

# CROSSROADS SHOPPING CENTER

1900-2100 Tyrone Blvd St Petersburg, FL  
33710

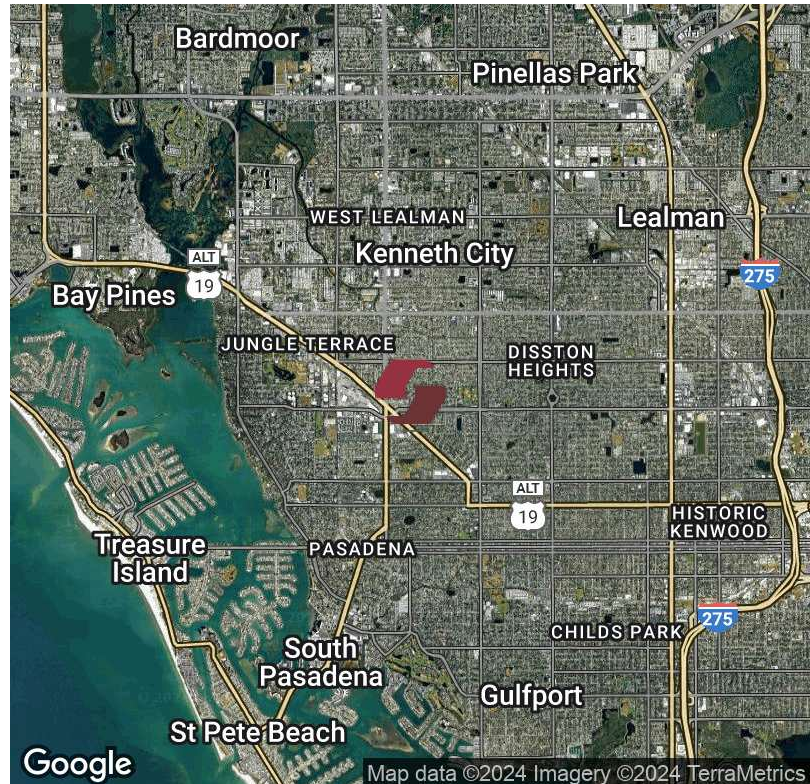


## PROPERTY HIGHLIGHTS

- Former Walgreens building available for lease or ground lease - 14,560 SF or 1.66 AC
- Anchored by Home Depot, T.J. Maxx, Ross Dress for Less, Navy Federal, Office Depot, West Marine, Burlington, Andy's Custard and Chick Fil A
- Located at the NEC of 66th Street N and 22nd Ave in the heart of the Tyrone area
- Strong daytime traffic from one of Pinellas County's busiest intersections
- Across the street from Tyrone Square Mall
- Traffic Counts: 66th St N; 36,500 AADT. Tyrone Blvd; 23,000 AADT.

## DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

	3 MILES	5 MILES	7 MILES
Total Households	50,555	120,095	198,035
Total Population	110,462	262,240	425,682
Average HH Income	\$87,326	\$89,323	\$97,064



The Sembler Company | 800.940.6000 | <https://www.sembler.com>

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## SITE PLAN & AVAILABILITY

1950	Office Depot	24,185 SF	2176	Coming Soon - Andy's Frozen Custard	0.58 Acres
1960	Party City	11,015 SF	2186	Starbucks	1,701 SF
2000	Ulta	10,642 SF	2250	Fifth Third Bank	9,265 SF
2010	West Marine	27,712 SF	5000	Burlington	32,000 SF
2022	Ross Dress for Less	25,497 SF	A0001	Chick-Fil-A	1.25 Acres
2050	TJ Maxx	27,883 SF	C0001	Navy Federal Credit Union	3,202 SF
2060	EyeGloss World	4,504 SF	B0001	AVAILABLE	1.66 ACRES
2070	Tyrone Frame	700 SF	B0001	AVAILABLE	14,560 SF
2170	Home Depot	134,576 SF			

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