



**Overview**

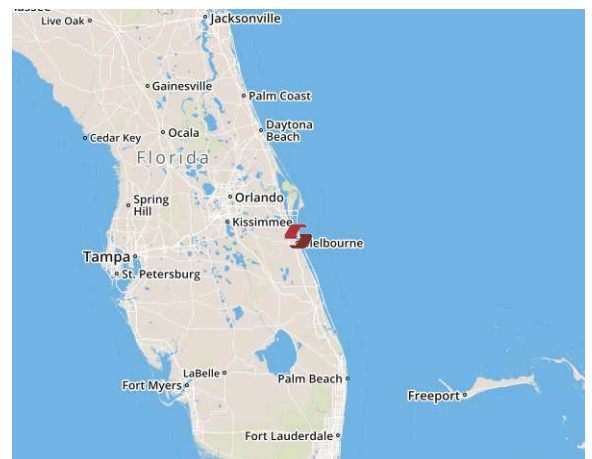
- Anchored by Ross Dress For Less, Beall’s Outlet, and Office Depot
- Located at the SE corner of Eau Gallie Blvd and Riverside Dr, directly across the street from a Publix shopping center
- Eau Gallie Blvd has traffic counts of over 40,000 AADT
- The shopping center services the affluent Riverside area and is just one mile west of Florida’s east coast beaches.

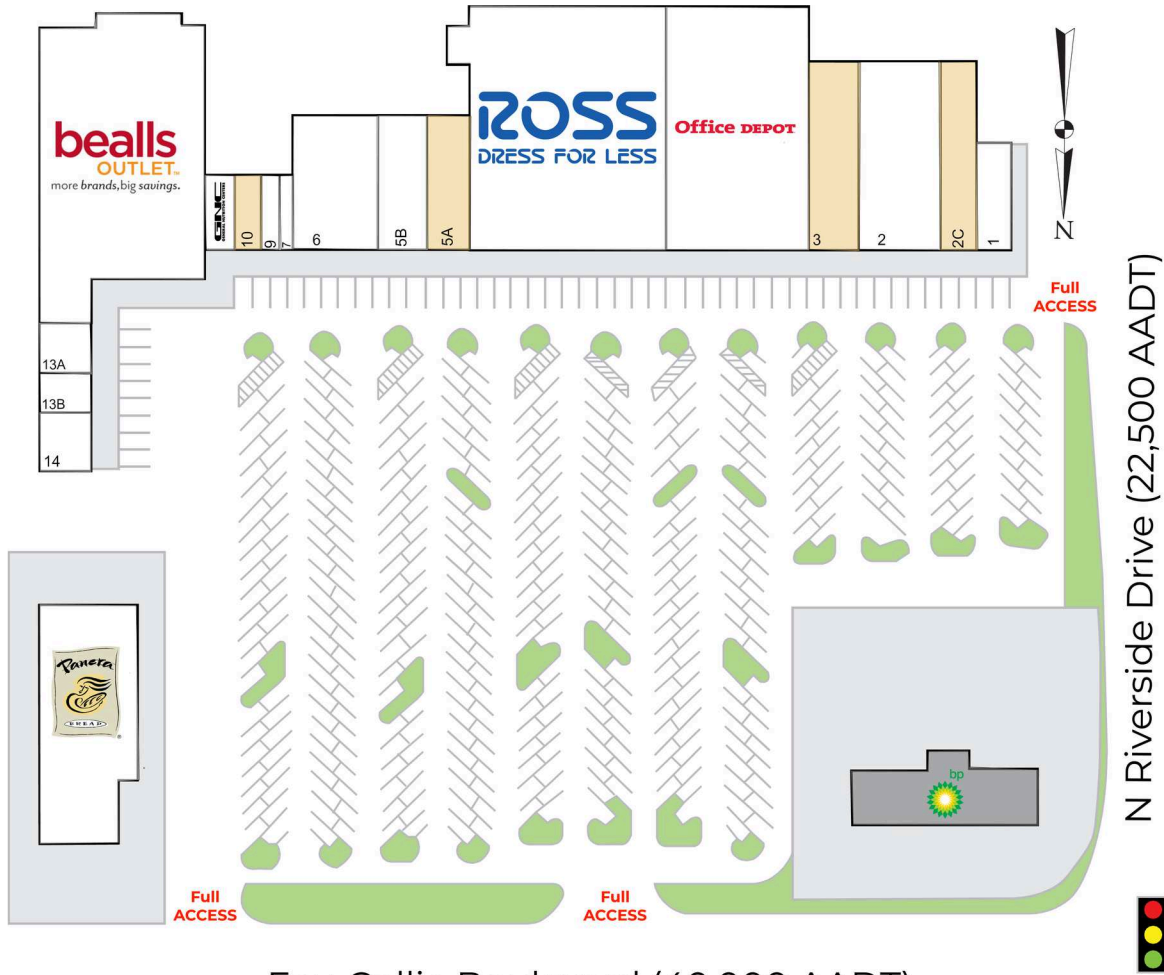
Demos	3 Miles	5 Miles	7 Miles
Population	37,258	94,048	164,929
Households	16,603	42,571	72,776
Avg Household Income	\$80,924	\$72,863	\$73,752

**Leasing Contact**

**Traffic Counts (AADT)**

Eau Gallie Blvd	40,000
N Riverside Dr	22,500





### Eau Gallie Boulevard (40,000 AADT)

1	Dan's Hair Studio	1,200	5B	Beachside Oral Surgery	2,025	12	Beall's Outlet	24,000
2	Imperial Salon and Spa	8,000	6	Sue's Hallmark	6,000	13A	Forever Nails	1,775
2C	Available	2,500	7	Pat's Place	900	13B	Golden Dragon	1,275
3	Available	4,375	9	Causeway Barber Style Shop	720	14	Community Credit Union of Florida	2,000
4A	Ross Dress for Less	27,128	10	Available	1,080	99910	Panera Bread	-
4B	Office Depot	20,968	11	GNC	1,200			
5A	Available	2,025						