

# CAUSEWAY SHOPPING CENTER

243 E. Eau Gallie Blvd Indian Harbour Beach,  
FL 32935

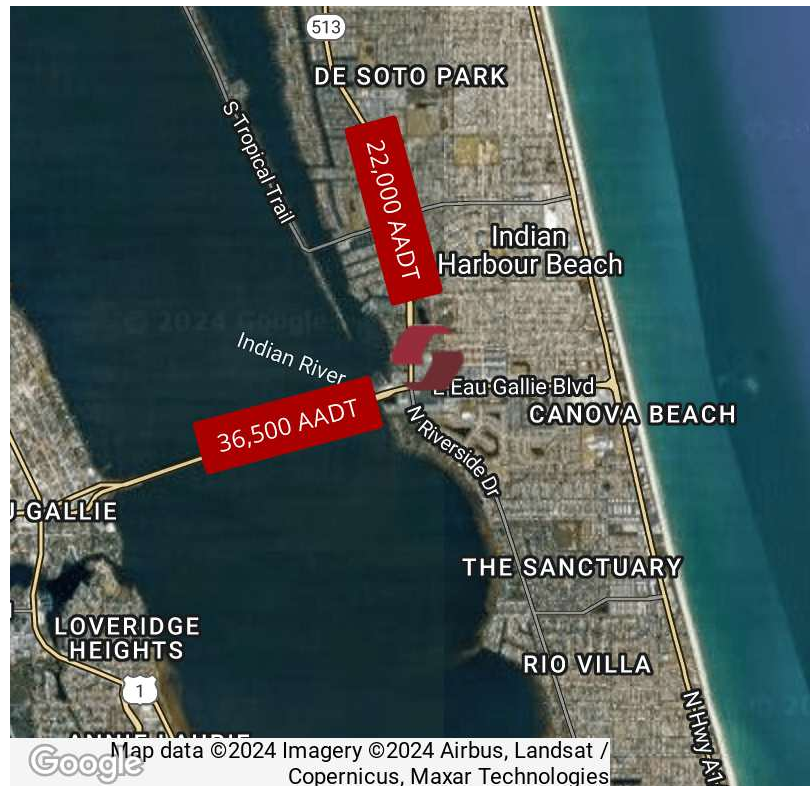


## PROPERTY HIGHLIGHTS

- Located at the SE corner of Eau Gallie Blvd and Riverside Dr, directly across the street from a Publix shopping center
- Notable tenants are Ross Dress For Less, Michael's, Bealls, Imperial Day Salon and Panera Bread
- Eau Gallie Blvd & Riverside Dr intersection has close to 60,000 AADT in traffic counts
- The shopping center services the affluent Riverside area and is just one mile west of Florida's east coast beaches

## DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

	3 MILES	5 MILES	7 MILES
Total Households	16,831	42,510	74,803
Total Population	38,188	95,376	171,350
Average HH Income	\$112,857	\$96,131	\$97,262



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### SERINA MORISON

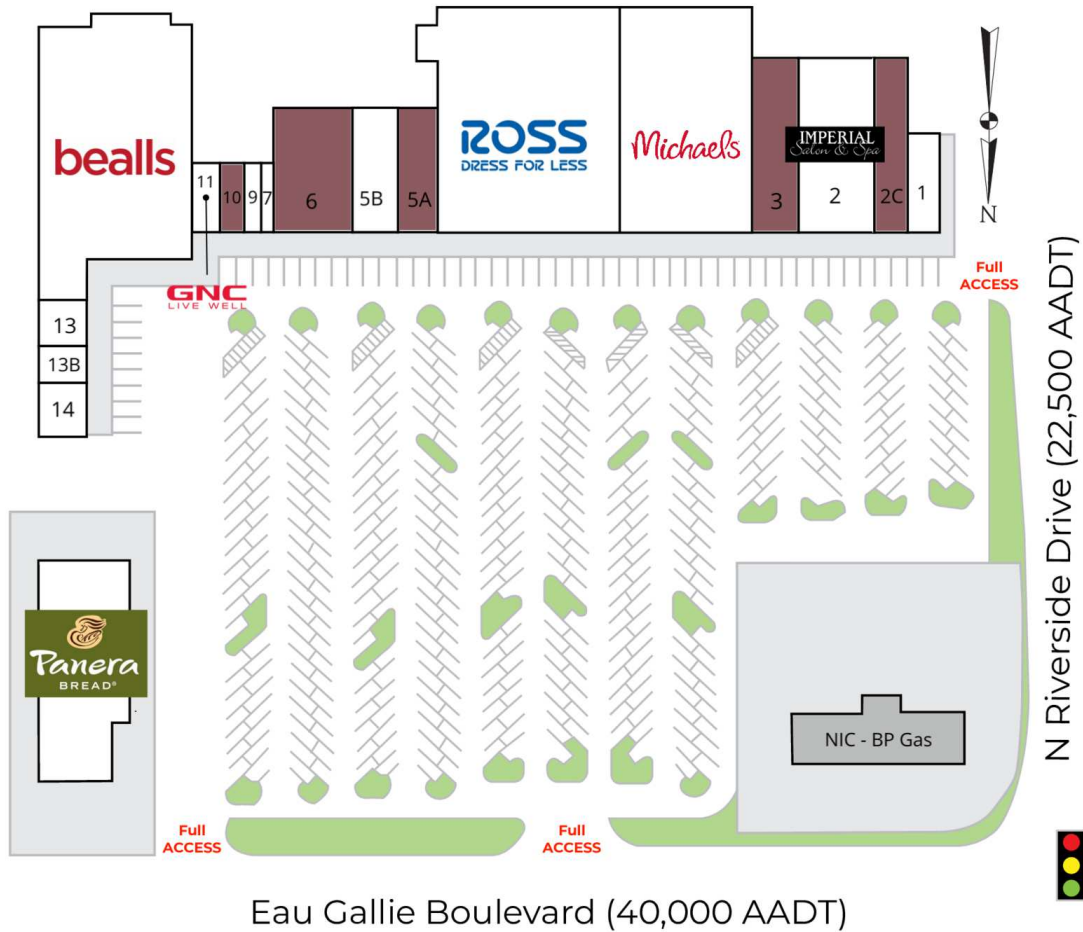
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## SITE PLAN & AVAILABILITY

1	Dan's Hair Studio	1,200 SF	7	Pat's Place	900 SF
2	Imperial Salon & Spa	8,000 SF	9	Causeway Barber Style Shop	720 SF
2C	AVAILABLE	2,500 SF	10	AVAILABLE	1,080 SF
3	AVAILABLE	4,375 SF	11	GNC	1,200 SF
4A	Ross	27,128 SF	12	Bealls	24,000 SF
4B	Michael's	20,968 SF	13	Forever Nails	1,775 SF
5A	AVAILABLE	2,025 SF	13B	Golden Dragon	1,275 SF
5B	Beachside Oral Surgery	2,025 SF	14	Community Credit Union of FL	2,000 SF
6	AVAILABLE	6,000 SF	99910	Panera Bread	0.69 Acres

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