

Pines Plaza

1873 South Patrick Drive, Indian Harbour Beach, FL 32937

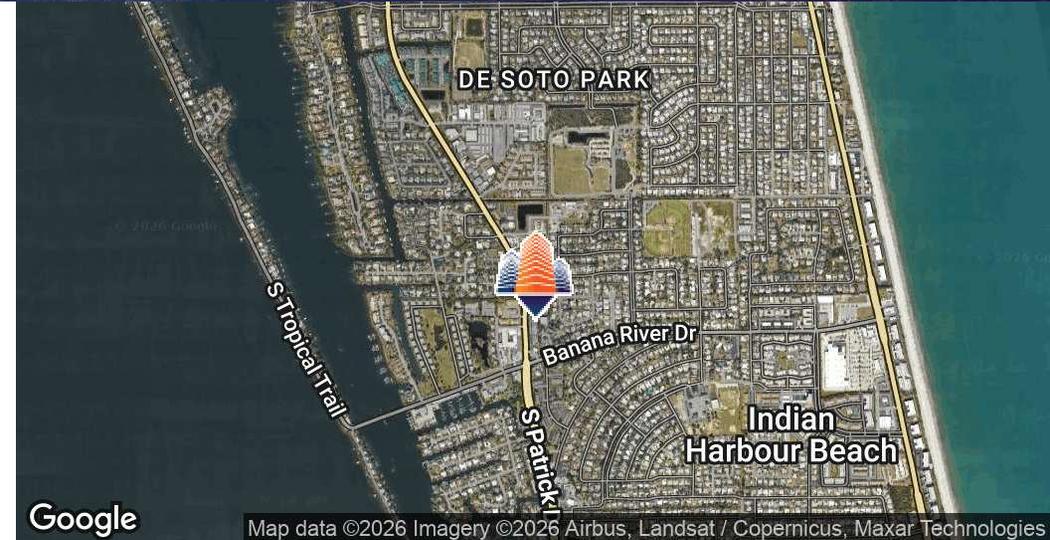


EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



NEW OWNERSHIP /
RENOVATIONS
UNDERWAY!



PROPERTY HIGHLIGHTS

- 915 SF, 1,829 SF and 2,753 spaces available
- Under New Ownership! Lease Incentives Available!
- High Visibility shopping center directly fronting Patrick Drive
- Flourishing retail trade area with limited availability
- Traffic Counts: S Patrick Dr - 27,000+ cars per day
- Shadow-anchored by Ace Hardware
- Affluent demographic with average incomes exceeding \$100,000
- Perfect opportunity for Retail Sales and Services, Restaurants, Medical & More!

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	915 - 2,753 SF
Lot Size:	1.46 Acres
Building Size:	27,057 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,134	17,106	42,718
Total Population	9,577	38,577	96,486
Average HH Income	\$131,316	\$117,083	\$102,935

[CLICK HERE FOR GOOGLE/AERIAL MAP](#)

Nick Barbato
954.579.2672
NBarbato@eisre.com

Casey Dorner
407.404.4017
CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

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PROPERTY PHOTOS



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SPACES AVAILABLE

LEASE INFORMATION

Lease Type:	NNN
Total Space:	915 - 2,753 SF

Lease Term:	Negotiable
Lease Rate:	Occupied

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 1867	Blue Morpho Skinspa	978 SF	NNN	Occupied
Unit 1867-A	Happy Healthy Human	1,765 SF	NNN	Negotiable
Unit 1869	Available	915 SF	NNN	Occupied
Unit 1871	Salt & Light Hair	929 SF	NNN	Occupied
Unit 1873	Available	915 SF	NNN	Negotiable
Unit 1875	Chick Nails	905 SF	NNN	Occupied
Unit 1875 A&B	Available	1,829 SF	NNN	Negotiable
Unit 1875 C	Moving Waters Massage	905 SF	NNN	Occupied
Unit 1875 D	Ear Care	905 SF	NNN	Occupied
Unit 1875 E	Drifters	919 SF	NNN	Occupied
Unit 1877	Iso Salon	949 SF	NNN	Occupied
Unit 1879	Danos Pizza	910 SF	NNN	Occupied
Units 1881 & 1883	Indian Harbour Laundry	1,834 SF	NNN	Occupied
Units 1885 & 1887	Good Space Wellness	1,824 SF	NNN	Occupied
Units 1889 & 1891	Available	2,753 SF	NNN	Negotiable
Units 1895	Vessel Goods Leather Company	1,003 SF	NNN	Occupied
Units 1897	Slyaram Liquor Inc.	3,676 SF	NNN	Occupied

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RETAILER MAP



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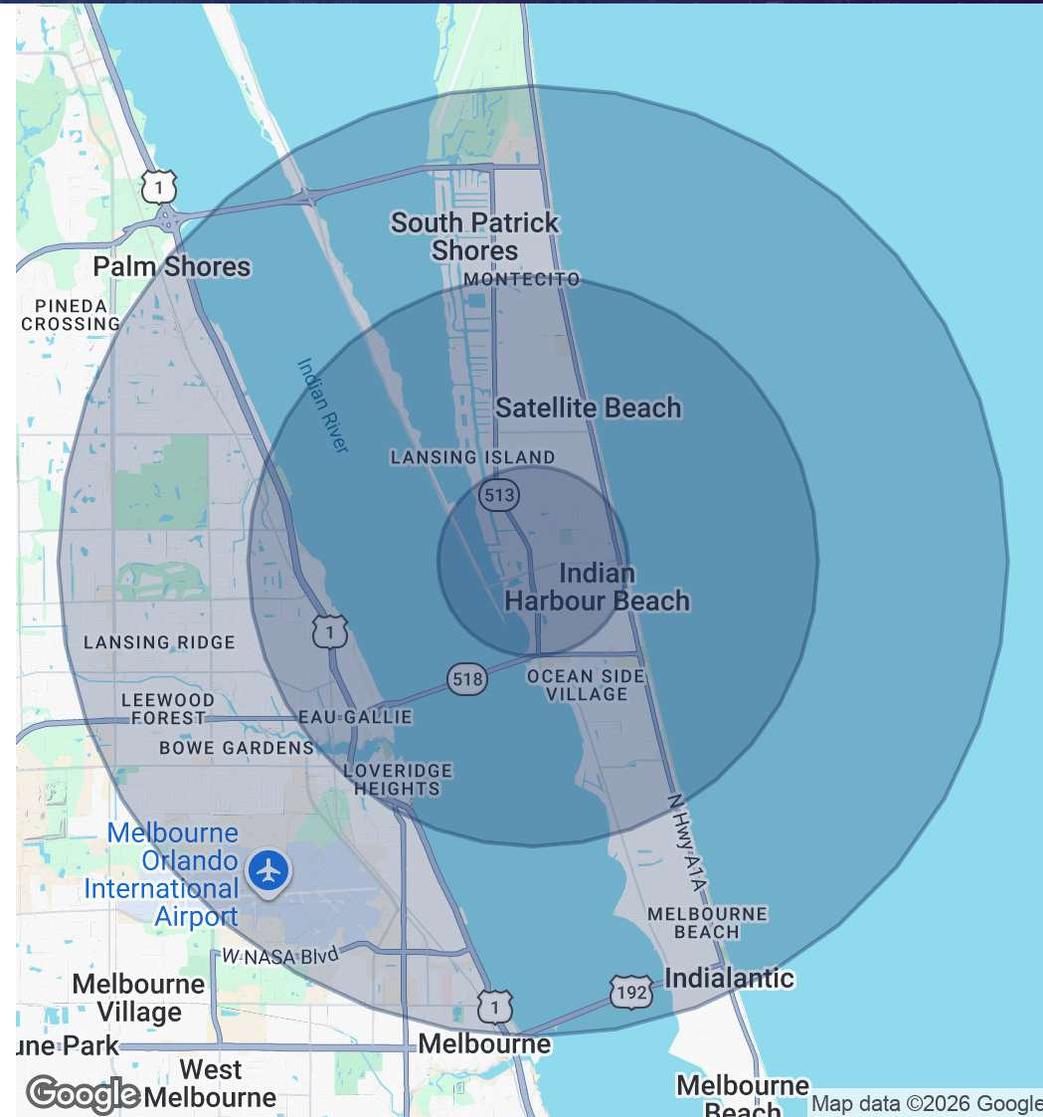
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,577	38,577	96,486
Average Age	49	47	46
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,134	17,106	42,718
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$131,316	\$117,083	\$102,935
Average House Value	\$533,981	\$496,071	\$413,793
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	8,174	31,490	75,645
Total Population - Black	113	1,129	4,333
Total Population - Asian	206	953	2,657
Total Population - Hawaiian	12	37	98
Total Population - American Indian	37	126	401
Total Population - Other	150	899	3,006



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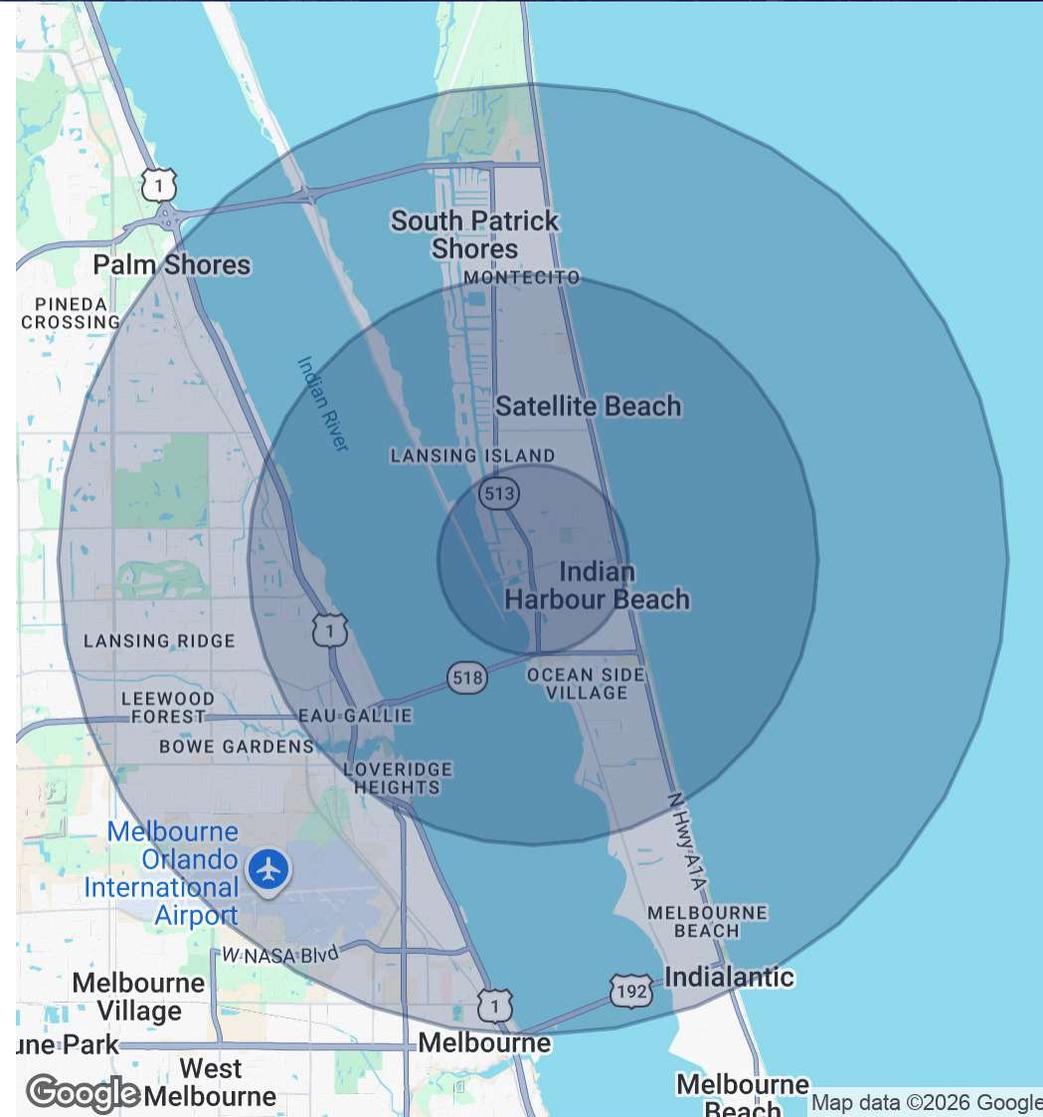
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DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	301	1,434	3,981
5 - 9	355	1,592	4,180
10 - 14	492	2,030	4,722
15 - 17	323	1,305	3,083
18 - 20	318	1,264	3,096
21 - 24	398	1,539	3,983
25 - 34	750	3,376	10,324
35 - 44	986	4,227	10,913
45 - 54	1,130	4,636	10,981
55 - 64	1,571	6,214	15,636
65 - 74	1,530	5,816	13,940
75 - 84	987	3,627	8,246
85+	436	1,518	3,401



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