

# Liberty Square

201 Douglas Avenue, Dunedin, FL 34698



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Upscale suburban style 3 building office park
- Ability to combine up to 6,000 +/- SF
- 12,000 SF now available in Building 3
- Walking distance to Historic Downtown Dunedin
- Proximity to restaurants/retailers, Dunedin Harbor, Dunedin Causeway, and John R. Lawrence Pioneer Park
- Seeking medical, office, & light retail uses

[CLICK HERE TO ACCESS SITE PLAN.](#)

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,000 SF - 12,000 SF
Lot Size:	2.34 acres
Building Size:	26,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,669	37,980	89,226
Total Population	11,839	82,867	194,982
Average HH Income	\$73,815	\$79,451	\$81,494

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201 Douglas Avenue, Dunedin, FL 34698

415 PLAZA DRIVE



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451-461 PLAZA DRIVE



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## LEASE SPACES

### LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,000 - 12,000 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 417	Available	1,012 - 5,024 SF	NNN	Negotiable
Unit 419	Available	1,000 SF	NNN	Negotiable
Unit 421	Available	1,012 SF	NNN	Negotiable
Unit 423	Available	1,000 SF	NNN	Negotiable
Unit 425	Available	1,000 SF	NNN	Negotiable
Building 3	Available	12,000 SF	NNN	Negotiable

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## RETAILER MAP



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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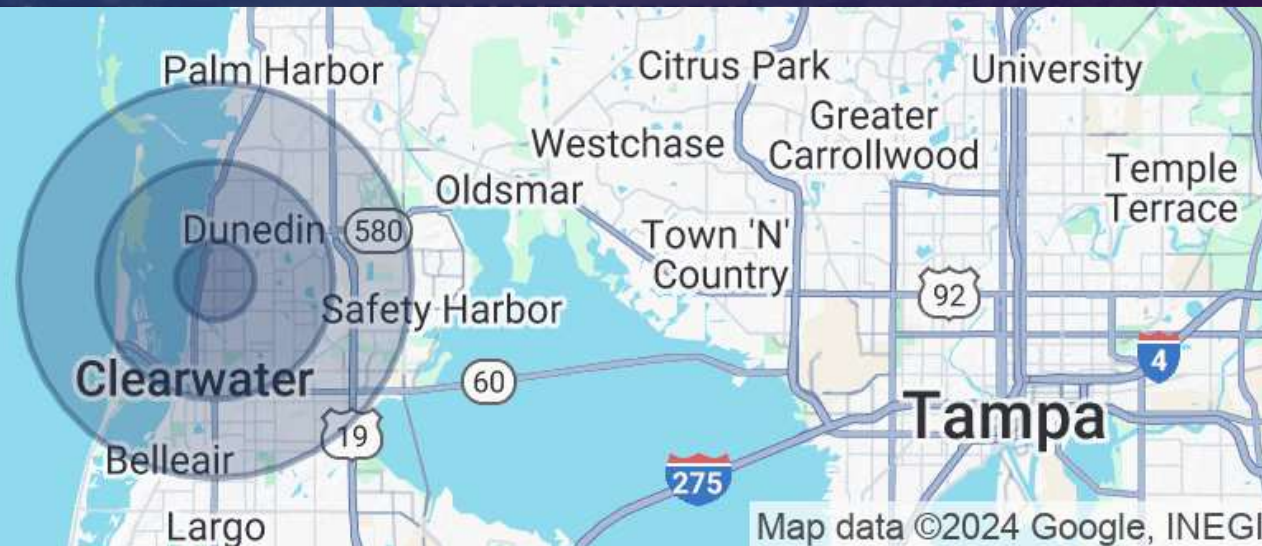
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,839	82,867	194,982
Average Age	48	49	48
Average Age (Male)	47	48	47
Average Age (Female)	49	50	49

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,669	37,980	89,226
# of Persons per HH	2	2	2.1
Average HH Income	\$73,815	\$79,451	\$81,494
Average House Value	\$460,683	\$400,807	\$388,109

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