

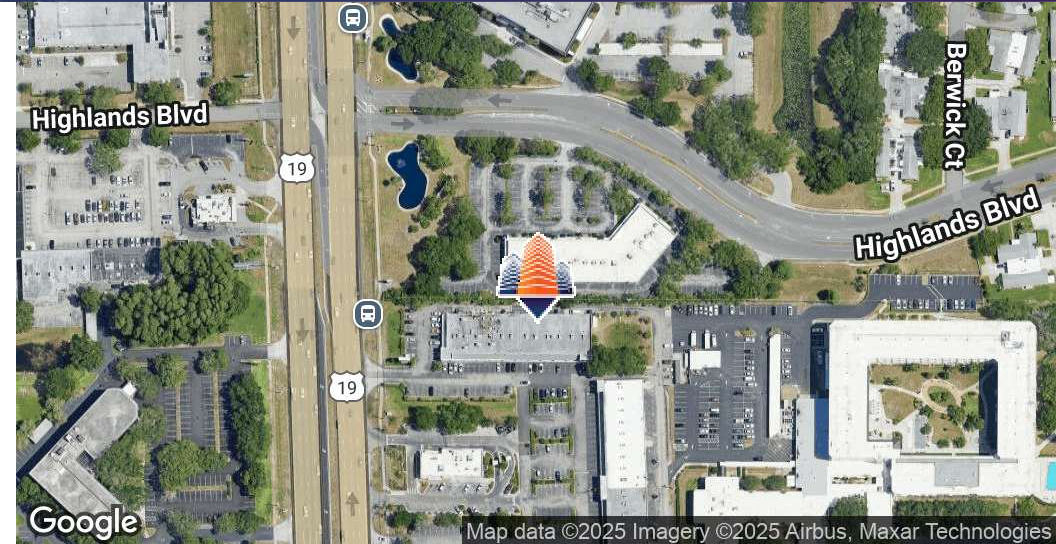
# Sabal Ridge Plaza

33983 U.S. Highway 19, Palm Harbor, FL 34684



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Adjacent to a Brand New Trader Joe's
- Signalized Corner Shopping Center
- 1,100 SF, 1,400 SF and 3,150 SF Spaces Available
- Multiple Access Points from Hwy 19 N and Full Access from Nebraska Ave
- 91,500+ cars per day on Hwy 19 N, and 109,500+ cars per day at Hwy 19 N and Nebraska Ave intersection
- Ample Parking and Full Circulation for the Center
- Strong Retail Corridor
- Large Pylon Sign
- Great Tenant Mix

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,100 - 3,150 SF
Lot Size:	4.94 Acres
Building Size:	51,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,666	36,162	80,041
Total Population	11,536	79,871	173,370
Average HH Income	\$81,531	\$105,691	\$104,617

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## PROPERTY PHOTOS



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## SITE PLAN



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## AERIAL MAP



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## LEASE SPACE

### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,100 - 3,150 SF	Lease Rate:	Negotiable

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 33835	Available	1,100 SF	NNN	Negotiable
Unit 33859	Available	3,150 SF	NNN	Negotiable
Unit 33907	Available	1,400 SF	NNN	Negotiable
Unit 33915	Available	1,400 SF	NNN	Negotiable

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## RETAILER MAP



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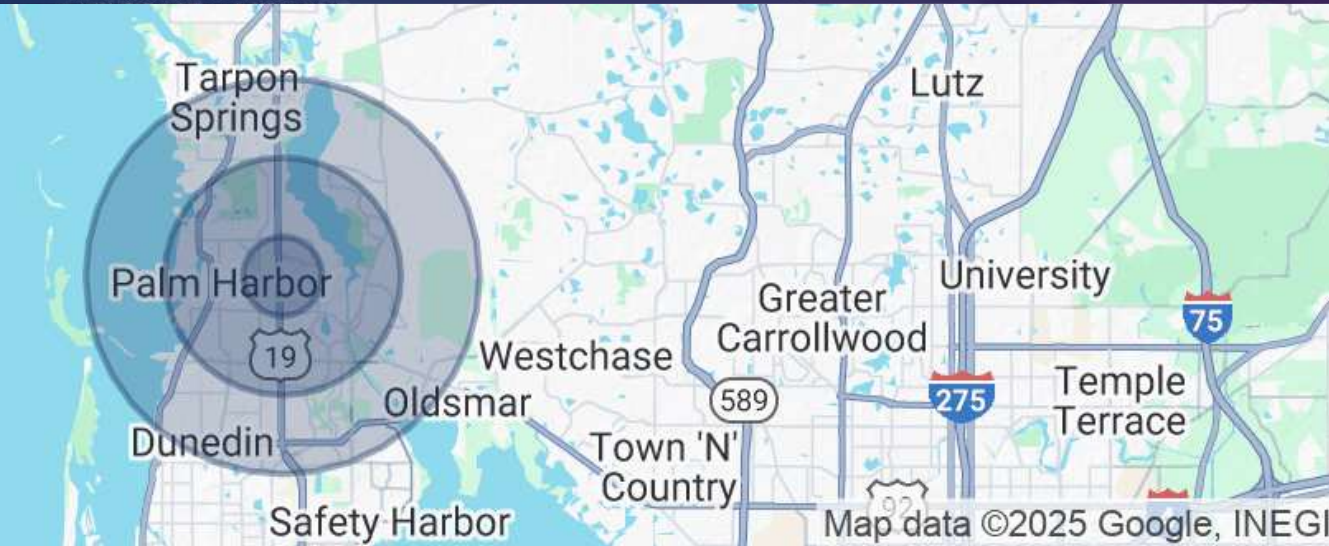
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INVESTMENT  
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,536	79,871	173,370
Average Age	55	49	50
Average Age (Male)	53	48	49
Average Age (Female)	56	50	51
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,666	36,162	80,041
# of Persons per HH	1.96	2.18	2.14
Average HH Income	\$81,531	\$105,691	\$104,617
Average House Value	\$349,949	\$421,408	\$395,703

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