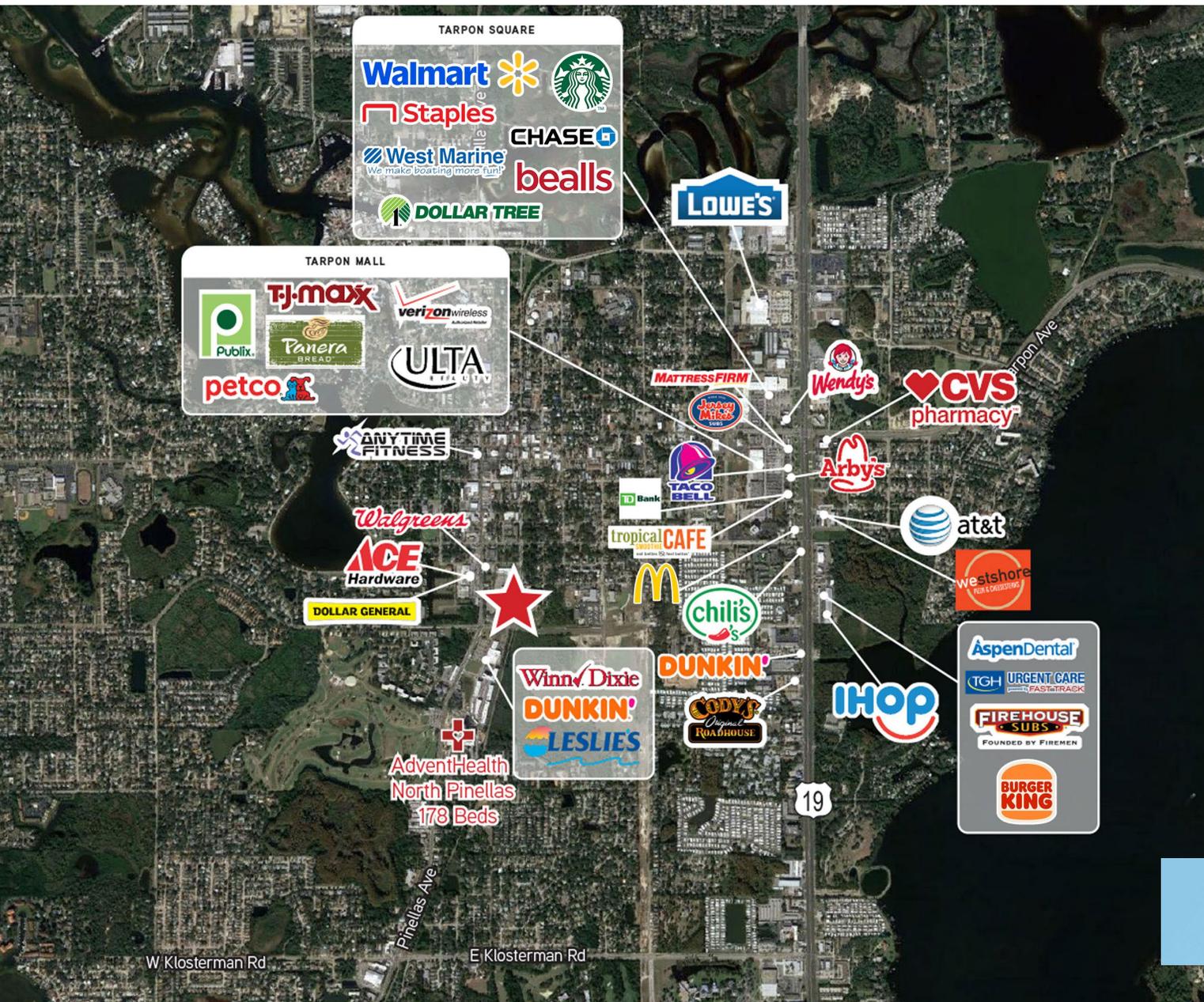


## Area Demographics

	1-Mile	3-Mile	5-Mile
Total Population	9,711	48,702	122,663
Daytime Population	12,551	43,752	110,284
Average Household Income	\$84,887	\$109,591	\$104,428
Median Age	54.9	52.2	51.1



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