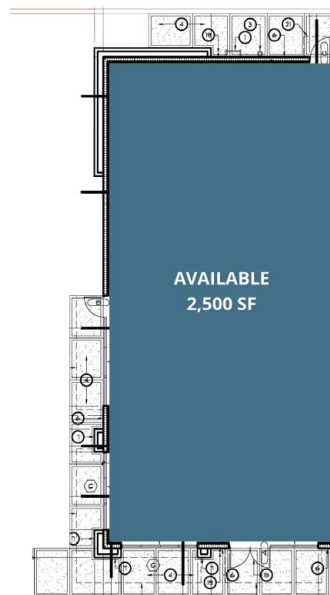


APOLLO BEACH

6578 N U.S. Hwy 41 | Apollo Beach, FL 33572

FOR LEASE



PROPERTY OVERVIEW

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- » **AVAILABLE:** 2,500 SF (with paved patio)
- » Join AT&T, First Watch, Good Vets and Trulieve!
- » Shadow anchored by Publix
- » Pylon signage visible on N U.S. Hwy 41
- » Excellent frontage and visibility on N U.S. Hwy 41, with ingress and egress on both N U.S. Hwy 41 and Elsberry Rd.
- » Over 10,000 homes in development or recently completed within a three mile radius of the site
- » Road improvement: A newly completed four-lane divided county road, including an overpass over I-75, now connects N U.S. Hwy 41 and U.S. 301 via

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,649	40,339	134,327
Households	2,293	15,732	48,665
Avg. HH Income	\$144,263	\$150,899	\$123,078

TRAFFIC COUNTS AADT

N U.S. Hwy 41	33,500 AADT
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FranklinStreet

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PREVIOUS TENANT'S LAYOUT

