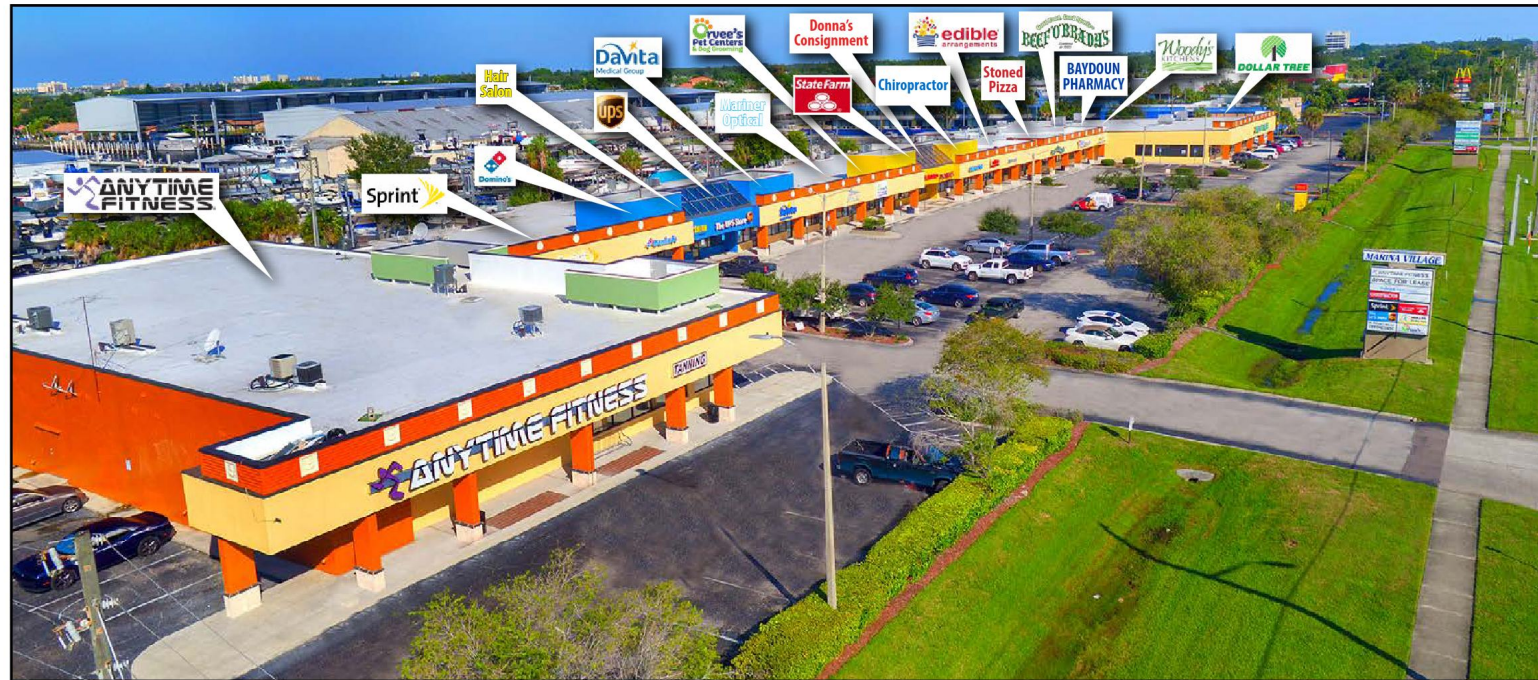


Units 4831 & 4845 - 2980 sf Available
MARINA VILLAGE
 34th St S | St Petersburg, FL 33711



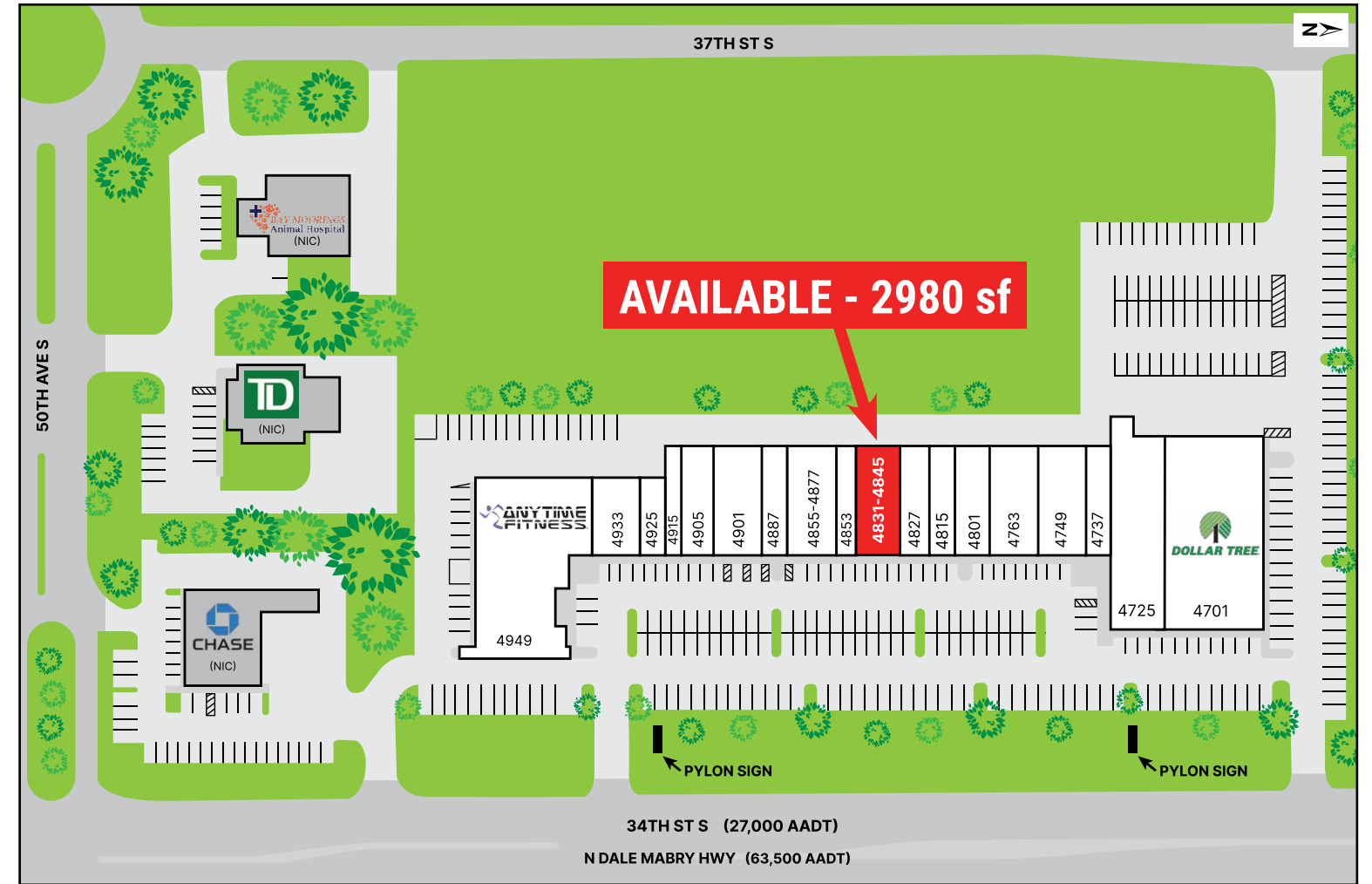
PROPERTY HIGHLIGHTS:

- \$25.00 psf plus opex \$9.00 psf
- High visibility and access to I-275 on 34th St S (US Hwy 19) just north of 54th Ave S, the main retail corridor in South St Petersburg and close to St Pete Beach
- The center is directly in front of Marina Harbour and Maximo Marina, one of the largest marinas on the west coast
- High population of more than 168,000 within a 5-mile radius
- Trade area tenants include Publix Super Market, Walmart, Ace Hardware, Mattress One, Dollar Tree, Bealls Outlet and Bealls Department Store
- Located within the Skyway Marina District, an area which will undergo improvements to promote new retail, restaurant and residential development
- Shopping center total GLA: 70,780 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2018 Estimated Population	11,458	75,247	168,428
2018 Estimated Households	4,710	32,177	78,230
INCOME			
2018 Est. Avg HH Income	\$82,908	\$63,659	\$68,337
AGE			
Median Age	42	42	44
TRAFFIC COUNTS			
34th St S (N/S)	27,000 AADT		



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UNIT	TENANT	SF
4701	Dollar Tree	13,534
4725	Craft Kafe	4,682
4737	Woody's Kitchens	1,524
4749	Baydoun Pharmacy	3,000
4763	Beef 'O' Brady's	3,034
4801	Stoned Pizza	2,028
4815	Maximo Community Resource Ctr.	1,577
4827	Edible Arrangements	1,686
4831- 4845	AVAILABLE	2,980

UNIT	TENANT	SF
4853	State Farm Insurance	1,453
4855-4877	Orvees Pet Center	3,058
4887	Mariner Optical	1,533
4901	JSA Healthcare	3,049
4905	UPS Store	1,775
4915	Hair Salon	1,132
4925	Domino's	1,093
4933	Sprint	2,186
4949	Anytime Fitness	11,945

All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. UPDATED: 012819



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