

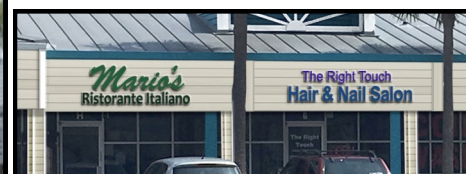
For Lease: Beach Retail on Gulf Blvd.

## MADEIRA COMMONS

14995 Gulf Boulevard, Madeira Beach, FL 33708



### EXCELLENT RETAIL SPACE OPPORTUNITY

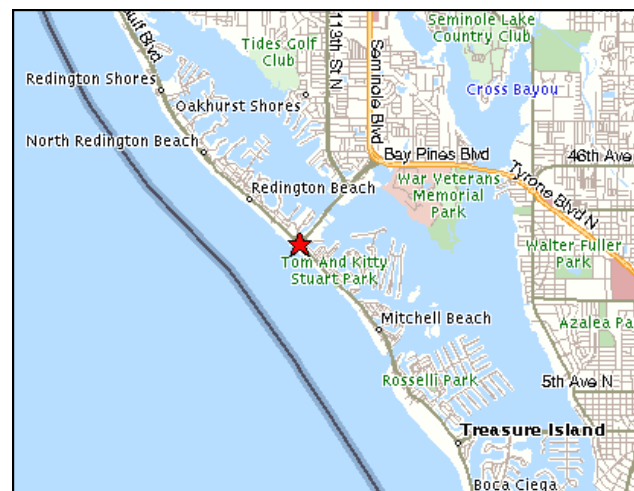


## FEATURES

- ❖ Retail Center recently renovated with new signage, parking areas, landscaping and lighting
- ❖ AVAILABLE: Suite B-1 - 1,140 SF (Jan. 1, 2026)
- ❖ Excellent tenant mix; Daiquiri Shak, 7-Eleven, Mario's Ristorante and many other local destination tenants
- ❖ Across from new Madeira Beach Town Center / Marriott Autograph Hotel
- ❖ AADT: 22,300 cars / Gulf Blvd. and 29,500 cars / Tom Stuart Causeway
- ❖ Highly visible location with restaurants in busy Madeira Beach Business District
- ❖ Highly Visible new Pylon signage
- ❖ Easy Ingress/Egress from both Gulf Blvd. & Tom Stuart Causeway
- ❖ Proven beach retail location
- ❖ Asking Rent: \$28.00/SF/NNN



## LOCATION MAP



Demographics	1-mile	3-mile	5-mile
Total Population	3,393	30,571	95,621
Av. Household Income	\$143,698	\$127,361	\$112,833
Households	1,849	15,726	44,818

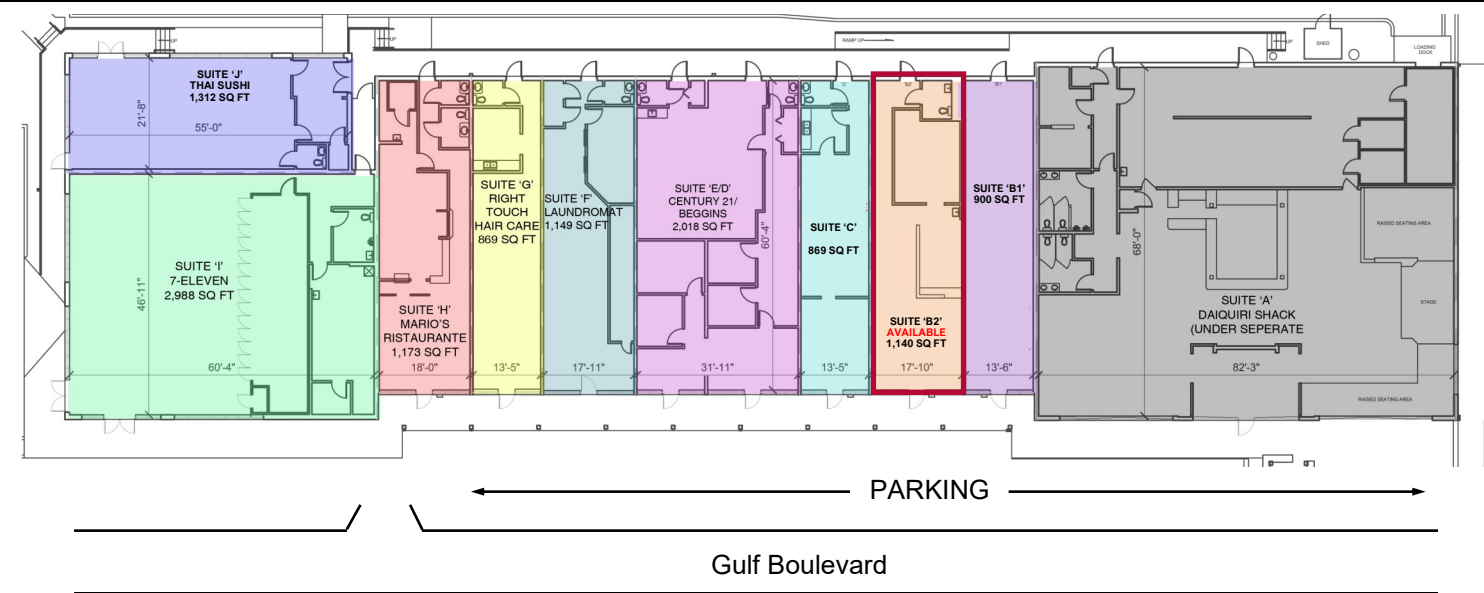
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SITE PLAN (not to scale)



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