



## COLONIAL CENTER SHOPPING CENTER

913 10TH ST E  
PALMETTO, FLORIDA 34221

### PROPERTY HIGHLIGHTS

- ±2,240 SF shell space available immediately
- Demo work complete — ready for tenant build-out
- Mostly open floor plan with one private office
- Two ADA-compliant restrooms in place
- Strong signage on front overhang
- Available pylon sign exposure on US-301 / 10th St
- Former baseball training facility
- Positioned within Colonial Center Shopping Center



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### DEMOGRAPHICS    1 MILE    3 MILES    5 MILES

Total Households	2,870	23,854	70,837
Total Population	7,656	59,699	170,258
Average HH Income	\$78,525	\$75,424	\$80,105

For More Information

#### ADAM DOAK

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## OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Building Size:	30,000 SF
Available SF:	2,240 SF
Lot Size:	3 Acres
Zoning:	GC

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents Colonial Center Shopping Center – 913 10th St E, Palmetto, FL

Property Type: Retail / Flex Space

Suite 913–915 at Colonial Center Shopping Center offers a versatile ±2,240 SF shell space now available for lease. The space has already undergone demolition and is delivered as a blank canvas, allowing an incoming tenant to design and build out the layout to suit their specific use.

Previously occupied by a baseball training facility with batting cages, the unit is mostly open and includes one private office and two ADA-compliant restrooms. Excellent visibility is provided by prominent front overhang signage, along with an available panel on the pylon sign fronting busy US-301 / 10th Street, offering strong exposure to daily traffic.

The center's location and signage opportunities make this space well suited for retail, fitness, service, or specialty uses seeking flexibility and visibility in Palmetto.

Currently approximately \$7.00 PSF (subject to change)

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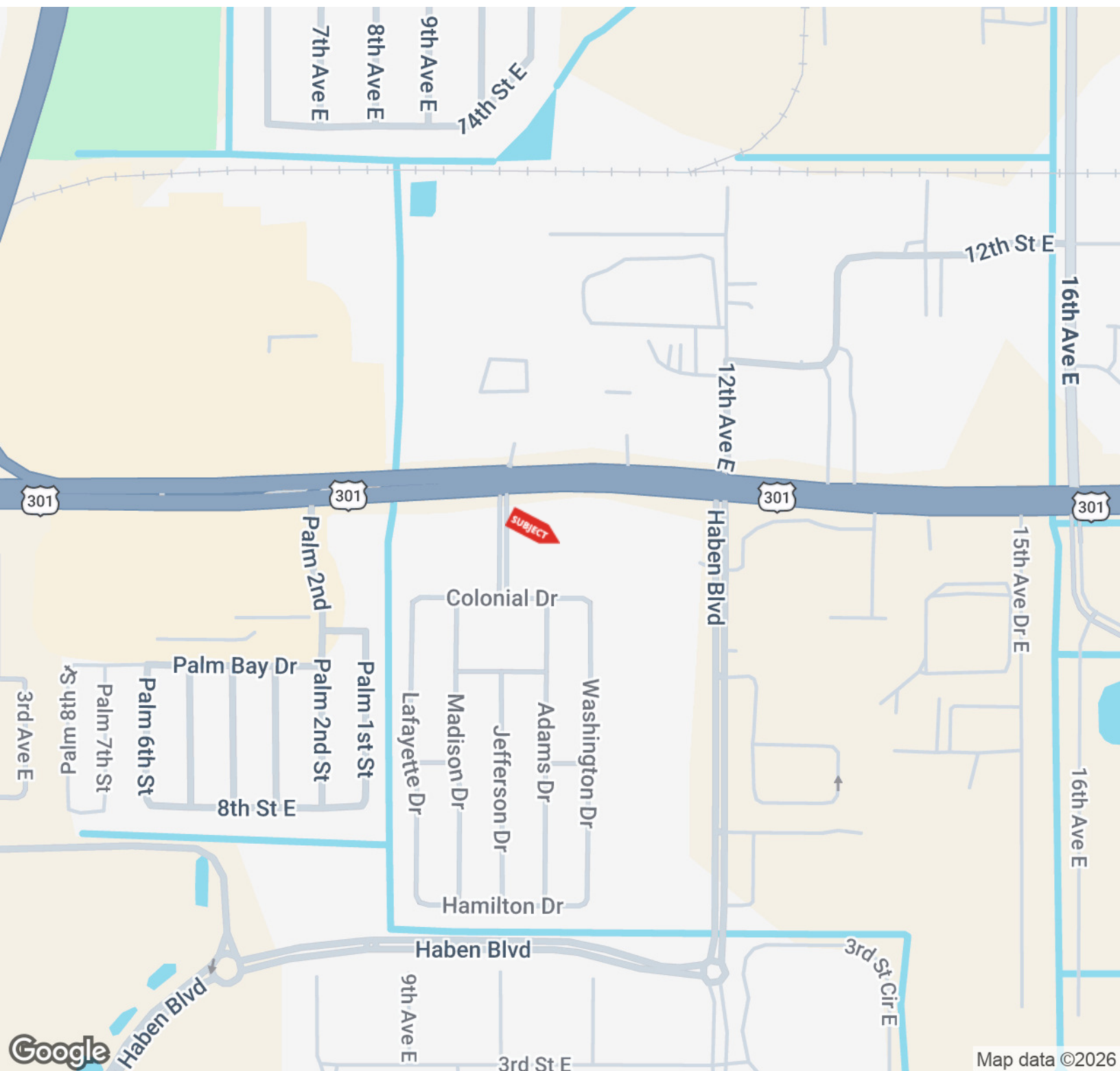
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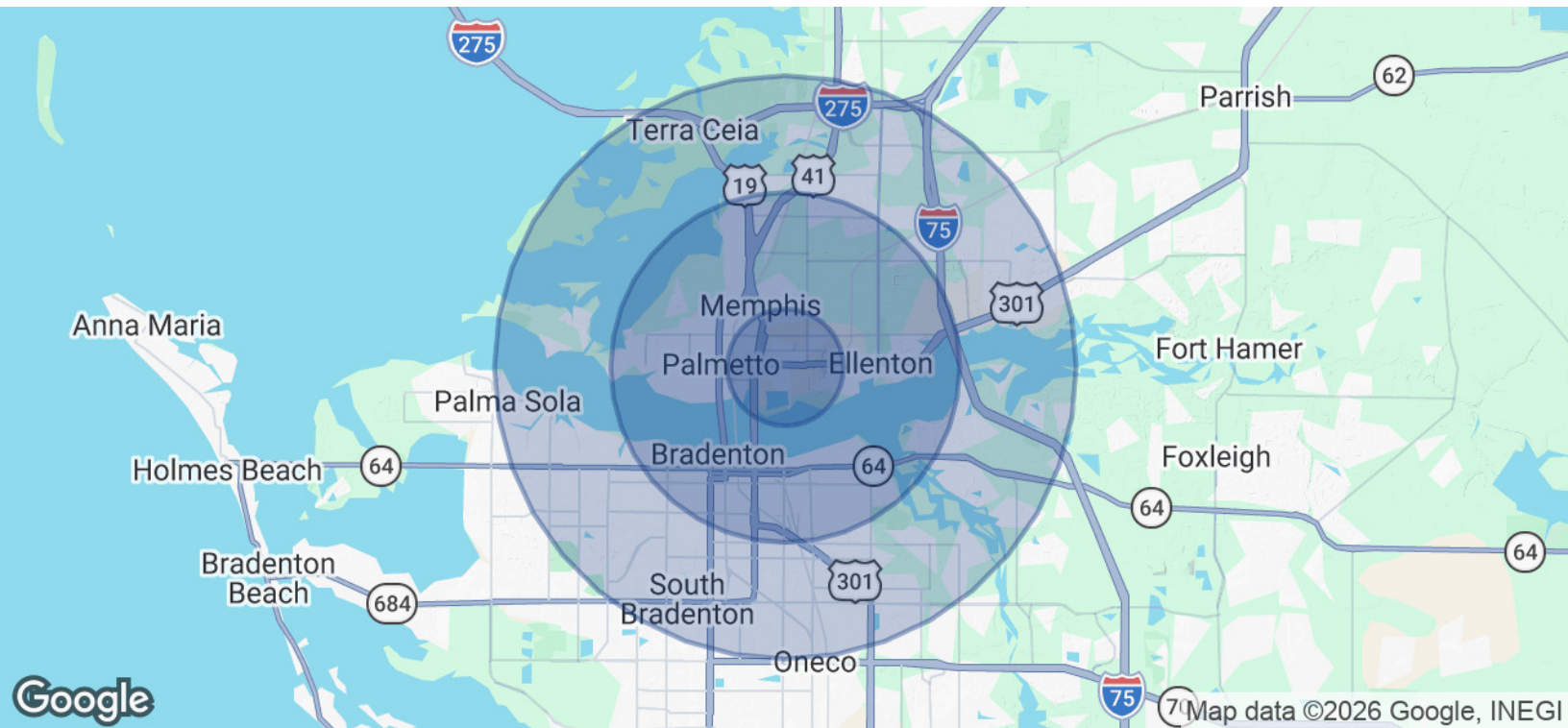


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,656	59,699	170,258
Average Age	42	43	45
Average Age (Male)	42	42	44
Average Age (Female)	43	44	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,870	23,854	70,837
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$78,525	\$75,424	\$80,105
Average House Value	\$336,525	\$343,147	\$315,968

Demographics data derived from AlphaMap

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