



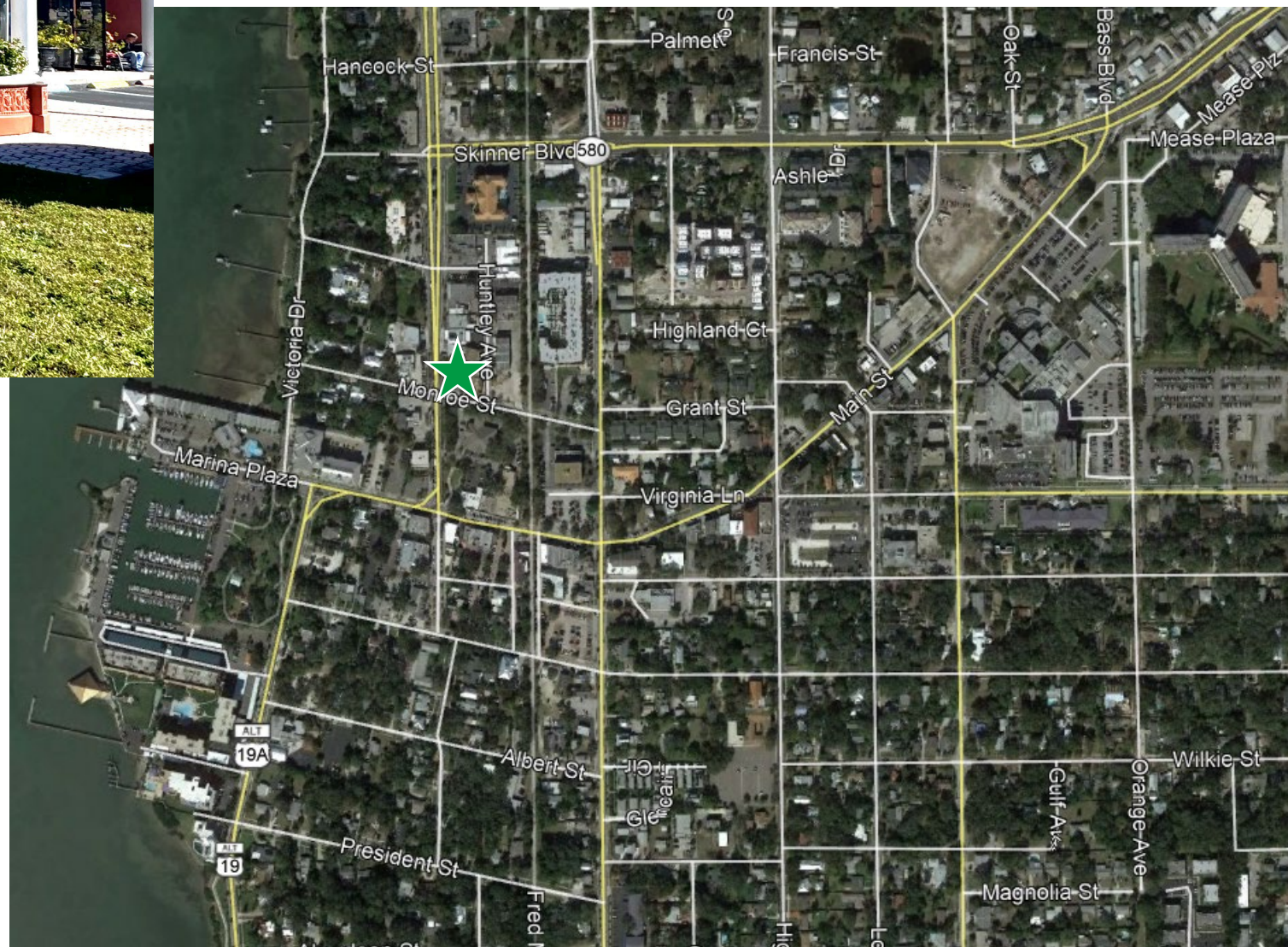
1,818 SF OF RETAIL SPACE FOR LEASE

300 MONROE ST. – DUNEDIN, FL 34698



Property Highlights

- Rare Downtown Dunedin Retail Opportunity
- 1,818 SF Available Now
- Corner Monroe St. and Broadway (Alt. 19)
- Private Parking Lot
- Excellent Demographics
- High Traffic Counts 17,100 AADT
- Close to Pinellas Trail
- Layout: Open floor plan with private rooms, ideal for individual workstations or specialized services.
- Walkability



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	9,797	69,766	173,104
AVERAGE HH INCOME	\$66,553	\$75,524	\$79,386
MEDIAN AGE	52	50.4	50
Traffic Count	17,100 AADT		

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COMMERCIAL Real Estate
 REALTOR

The information contained herein was collected from sources deemed to be reliable, however Santek Management, LLC, its agents and clients, cannot be responsible for changes, errors, omissions, withdrawal, & or prior sale.

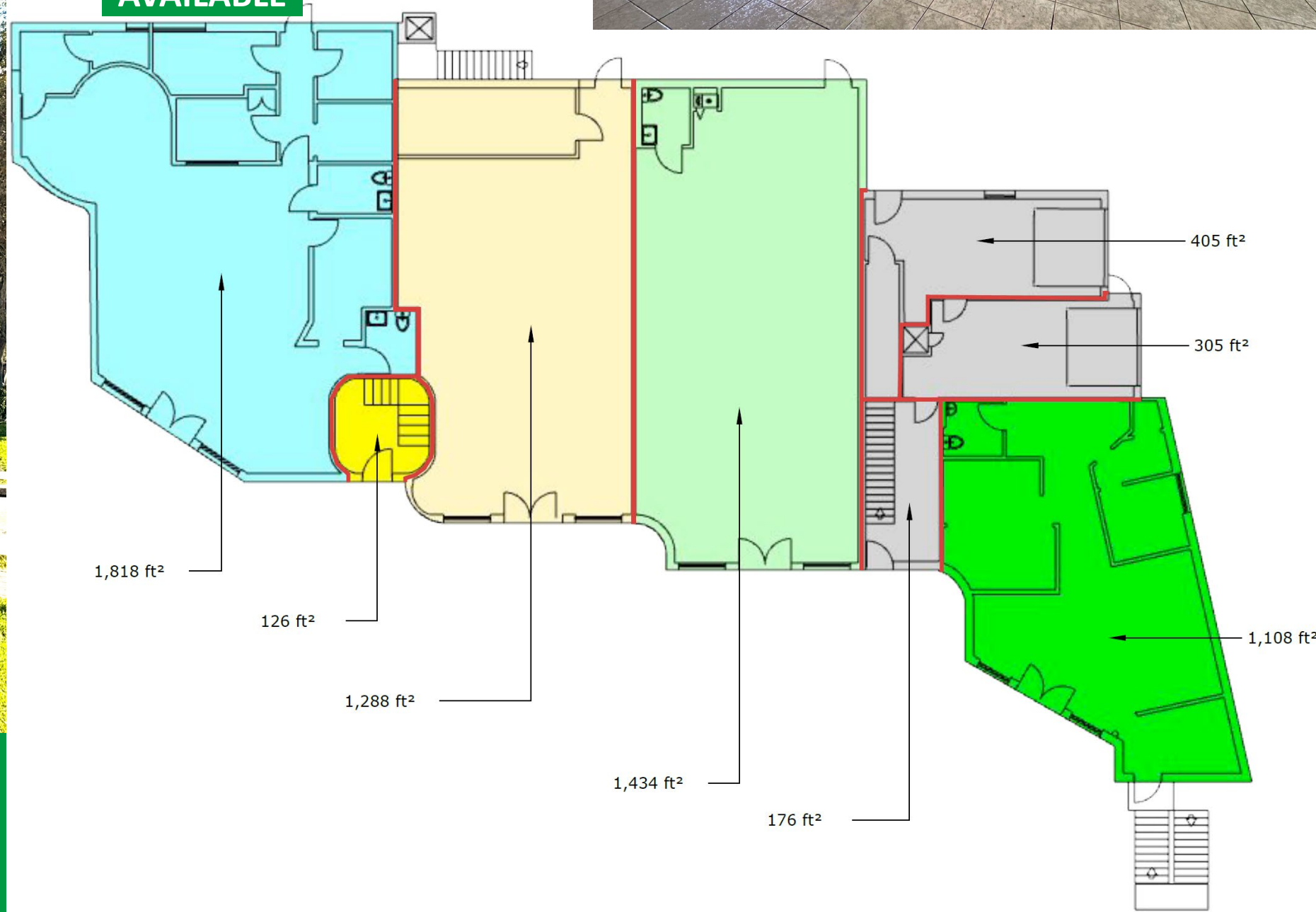


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+/- 1,818 SF AVAILABLE



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