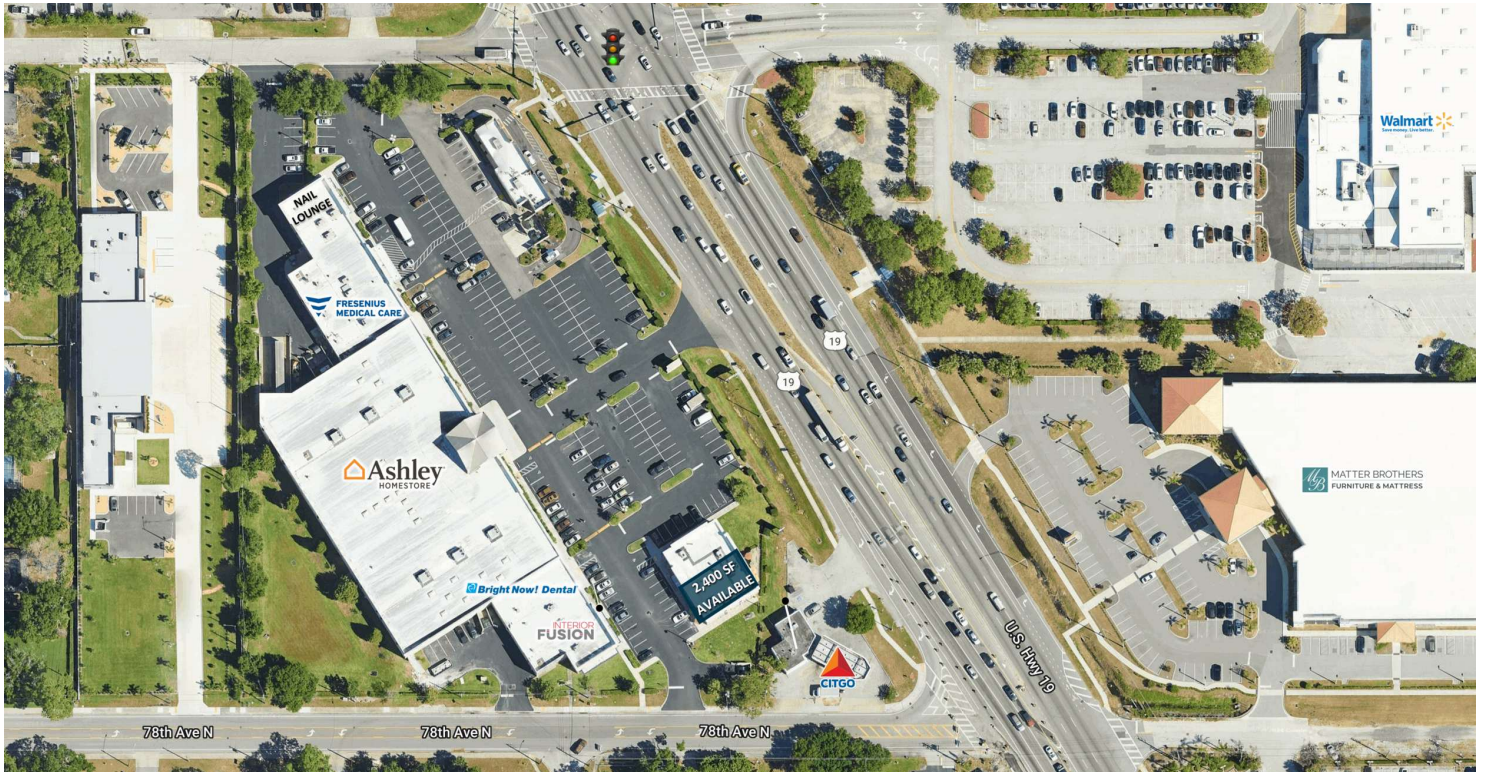


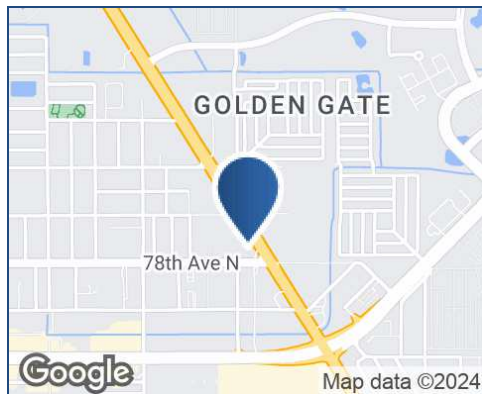
Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	66,400
STREET	US Hwy. 19

* Figures shown represent estimates



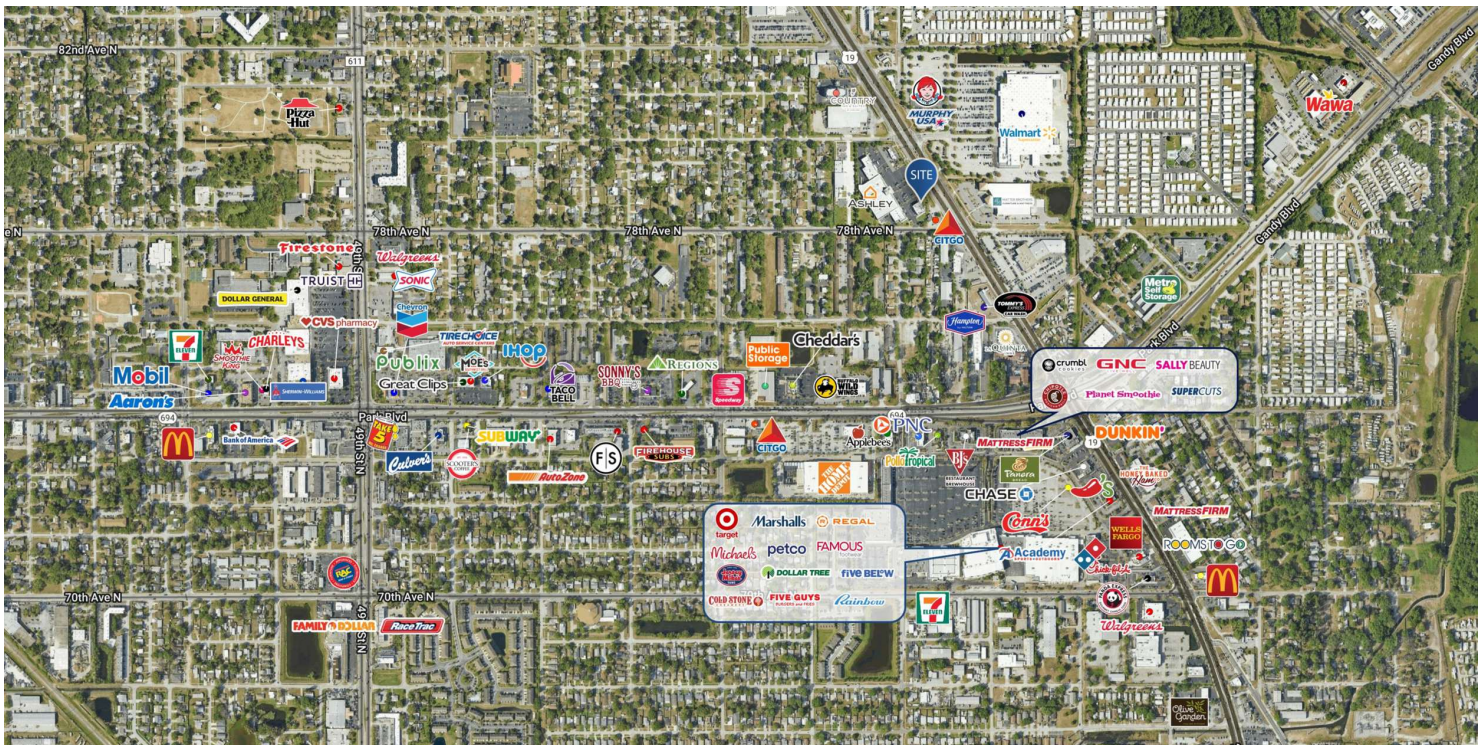
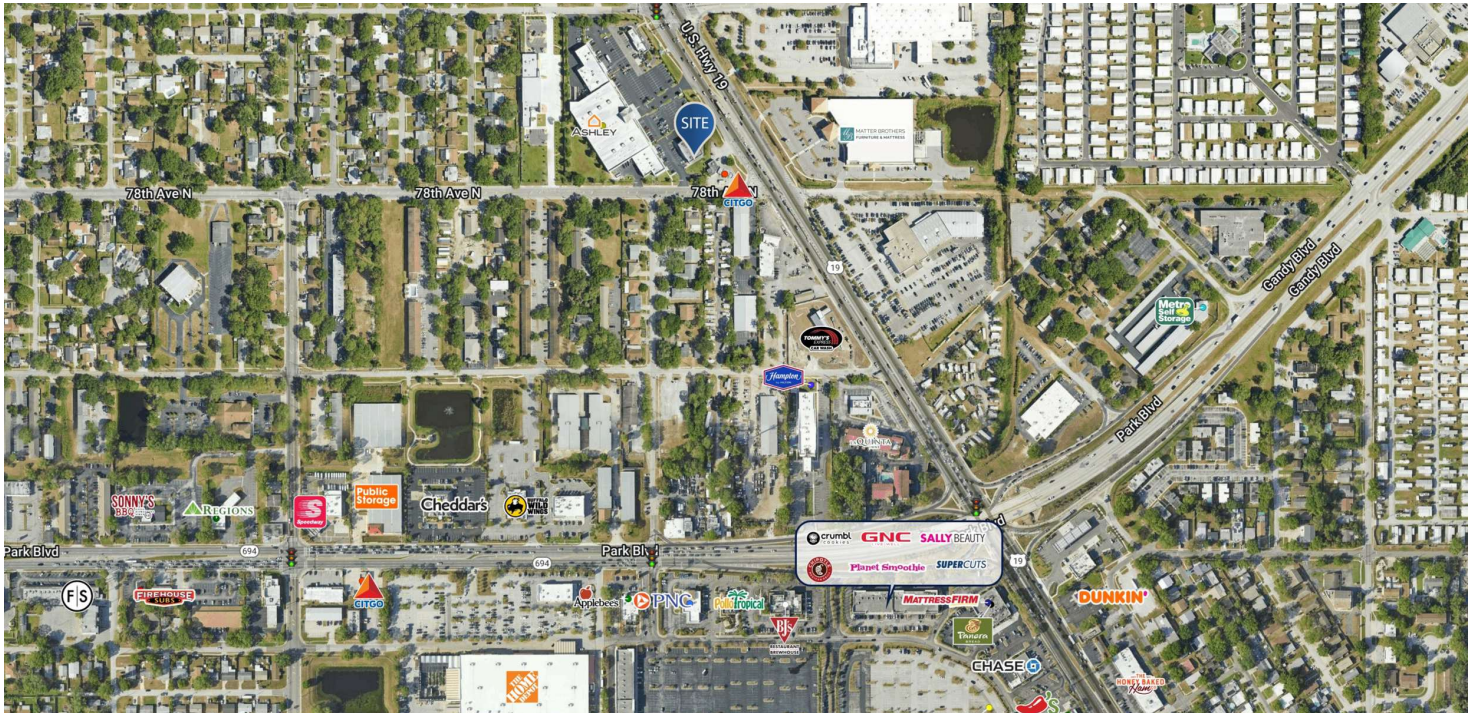
DEMOGRAPHICS - 2024

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	12,413	103,545	266,046
Average HH Income	\$68,500	\$85,307	\$103,639
Estimated Households	5,866	45,941	122,281

PROPERTY HIGHLIGHTS

- Join Ashley HomeStore, Fresenius Medical Care (Dialysis), Bright Now! Dental & Orthodontics, Interior Fusion, Pho House Cafe (coming soon), and Nail Lounge
- 2,400 SF former restaurant space available
- Signage rights included
- Area retailers include Walmart, Target, The Home Depot, Marshalls, Petco, Mattress Firm, Rooms To Go, Michaels, Walgreens, and many more

REID BURT
813.530.2773
rburt@retail-pa.com



REID BURT
813.530.2773
rburt@retail-pa.com

Retail Property Advisors // 813.530.2770 // 611 W. Bay St. // Suite 2H, Tampa, FL 33606 // Retail-PA.com

ATLANTA // TAMPA // PASADENA, CA // AUBURN // SARASOTA // BALTIMORE

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, any special list conditions imposed by our Principals.



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,400 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Anchor	Ashley HomeStore	60,600 SF	NNN	-	-
A	Nail Lounge	1,645 SF	NNN	-	-
B	Fresenius Dialysis	6,400 SF	NNN	-	-
C	Bright Now! Dental & Orthodontics	3,200 SF	NNN	-	-
D	Interior Fusion	4,257 SF	-	-	-
E	Pho House Cafe	2,400 SF	NNN	-	-
F	Available	2,400 SF	NNN	Negotiable	-

REID BURT
813.530.2773
rburt@retail-pa.com