

For Lease: Retail / Office / Restaurant
COUNTRY WOODS PLAZA

839 County Line Road 1, Dunedin, FL 34683



NEW MANAGEMENT

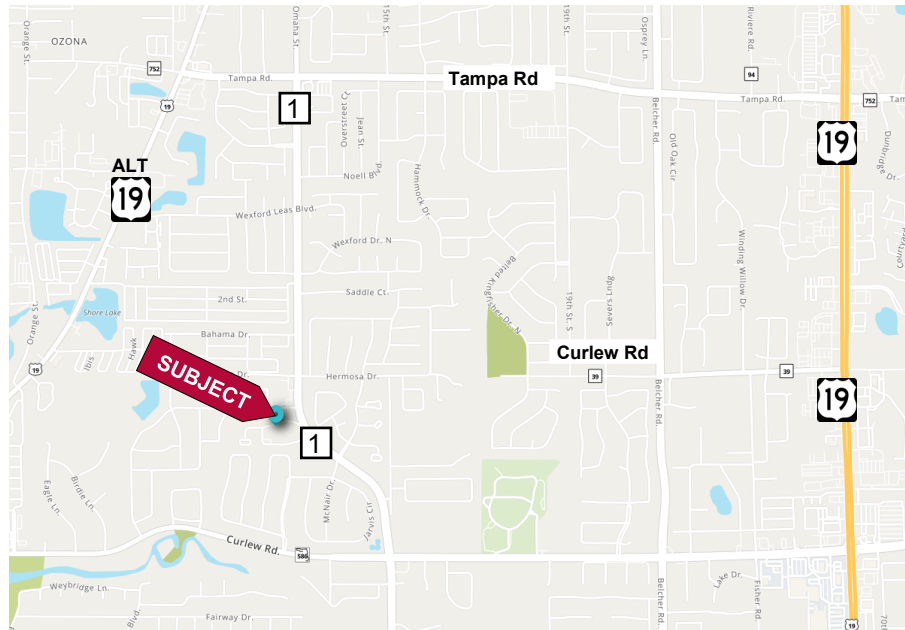


2024 Demographics			
	1-mile	3-mile	5-mile
Total Population	11,119	78,070	177,844
Total Households	4,908	36,509	84,577
Average HH Income	\$112,862	\$104,861	\$105,901

FEATURES

- ❖ New Management and Leasing Teams
- ❖ Highly Visible, 10,576 SF Neighborhood Center located directly on a corner lot at County Line Rd 1 and Country Woods Lane
- ❖ Available spaces from 592 SF to 1,640 SF
- ❖ **1,484 SF Second Generation Restaurant space available with walk-in and vent system**
- ❖ Long Standing Tenants in Place
- ❖ 41 Parking Spaces – 3.9/per 1,000 SF
- ❖ 22,500 Vehicles per day on County Line Road 1
- ❖ **Attractive Lease Rate starting at \$16.00/NNN**

LOCATION MAP



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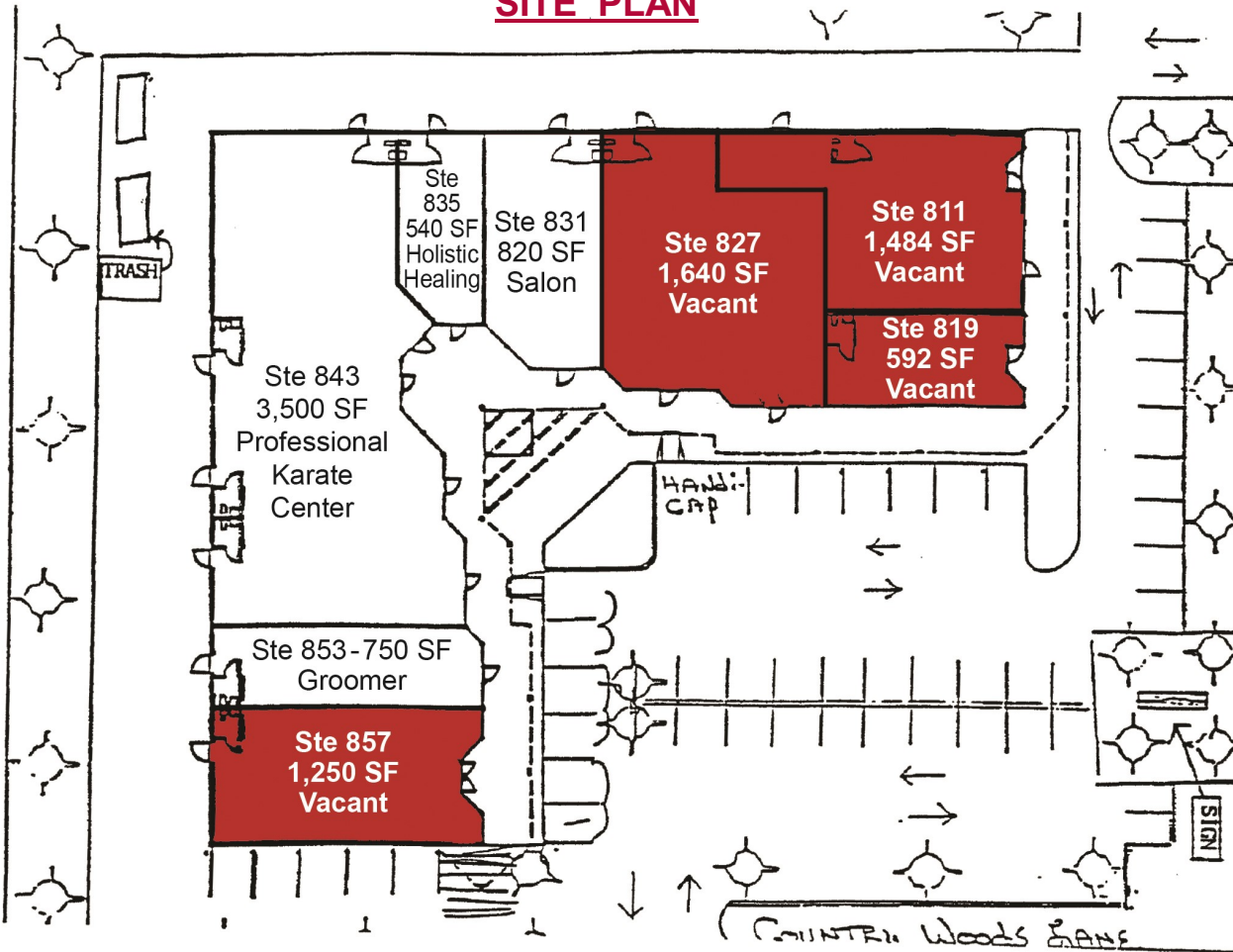
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SITE PLAN



Suite	SF	Tenant
857	1,250	Vacant
853	750	Groomer
843	3,500	Karate
835	540	Holistic Healing
831	820	Salon
827	1,640	Vacant
819	592	Vacant
811	1,484	Vacant

