

# LIGHTHOUSE CROSSINGS

3993 Tyrone Blvd St Petersburg, FL 33709



## PROPERTY HIGHLIGHTS

- Located at the NE corner of Tyrone Blvd and Park Street in St. Petersburg, Florida
- Close proximity to Kohl's, Target, and Tyrone Square Mall in a high income market with \$82K in 3 miles
- Attracts customers from southern St. Petersburg to southern Seminole pulling on over 70,000 AADT in traffic counts at the intersection
- Immediately fronts Tyrone Blvd with multiple access points on Park Street and 38th Avenue
- 1,900 sf retail or office space available with 38 ft of frontage next to a coming soon Electrified Ebike store

## DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

	3 MILES	5 MILES	7 MILES
Total Households	42,134	109,616	188,511
Total Population	92,657	240,613	409,271
Average HH Income	\$92,135	\$90,588	\$90,216



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

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## SITE PLAN & AVAILABILITY

8000	Electrified Ebikes	3,600 SF
8030	AVAILABLE	1,900 SF
8040	Amscot	3,250 SF

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