

For Lease: Beach Retail on Gulf Blvd.

MADEIRA COMMONS

14995 Gulf Boulevard, Madeira Beach, FL 33708



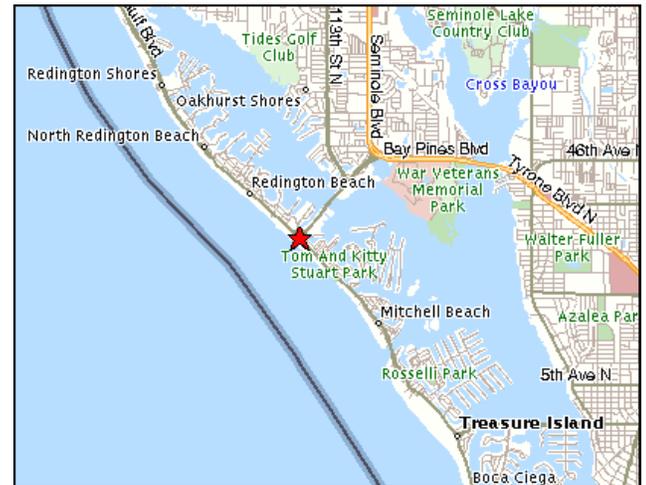
EXCELLENT RETAIL SPACE OPPORTUNITY



FEATURES

- ❖ Retail Center recently renovated with new signage, parking areas, landscaping and lighting
- ❖ AVAILABLE NOW: Suite B-2 - 1,140 SF - Former ice cream shop
- ❖ 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
- ❖ Proven beach retail location - Rare vacancy and opportunity to lease
- ❖ 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
- ❖ AADT: 22,300 cars / Gulf Blvd. and 29,500 cars / Tom Stuart Causeway
- ❖ Asking Rent: \$28.00/SF/NNN

LOCATION MAP



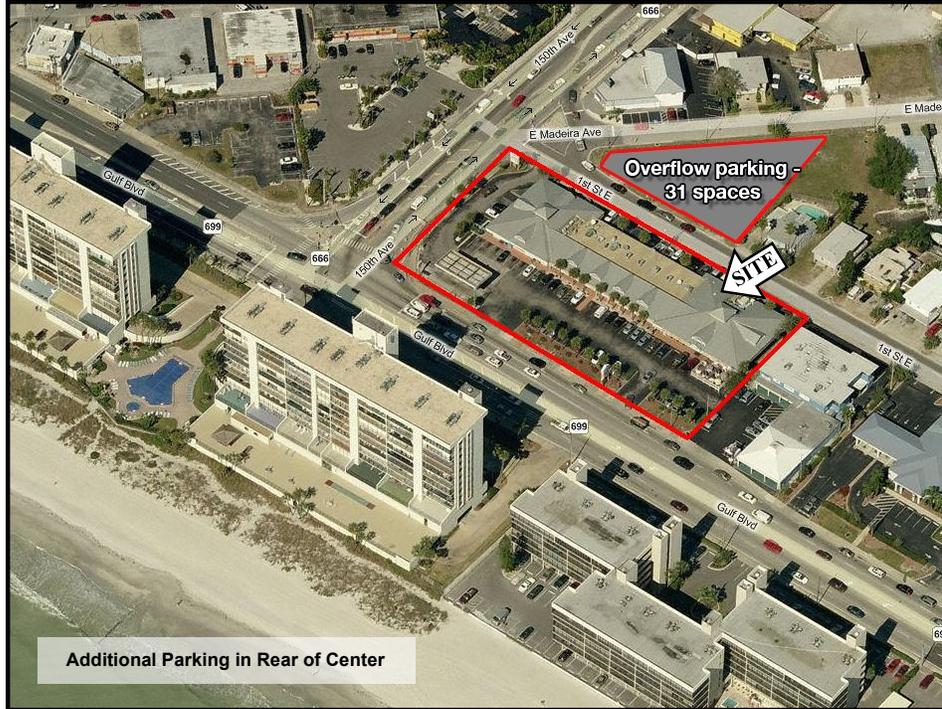
Demographics	1-mile	3-mile	5-mile
Total Population	3,393	30,571	95,621
Av. Household Income	\$143,698	\$127,361	\$112,833
Households	1,849	15,726	44,818

Elliott M. Ross, CCIM
 O: 813.755.6700
 C: 727.639.3800
 elliotross@rossrealty.com

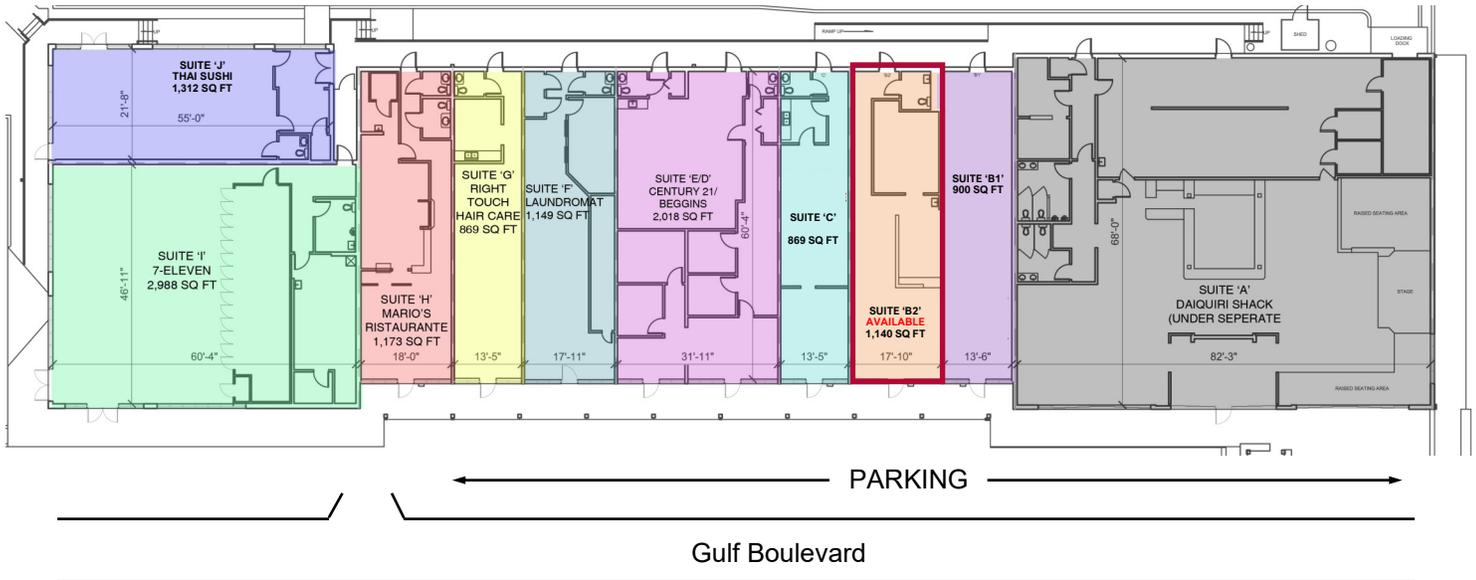
ROSS REALTY GROUP, INC.
 Westshore Square
 4600 W. Cypress St., Suite 525
 Tampa, FL 33607

MADEIRA COMMONS

14995 Gulf Boulevard, Madeira Beach, FL 33708



SITE PLAN (not to scale)



Any information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.