

THE BEACHMAKER

15000 Madeira Way, Madeira Beach, FL 33708



For Lease: New Retail on Madeira Beach

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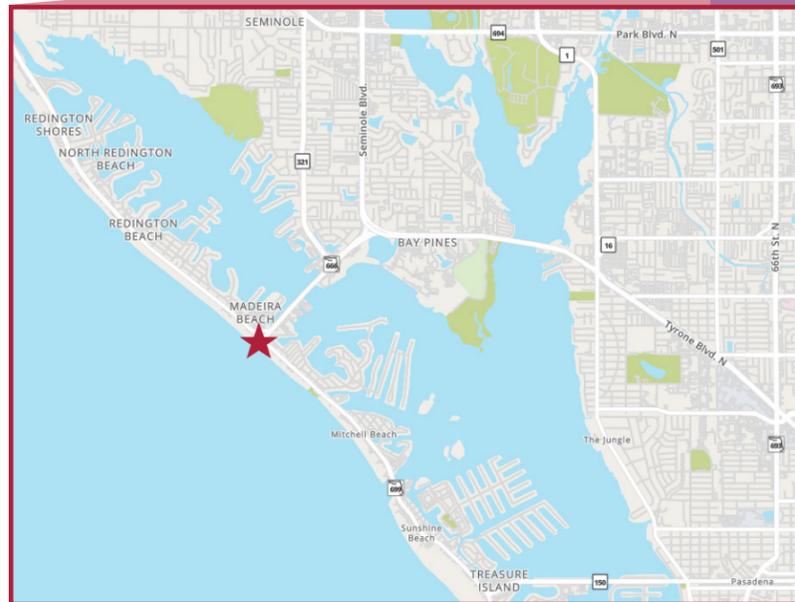
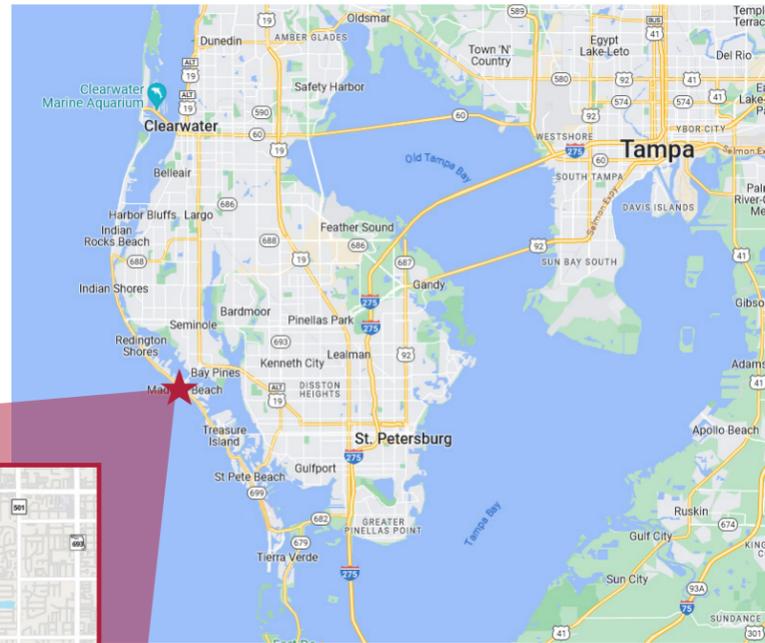
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EXCELLENT RETAIL SPACE OPPORTUNITY
26,000 SF FIRST FLOOR RETAIL



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Total Population	4,670	35,793	130,635
Median Age	63.4	58.0	54.7
Households	2,675	18,444	62,743



BEACH-CENTRIC MIXED-USE COMMUNITY ATTRACTIVE TO TOURISTS

Eight stories building consisting of:

- 26,000 SF ground floor commercial/retail space
- 156 condo-hotel rooms on four floors
- 10-unit luxury residential condominium on top floor
- Two floors of parking

DISTANCE / DRIVE TIMES	
St. Pete-Clearwater International Airport	27 minutes 13 miles
Downtown St. Petersburg	23 minutes 20 miles
Tampa International Airport	32 minutes 25 miles



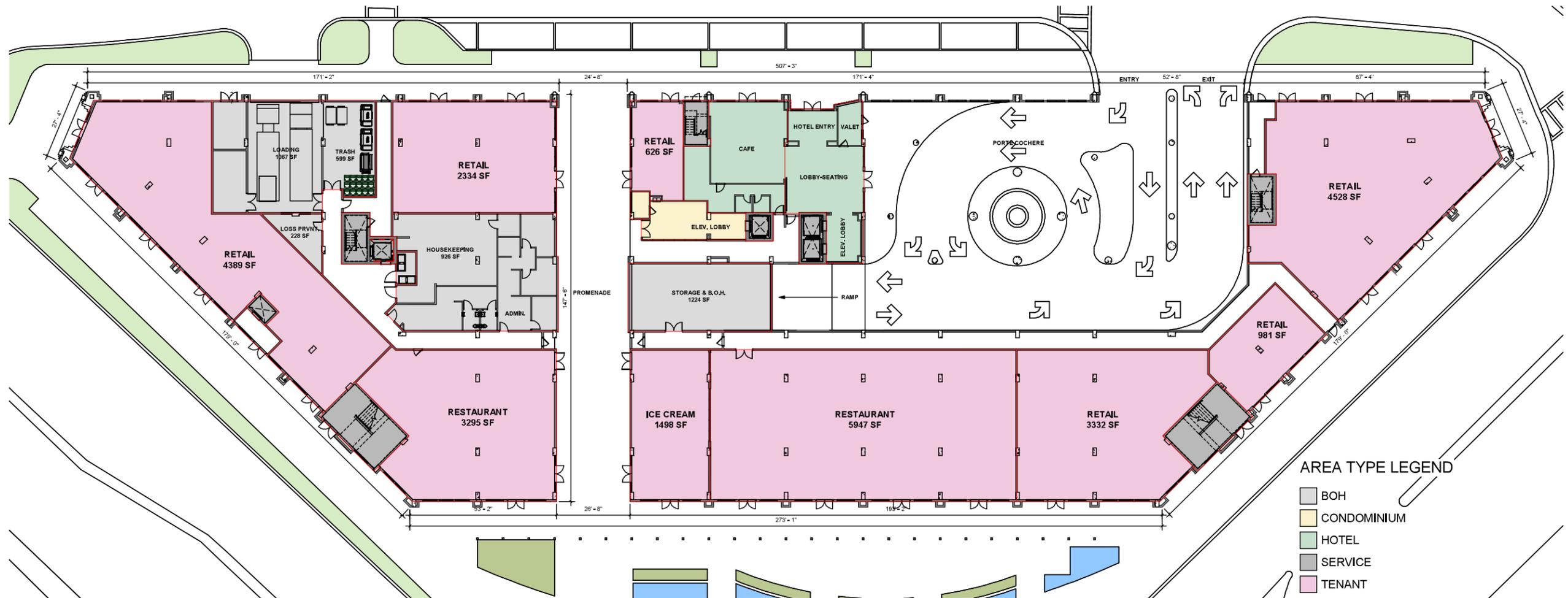
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THE BEACHMAKER HOTEL AND SHOPPES – COMING LATE 2028



AREA TYPE LEGEND

- BOH
- CONDOMINIUM
- HOTEL
- SERVICE
- TENANT