

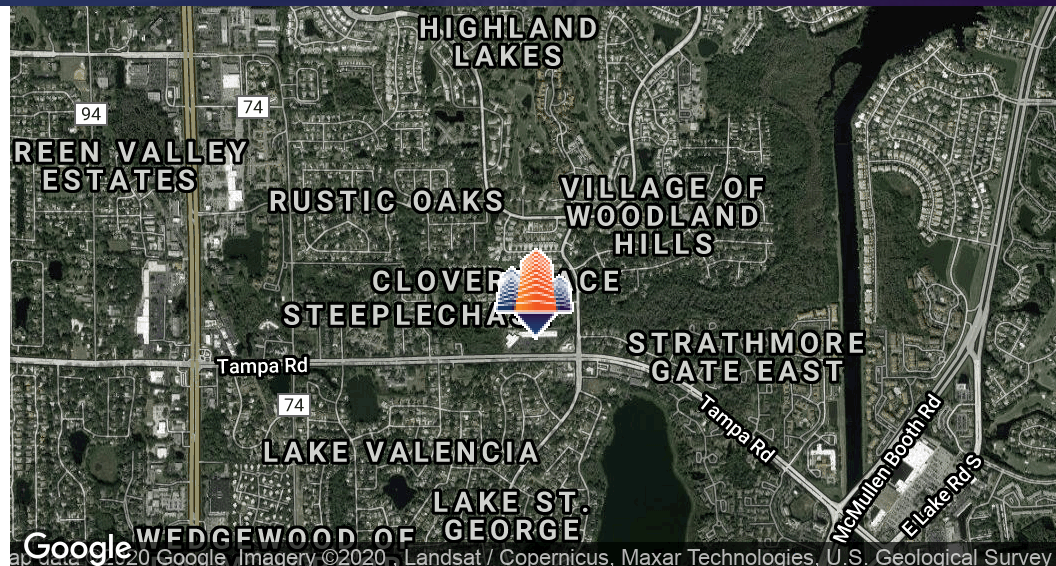
Shoppes at Highland Lakes

3205-3351 Tampa Road, Palm Harbor, FL 34684



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- New Renovations Coming Q2 2020
- 1,400 SF up to 8,713 SF Available
- Access to Center From Tampa Road and Lake St. George Drive
- +/- 7.06 Acre Site with Plentiful Parking
- Pylon Signage Available
- Well Maintained Property with Excellent Tenant Mix
- Surrounded by an Abundance of Residential Communities
- Traffic Count at Tampa Road & Lake St. George Drive: 30,000+ Vehicle Per Day

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,400 - 8,713 SF
Building Size:	54,163 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,086	35,942	73,971
Total Population	12,576	83,811	168,650
Average HH Income	\$59,436	\$77,054	\$73,818

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NEW RENOVATIONS COMING SOON



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RETAILER MAP



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AVAILABLE SPACES



AVAILABLE

LEASE TYPE **NNN** | TOTAL SPACE **1,400 - 8,713 SF** | LEASE TERM **NEGOTIABLE** | LEASE RATE **NEGOTIABLE**

SUITE	TENANT	SIZE	TYPE	RATE
Suite 20	Available	2,100 SF	NNN	Negotiable
Suite 60	Available	3,700 - 8,713 SF	NNN	Negotiable
Suite 120	Available	1,400 SF	NNN	Negotiable
Suite 150	Available	3,150 SF	NNN	Negotiable
Suite 160	Available	1,583 SF	NNN	Negotiable
Suite 220	Available	2,600 SF	NNN	Negotiable

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DEMOGRAPHICS MAP & REPORT



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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,576	83,811	168,650
Median age	56.4	47.9	48.5
Median age (Male)	54.1	46.6	47.2
Median age (Female)	58.6	48.8	49.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,086	35,942	73,971
# of persons per HH	2.1	2.3	2.3
Average HH income	\$59,436	\$77,054	\$73,818
Average house value	\$206,846	\$255,448	\$249,516

* Demographic data derived from 2010 US Census

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