

For Lease: Retail / Office

PINELLAS PLACE SHOPPING CENTER

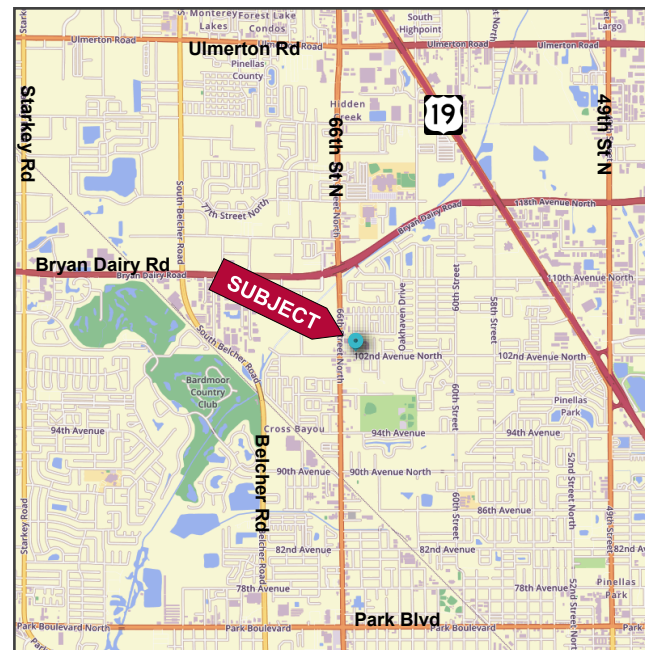
6501 102nd Avenue N., Pinellas Park, FL 33782



FEATURES

- ❖ Retail/Office/Medical spaces in Winn Dixie anchored Center
- ❖ 1,995 SF to 5,400 SF Suites Available
- ❖ Strong tenant mix including Winn Dixie, MetroPCS, China Garden, H&R Block, Pinch-A-Penny, Kinetix Fitness and more
- ❖ High-volume Winn Dixie Marketplace store with completed major renovations and improvements
- ❖ Located on a hard corner of signalized intersection at 66th St. N. and 102nd Ave. N
- ❖ Easy access from US Hwy 19 and I-275
- ❖ 5.2 / 1,000 parking ratio
- ❖ Well maintained center
- ❖ 2024 pass-through expenses: \$3.74/SF
- ❖ Leasing Rates: \$16.00 - \$22.00/SF/NNN

LOCATION MAP



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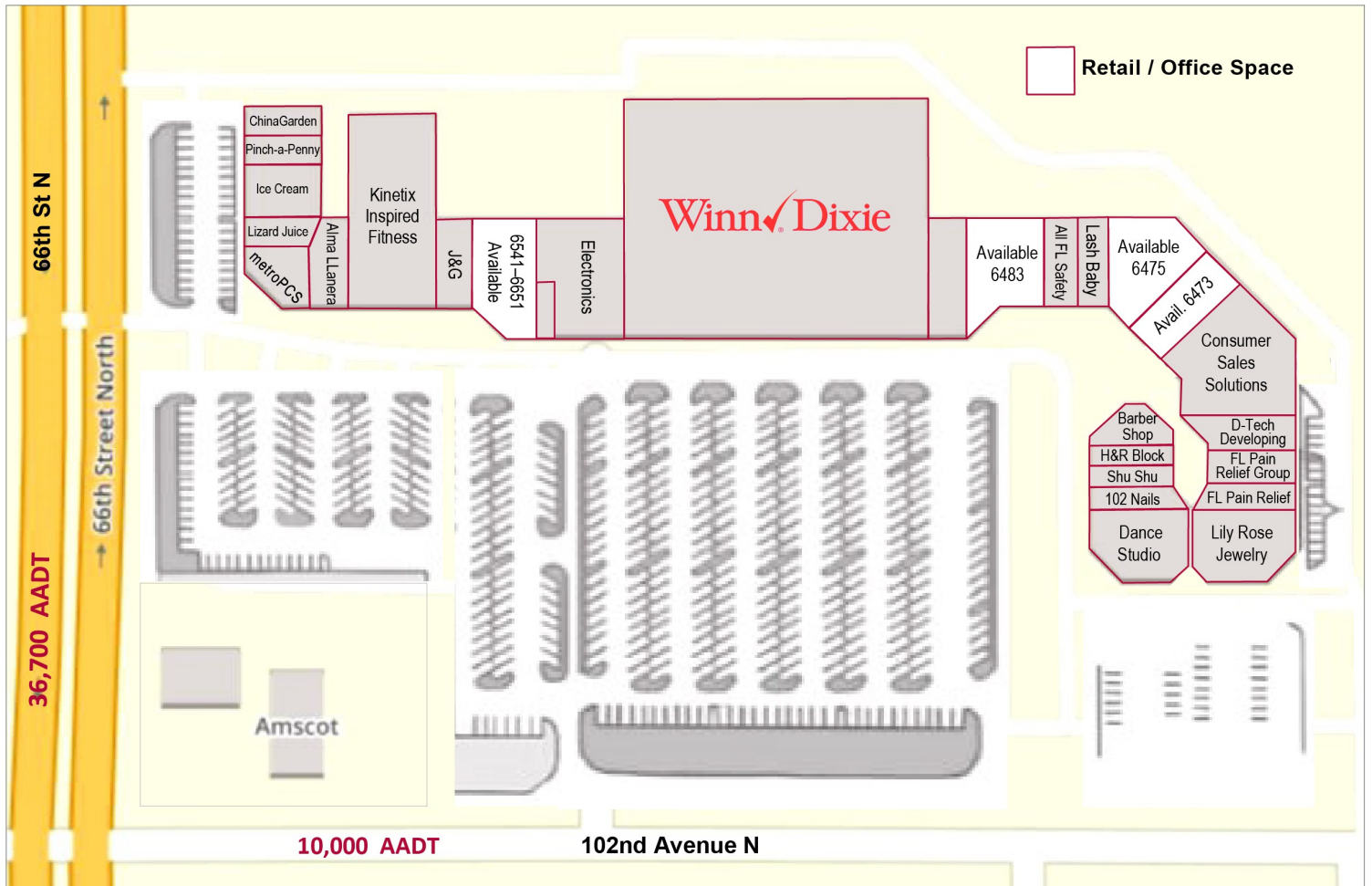
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Available Spaces			
Unit	SF	Unit	SF
6541-6651	5,400 SF	6483	4,800 SF
6475	3,408 SF	6473	1,995 SF

2023 Demographics			
	1-mile	3-mile	5-mile
Total Population	8,771	96,931	264,618
Total Households	3,666	40,376	120,830
Average HH Income	\$84,282	\$86,855	\$83,527



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