



Overview

- Located at the NE corner of Tyrone Boulevard and Park Street in St. Petersburg, Florida
- Close proximity to Kohl's, Target, and Tyrone Square Mall
- The property attracts customers from southern St. Petersburg to southern Seminole pulling on over 70,000 AADT in traffic counts at the intersection.

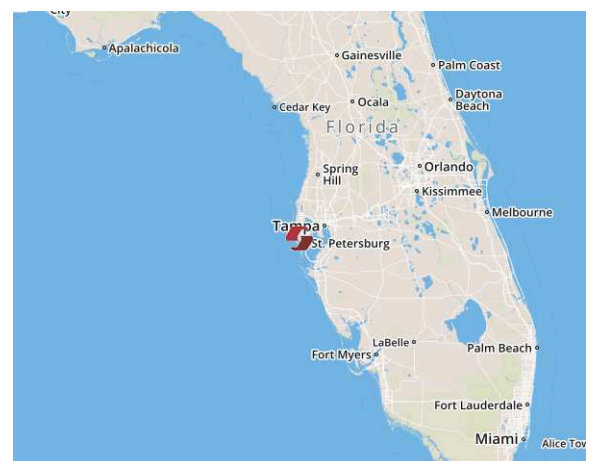
Demos	3 Miles	5 Miles	7 Miles
Population	95,682	238,370	404,081
Households	41,785	106,778	182,107
Avg Household Income	\$73,167	\$70,060	\$68,483

Leasing Contact

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Traffic Counts (AADT)

Park Street N 31,000
Tyrone Blvd 41,000





1000	Available	1,000	3000	Available	2,500	6000	Plato's Closet	3,950
1040	Le Nails	1,750	3020	Available	2,500	6080	Available	1,000
1060	Fantastic Sam's	1,000	3040	Cafe Croissant	2,500	6100	Available	1,250
1080	Fly Nutrition	1,250	3060	Available	2,500	8000	Available	3,600
2000	Available	2,500	4000	Mario's Pizza	2,000	8020	Available	1,900
2020	Scrubs N Stuff	2,800	4020	Dollar Tree	9,000	8040	Amscot	3,250
2040	Available	2,800	5000	PetSmart	25,597			