

FOR SALE

# ±97,502 SF RETAIL CENTER FOR SALE

4501 66th Street N, St Petersburg, FL 33709

NEWLY REMODELED CENTER



SALE PRICE: \$9,850,000

EXCLUSIVE LISTING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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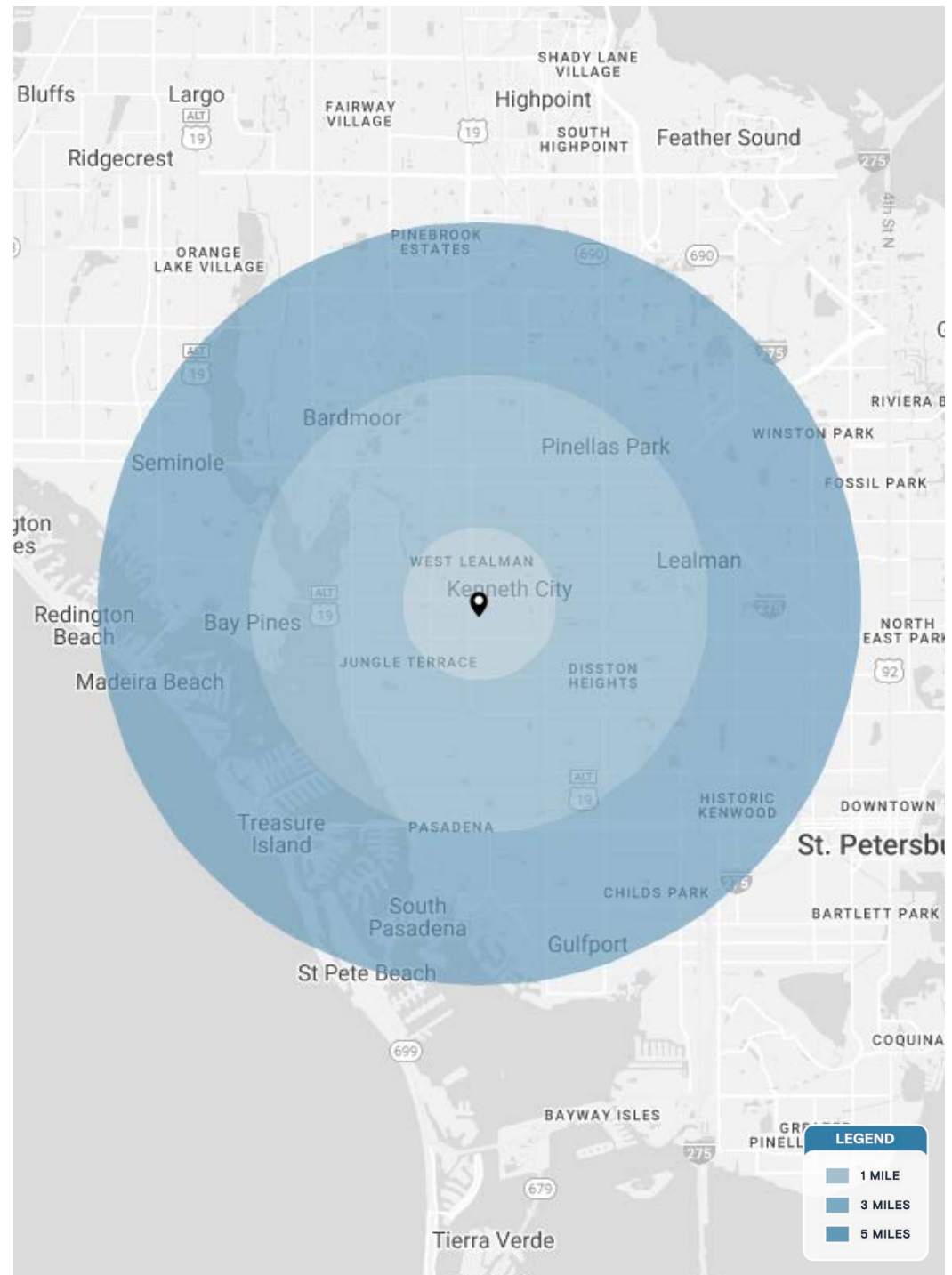
# Property Overview

## HIGHLIGHTS

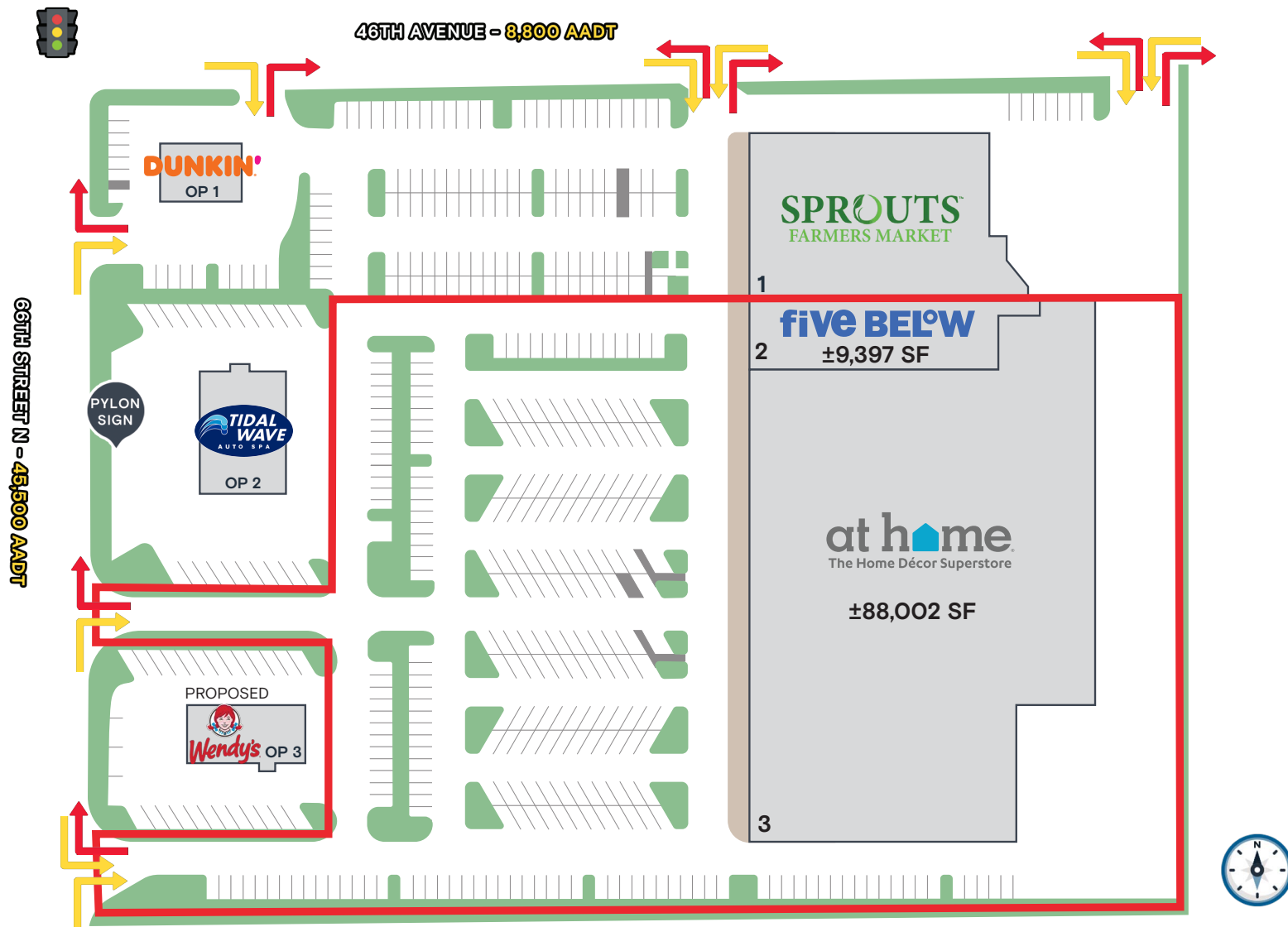
- Sale price: \$9,850,000
- ±97,502 SF center with existing **at home** and **FIVE BELOW**
- Shadow-anchored by **SPROUTS FARMERS MARKET**
- Newly remodeled center with national anchors
- Dense Demographics and Heavy Traffic Counts
- Located at traffic signal at a busy intersection of 66th Street and 46th Avenue
- 45,500 AADT on 66th Street North
- Ample parking
- Rent Roll & Pricing Guidance Upon Broker Request

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	17,081	112,934	273,820
HOUSEHOLDS	7,213	49,073	124,658
EMPLOYEES	14,471	95,849	235,184
AVERAGE HH INCOME	\$81,291	\$86,956	\$92,978

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	44,275	146,133	291,030
HOUSEHOLDS	18,985	64,450	134,205
EMPLOYEES	37,528	124,551	250,805
AVERAGE HH INCOME	\$80,491	\$87,133	\$94,175







# Tenant Roster

1	Sprouts		3	At Home	88,002 SF	OP 2	Tidal Wave
2	Five Below	9,397 SF	OP 1	Dunkin		OP 3	Proposed Wendys













## Contact Brokers

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## KATZ & ASSOCIATES

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