



COLONIAL CENTER SHOPPING CENTER

913 10TH ST E
PALMETTO, FLORIDA 34221

PROPERTY HIGHLIGHTS

- ±2,240 SF – 4,480 SF available
- Shell condition space ready for custom buildout
- Suites can be combined or leased separately
- Prominent pylon and building signage on US-301
- Ideal for retail, fitness, service, or specialty uses

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



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For More Information

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COLONIAL CENTER SHOPPING CENTER



OFFERING SUMMARY

Lease Rate:	\$19 - 22 SF/yr (NNN)
CAM:	\$7 PSF
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 for Lease
Available Size: ±2,240 SF – 4,480 SF

Located along the highly traveled US-301 / 10th Street corridor in Palmetto, Colonial Center Shopping Center offers flexible retail and commercial real estate space with strong visibility and signage opportunities. These suites provide a rare opportunity for tenants seeking customizable space in an established commercial corridor.

Suite 913–915 (±2,240 SF) is delivered in shell condition following recent demolition, allowing for a fully customized buildout. The space is primarily open with one private office and two ADA-compliant restrooms already in place. Previously occupied by a baseball training facility, the layout lends itself well to a variety of uses.

Suite 909–911 (±2,240 SF), formerly a furniture store, is also available and offers additional open retail/flex space. The suites can be leased individually or combined for a total of approximately ±4,480 SF.

Please note: No smoke shops, vape retailers, or adult gaming centers permitted.

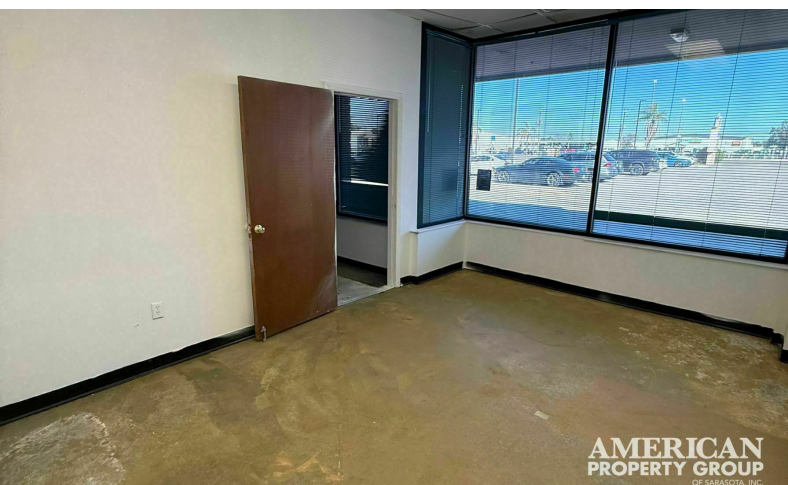
CAM: Approximately \$7.00 PSF (subject to change)

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913-915 10TH ST E - 2,240 SF



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909-911 10TH ST E - 2,240 SF

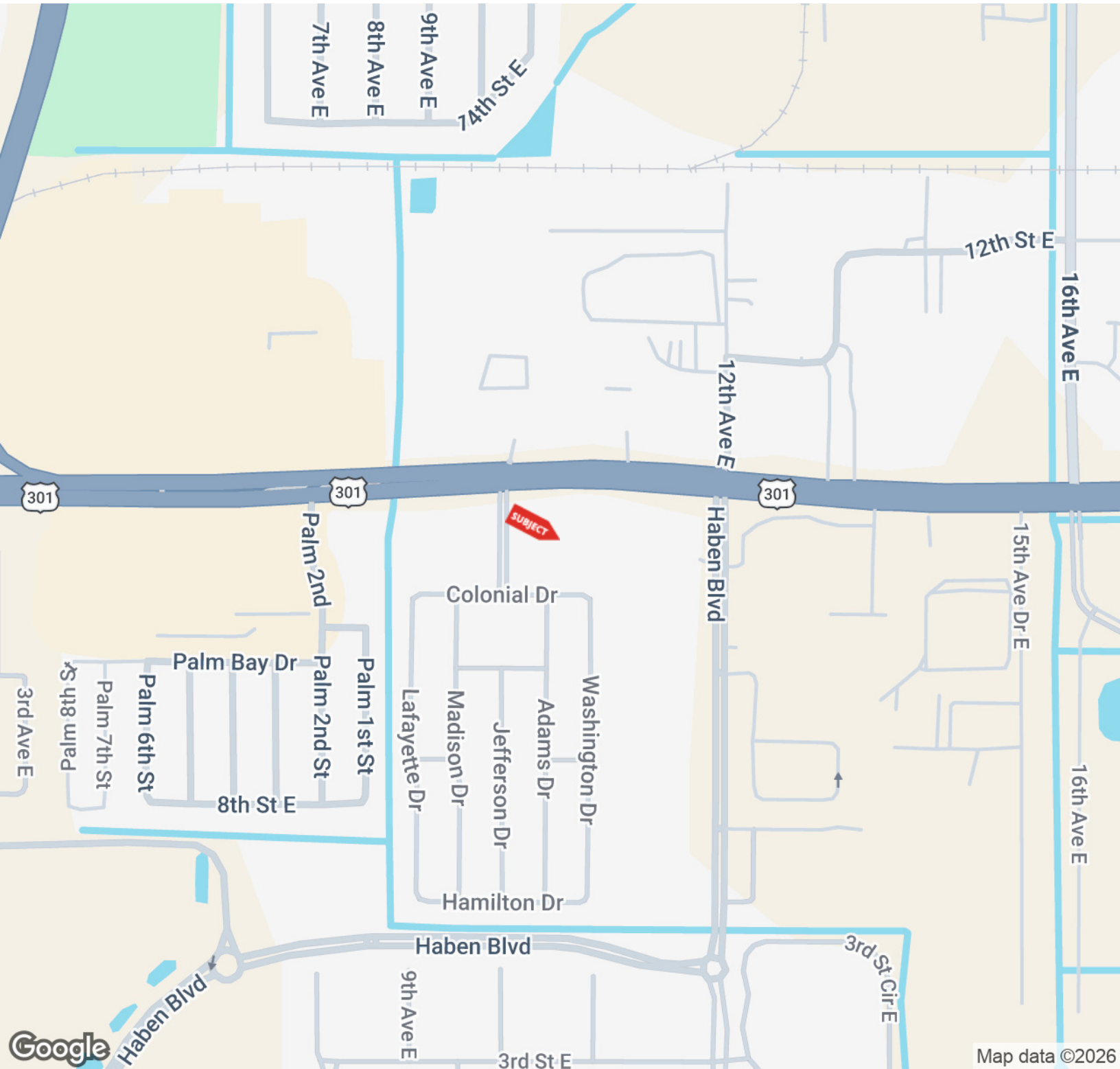


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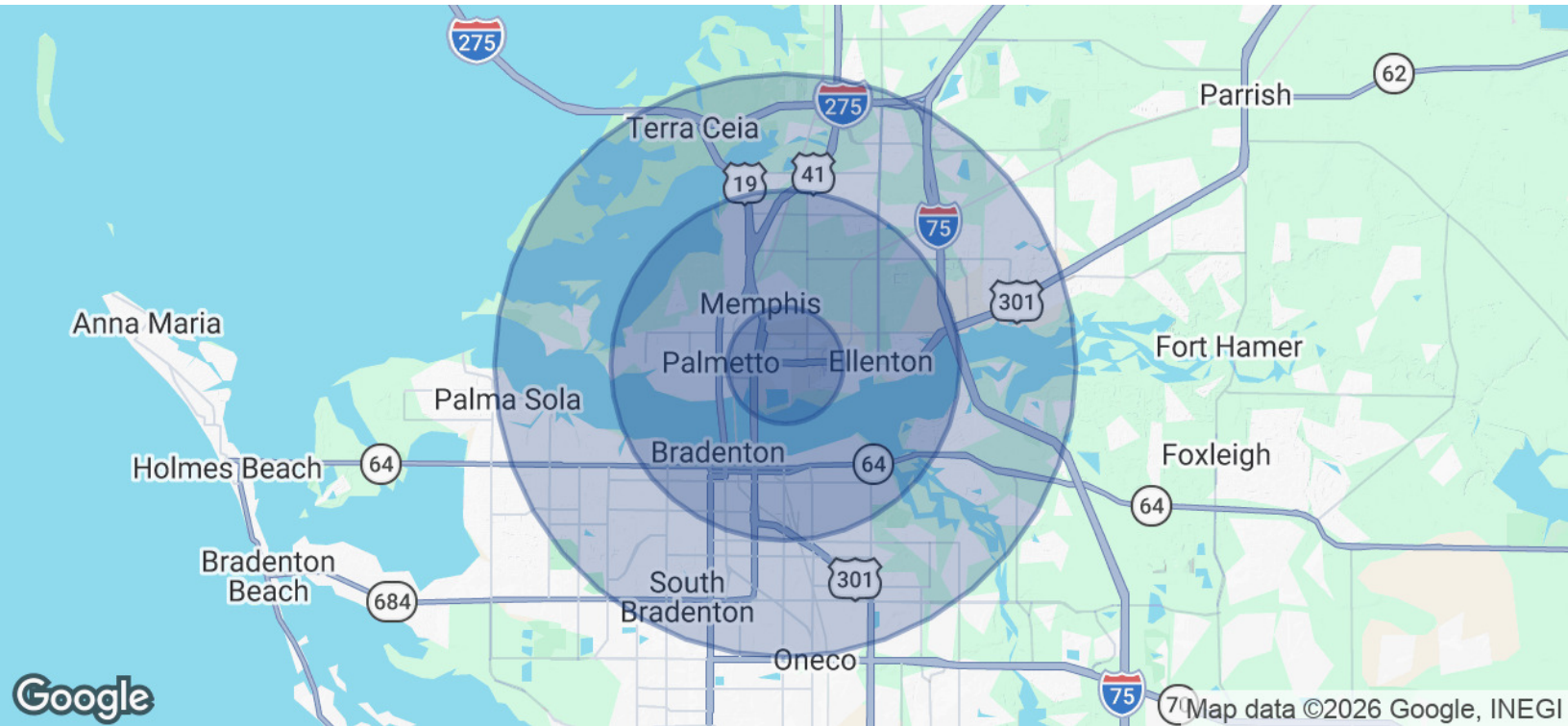


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COLONIAL CENTER SHOPPING CENTER



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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