

SEMINOLE RETAIL STRIP CENTER

9025 - 9097 Park Boulevard | Seminole, FL 33777

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FOR LEASE



PROPERTY OVERVIEW

- » **AVAILABLE:** 1,000 SF | 1,050 SF | 2,000 SF
- » **3 Free months rent** if lease executed by March 31, 2026
- » Features pylon signage, multiple access points, and 30 parking spaces
- » Located along Park Boulevard with an impressive average daily traffic count of 52,000 VPD, the property offers outstanding visibility

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|----------------|-----------|-----------|-----------|
| Population | 9,975 | 90,976 | 247,351 |
| Households | 4,274 | 41,660 | 114,021 |
| Avg. HH Income | \$130,613 | \$110,288 | \$108,599 |

TRAFFIC COUNTS AADT

| | |
|--------------------|-------------|
| Park Boulevard | 52,000 AADT |
| Starkey Road | 29,000 AADT |
| Seminole Boulevard | 41,000 AADT |



LICENSED REAL ESTATE BROKER
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ALEX WRIGHT
MANAGING DIRECTOR

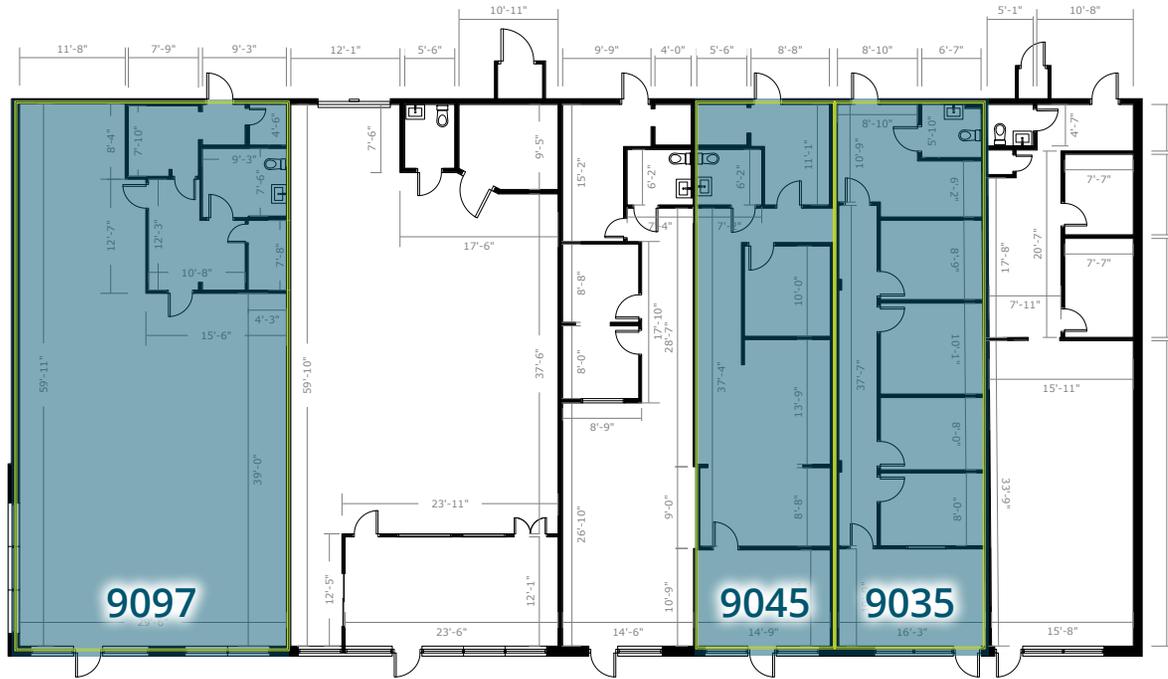
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FLOOR PLAN



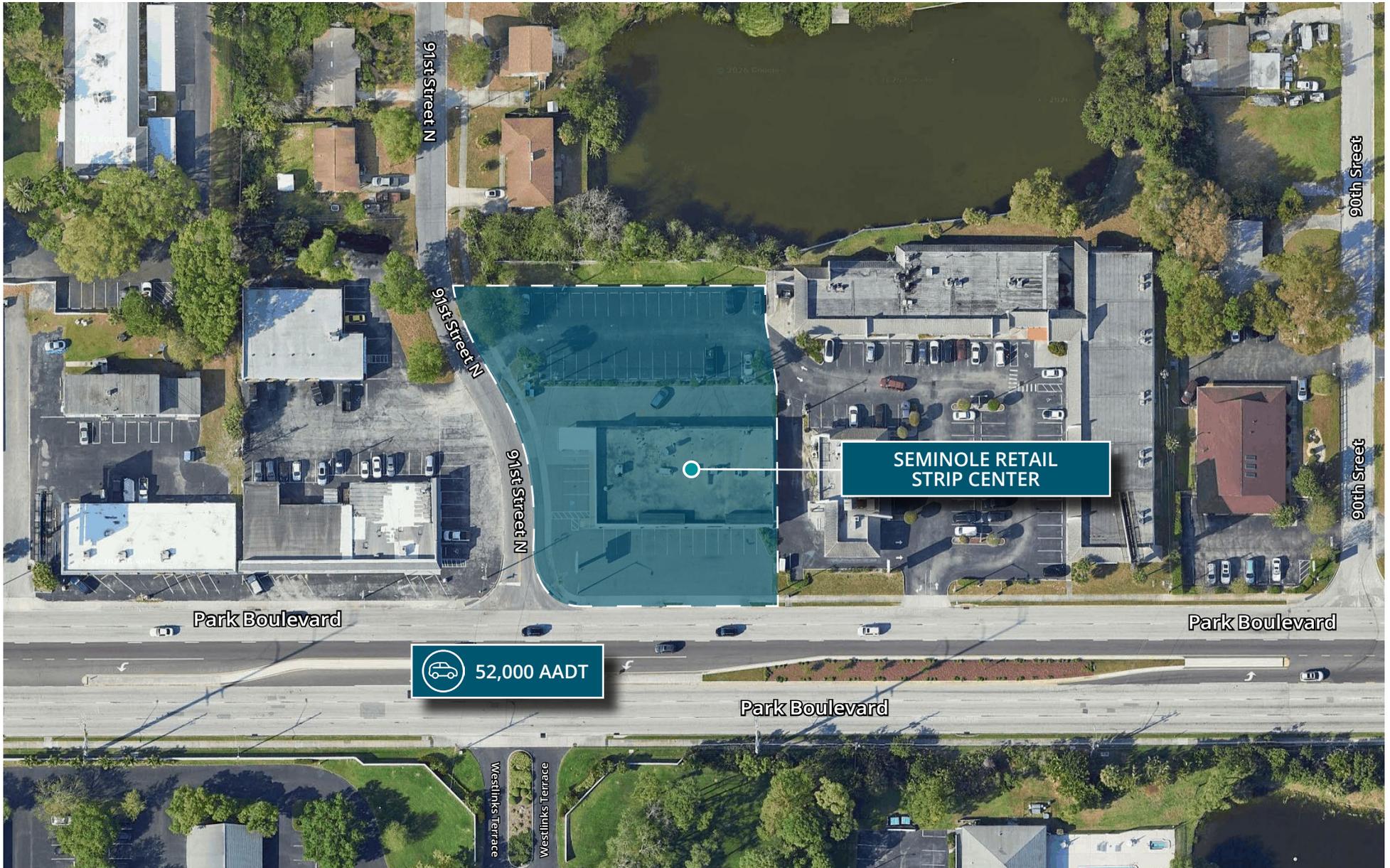
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| | | |
|------|--------------------|----------|
| 9025 | Buzz & Brew Barber | 1,000 SF |
| 9035 | AVAILABLE | 1,050 SF |
| 9045 | AVAILABLE | 1,000 SF |
| 9065 | Nail Boulevard | 1,000 SF |
| 9075 | Dry Cleaners | 1,950 SF |
| 9097 | AVAILABLE | 2,000 SF |



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RETAIL AERIAL



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MARKET AERIAL

