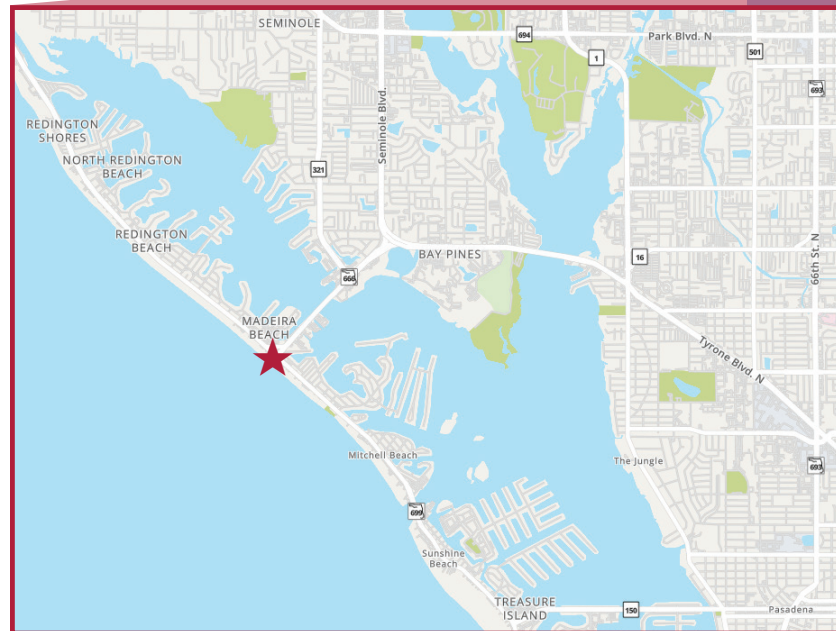
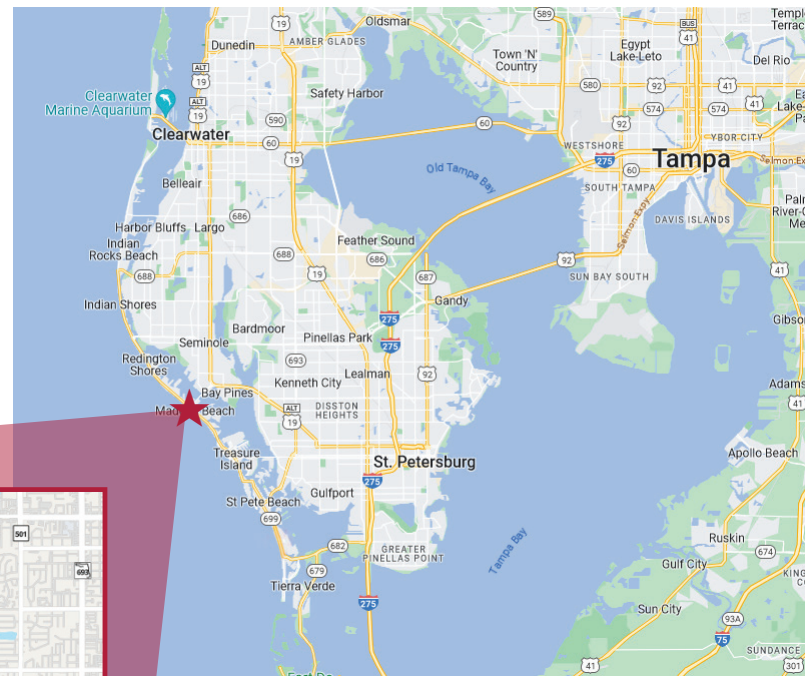


THE BEACHMAKER

15000 Madeira Way, Madeira Beach, FL 33708



Demographics	1-mile	3-mile	5-mile
Total Population	4,217	36,064	129,139
Median Age	59.1	58.7	55.1
Households	2,241	18,348	61,270



Distance/Drive Times	
St. Pete-Clearwater Int'l Airport	27 minutes / 13 miles
Downtown St. Pete	23 minutes / 20 miles
Tampa Int'l Airport	32 minutes / 25 miles

Any 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.

For Lease: New Retail on Madeira Beach

THE BEACHMAKER

15000 Madeira Way, Madeira Beach, FL 33708

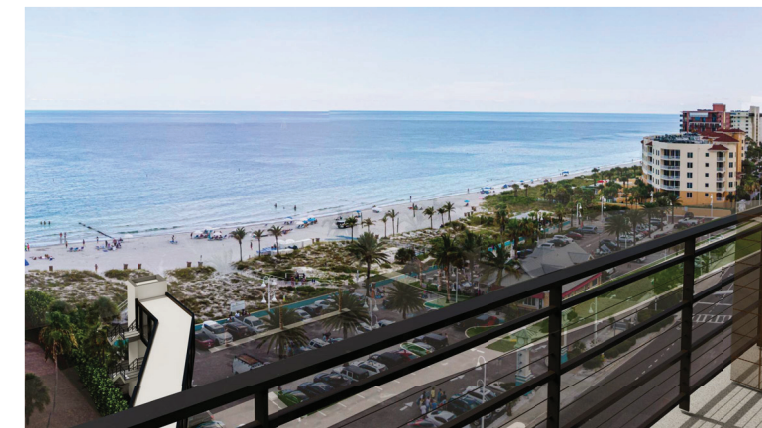


EXCELLENT RETAIL SPACE OPPORTUNITY
1,000-26,000 SF FIRST FLOOR RETAIL

BEACH-CENTRIC MIXED-USE COMMUNITY ATTRACTIVE TO TOURISTS

Eight stories building consisting of:

- 26,000 SF ground floor commercial/retail space
- Two floors of parking
- 156 condo-hotel rooms on four floors
- 10-unit luxury residential condominium on top floor



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THE BEACHMAKER HOTEL AND SHOPPES – COMING LATE 2025

