

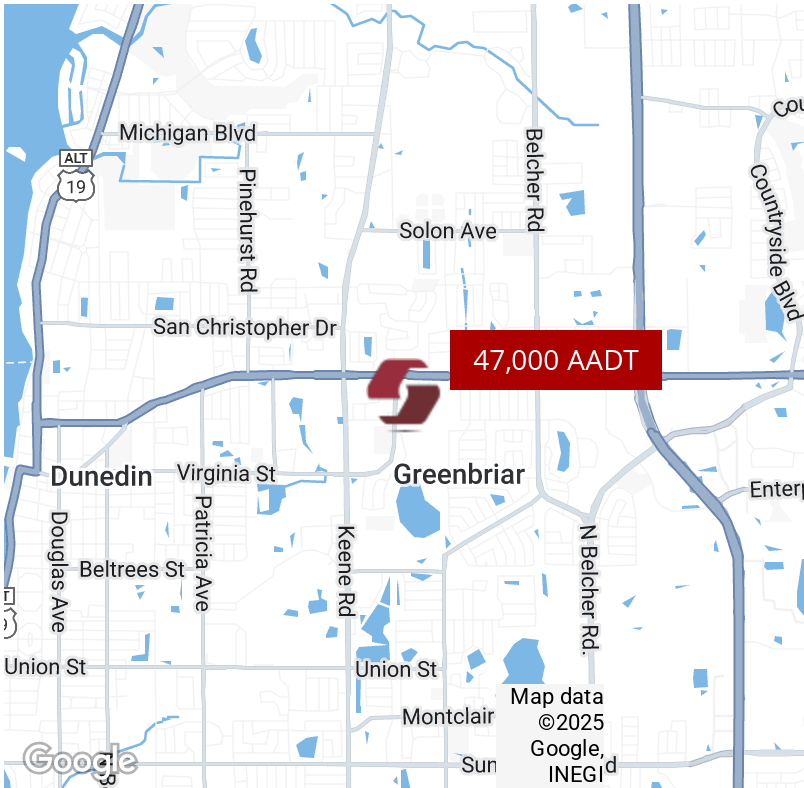
WEATHERSFIELD COMMONS

1681 Main Street Dunedin, FL 34698



PROPERTY HIGHLIGHTS

- Prime visibility on SR 580 (Main Street) in Dunedin, FL, with ±47,000 vehicles per day (AADT)
- ±4,200 SF former medical office space available for lease
- Strong co-tenancy anchored by LA Fitness and Monster Mini Golf
- Strategically positioned 1.3 miles west of U.S. Highway 19 and Westfield Countryside Mall, and 1.5 miles east of Downtown Dunedin



DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Households	49,208	107,134	148,713
Total Population	103,409	232,982	325,001
Average HH Income	\$93,798	\$97,703	\$102,104

The Sembler Company | 800.940.6000 | <https://www.sembler.com>

JESSICA MORENO
727.344.8134
jessica.moreno@sembler.com

Although the Sembler Company has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. The Sembler Company shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein. Site plans subject to change.

WEATHERSFIELD COMMONS

1681 Main Street Dunedin, FL 34698



SITE PLAN & AVAILABILITY

1681	LA Fitness	34,000 SF	1717	The Covery	1,800 SF
1681B	Monster Mini Golf	9,295 SF	1721	AVAILABLE	4,200 SF
1685	UniTea Kava Lounge	1,620 SF	1733	Cold Stone Creamery	1,400 SF
1689	The Crumb Factory	2,300 SF	1737	Balance Bowl and Smoothies	1,400 SF
1701	Delco's Steaks & Hoagies	2,000 SF	1741	Mantrap Salon	2,800 SF
1705	Stretch Zone	1,000 SF	1749	OneHealth Primary Care	1,400 SF
1709	EV Nail Art & Spa	1,000 SF	1757	Parlor House Bistro	2,800 SF

The Sembler Company | 800.940.6000 | <https://www.sembler.com>

JESSICA MORENO
727.344.8134
jessica.moreno@sembler.com

Although the Sembler Company has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. The Sembler Company shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein. Site plans subject to change.