

IBIS WALK

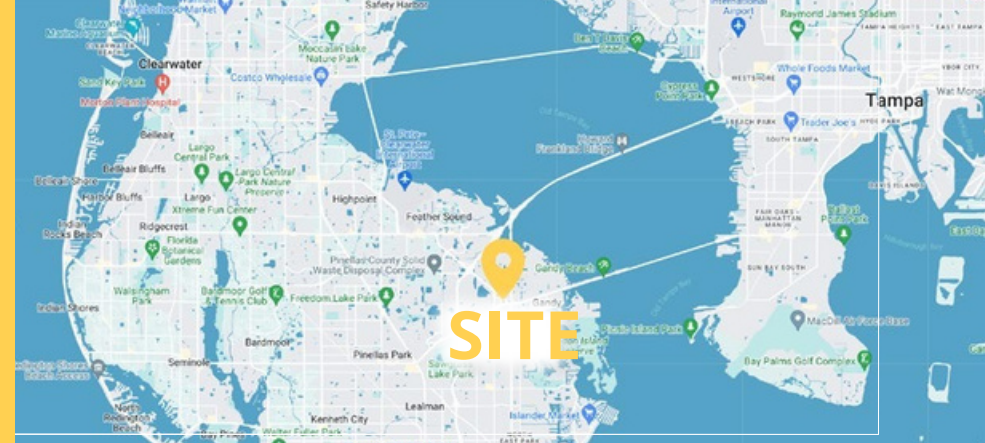
RETAIL FOR LEASE

10300-10400 Roosevelt Blvd N. | Saint Petersburg, FL



PROPERTY DETAILS

- **1,200 - 1,691 SF 2nd Generation Restaurant Available**
- **+/- 0.82 AC Available - Can accommodate two 6,000 SF buildings**
- Mixed-Use development in the Gateway area between Dr. MLK Jr. Street and Roosevelt Boulevard
- Strong daytime Population to service Carillon Parkway and Feather Sound areas
- Convenient to Gandy Bridge and Selmon Expressway, providing easy access from South Tampa and the 4th Street Corridor
- Four-story 410-Unit apartment complex on-site with additional 127-Unit apartment building under construction
- Parking: 260+ Spaces (8:1,000 SF)



NEARBY RETAILERS



TRAFFIC COUNTS

ROOSEVELT BLVD N - 29,500 VPD **4TH STREET** - 15,000 VPD **GANDY BLVD** - 25,000 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	13,952	58,406	152,963
Households	7,711	29,762	70,130
Average Household Income	\$78,121	\$91,207	\$92,692
Daytime Employees	22,213	66,641	124,176

CONTACT FOR LEASING

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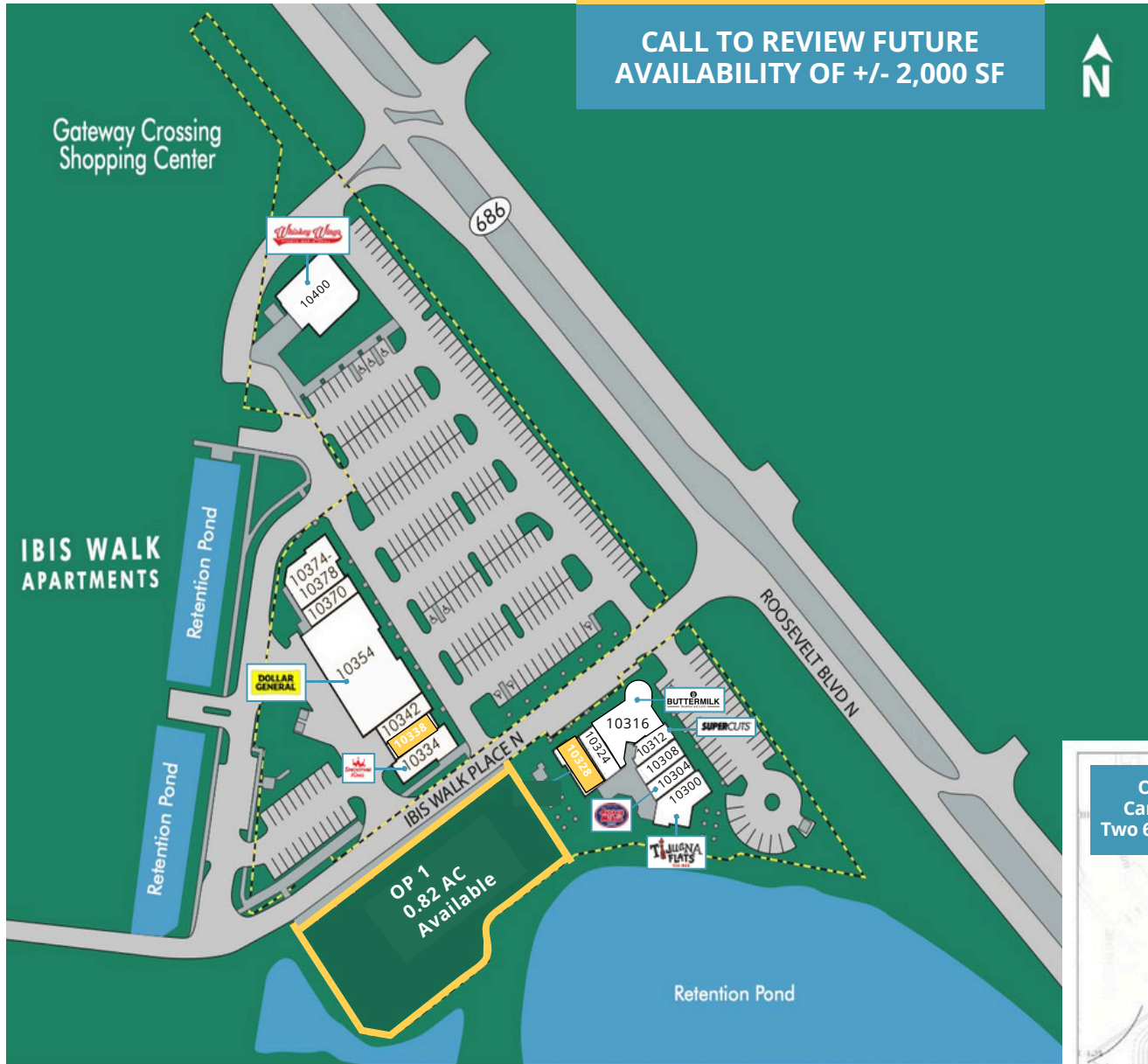
4693 Van Dyke Rd.

Lutz, FL 33558

www.NorthbridgeCREG.com



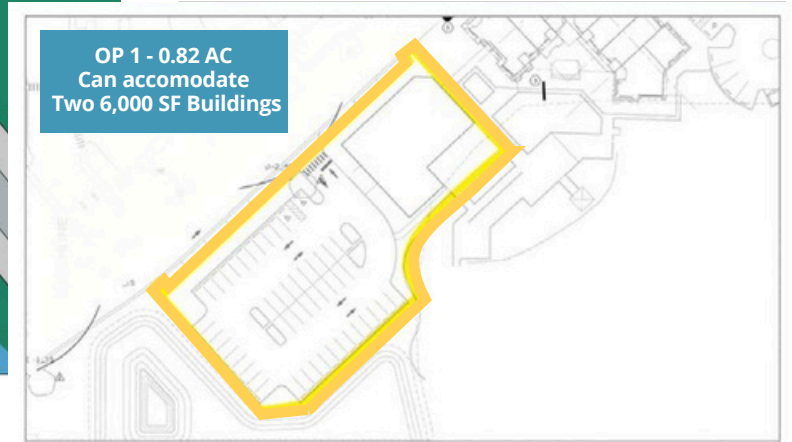
CALL TO REVIEW FUTURE
AVAILABILITY OF +/- 2,000 SF



TENANT ROSTER

UNIT	TENANT	SF
10300	Tijuana Flats	2,076 SF
10304	Jersey Mikes	1,097 SF
10308	Black Jack Pizza	1,100 SF
10312	SuperCuts	976 SF
10316	Buttermilk Restaurant	2,918 SF
10324	Café Masala	1,100 SF
10328	Available	1,691 SF
10334	Smoothie King	1,742 SF
10338	Available	1,172 SF
10342	Nails & Spa	1,229 SF
10354	Dollar General	9,156 SF
10370	T-Mobile	1,325 SF
10372	YaYa's Chicken	2,638 SF
10400	Whiskey Wings	4,391 SF
OP 1	Available	0.82 AC

OP 1 - 0.82 AC
Can accommodate
Two 6,000 SF Buildings



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