

TRI-CITY PLAZA

5220 E BAY DR., LARGO, FL 33764

FOR
LEASE




LOCATION DESCRIPTION

The center is a premier retail destination on US Hwy. 19, a major thoroughfare in Pinellas County.

PROPERTY HIGHLIGHTS

- 2,000 SF 2nd gen restaurant space coming available
- Tri-City Plaza is anchored by Publix, Five Below, Petco, DollarTree, Ross, J Lee Salon Suites, Ross, Burlington and LA Fitness
- Strong position in market with high traffic counts
- Multiple access points with full signal at main entry of the property from East Bay Dr
- Part of the Tampa Bay metro region
- A well-populated coastal urban/suburban zone
- Access to beaches, parks, and cultural attractions



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	14,011	94,758	238,996
Daytime Population	13,039	101,130	290,420
Households	6,756	44,724	108,955
Average HH Income	\$88,019	\$90,453	\$92,006



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SUITE	TENANT NAME	SPACE SIZE
1	Publix	42,112 SF
2	H&R Block	2,413 SF
3	GNC	1,600 SF
4	Supercuts	1,600 SF
5	Pizza Hut	1,600 SF
6	The Joint Chiropractic	1,600 SF
7	Revival IV Lounge	1,600 SF
8	LG Nail & Spa	1,600 SF
9	Hear USA/HEARX	1,600 SF
10	Smile Design Largo	1,600 SF
11	Five Below	8,506 SF
12	Dollar Tree	10,000 SF
13	Petco	12,000 SF
14	J Lee Salon Suites	10,000 SF
15	Ross Dress for Less	24,895 SF

SUITE	TENANT NAME	SPACE SIZE
16	Burlington	30,302 SF
17	LA Fitness	33,490 SF
18	Siam Tampa	2,400 SF
19	HT Computers	1,200 SF
20	Ultimate Nail Spa	1,200 SF
21	Spectrum	4,800 SF
22	Chilli's	6,522 SF
23	Subway	1,600 SF
24	First Watch Daytime Cafe	3,480 SF
25	Available Soon	2,000 SF
26	Naples Wax Center	1,600 SF
27	Chipotle	2,400 SF
28	Applebee's	5,119 SF
29	Wendy's	2,590 SF



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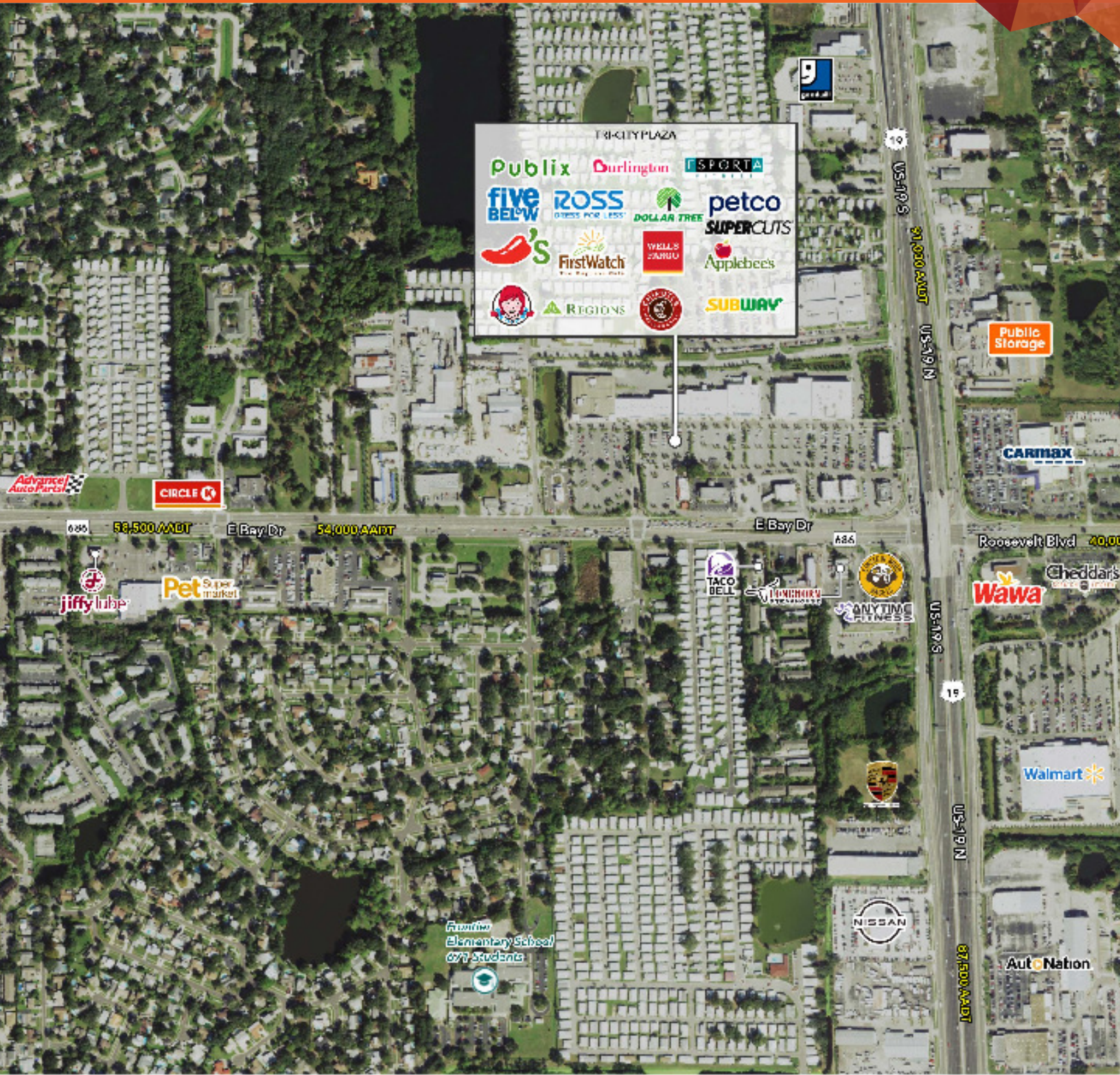
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