

TIME SQUARE

6160 – 6170 Ulmerton Rd | Clearwater, FL 33760



PROPERTY HIGHLIGHTS:

- Retail and office suites available
- Approximately 340' frontage on Ulmerton Rd, frontage road access of US Hwy 19 N
- 12' ceiling height in all suites
- Prominent pylon sign and ample parking
- Strong demographics include a population of more than 227,000 with an average household income of over \$62,000 within a 5-mile radius
- Shopping center total GLA: 35,349 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2019 Estimated Population	6,565	81,337	227,096
2019 Estimated Households	3,165	35,558	103,933
INCOME			
2019 Est. Avg HH Income	\$56,775	\$62,794	\$62,666
AGE			
Median Age	41	44	46
DAYTIME DEMOS			
Number of Businesses	901	5,862	12,269
Number of Employees	9,101	77,952	158,633
Total Daytime Population	11,495	108,158	243,295
TRAFFIC COUNTS			
Ulmerton Rd (E/W)	47,000 AADT		
US Hwy 19 (N/S)	75,500 AADT		



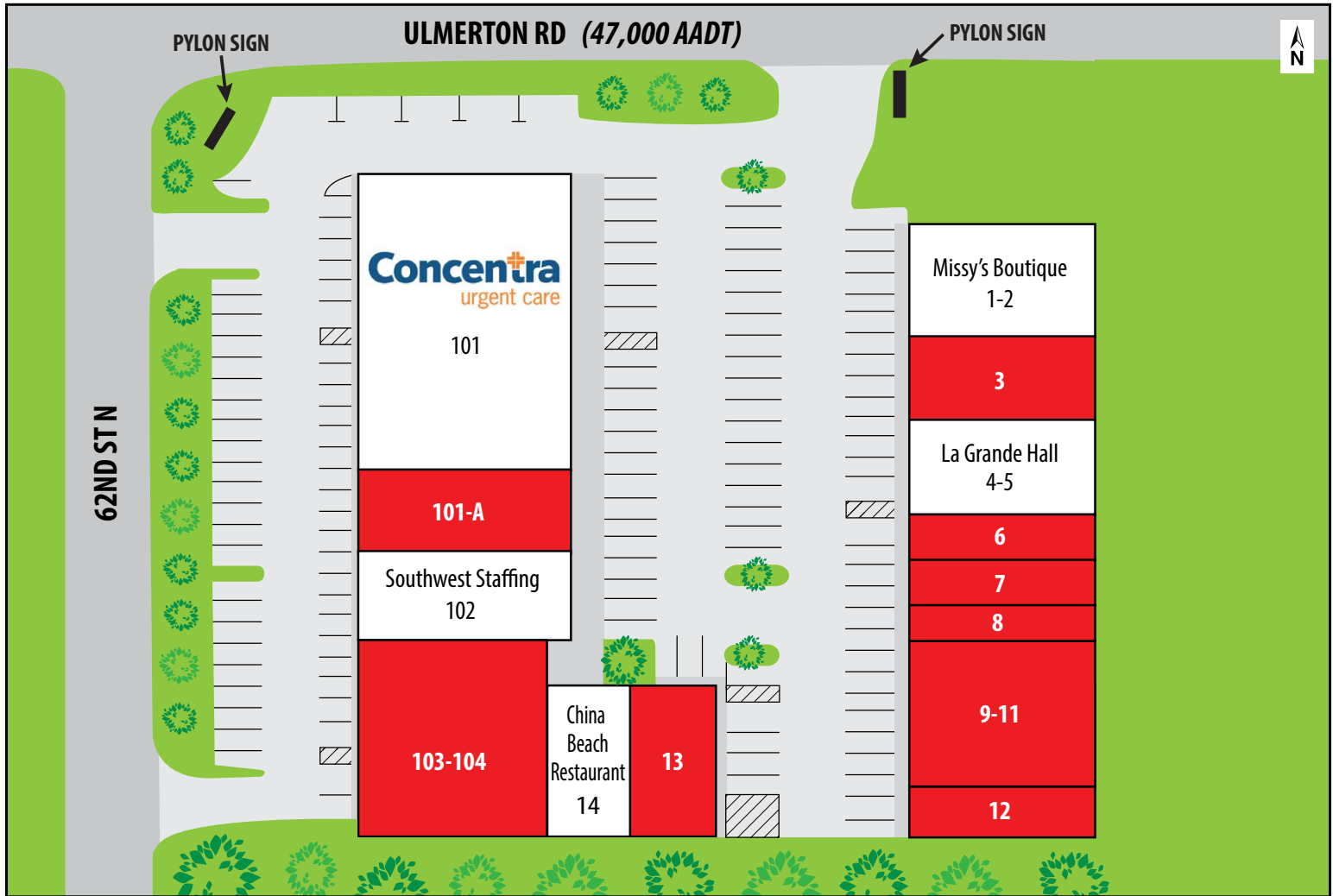
FOR LEASING INFORMATION:

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UNIT	TENANT	SF
1-2	Missy's Boutique	2,671
3	AVAILABLE	1,492
4-5	La Grande Hall	1,896
6	AVAILABLE	1,090
7	AVAILABLE	1,090
8	AVAILABLE	795
9-11	AVAILABLE	3,270

UNIT	TENANT	SF
12	AVAILABLE	1,009
13	AVAILABLE	1,208
14	China Beach Restaurant	1,600
101	Concentra Urgent Care	9,000
101-A	AVAILABLE	1,535
102	Southwest Staffing	1,778
103-104	AVAILABLE	6,915

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