



**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.

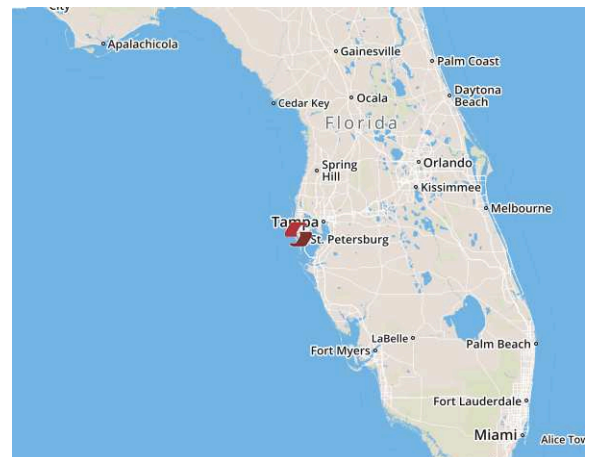
Demos	3 Miles	5 Miles	7 Miles
Population	92,928	238,888	407,623
Households	41,896	106,929	184,109
Avg Household Income	\$69,615	\$66,901	\$65,012

**Leasing Contact**

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**Traffic Counts (AADT)**

Park Street N 31,000  
Tyrone Blvd 41,000





0010	Mattress Firm	3,510	2040	Available	2,800	6000	Plato's Closet	3,950
0020	Available	1,377	3000	Hellbent 4 Cardboard	2,500	6080	Available	1,000
1000	Available	1,000	3020	Available	2,500	6100	Available	1,250
1040	Le Nails	1,750	3040	Café Croissant	2,500	8000	American Top Team	3,600
1060	Fantastic Sam's	1,000	3060	Available	2,500	8020	Sylvan Learning	1,900
1080	Available	1,250	4000	Mario's Pizza	2,000	8040	Amscot	3,250
2000	Available	2,500	4020	Dollar Tree	9,000			
2020	Scrubs N Stuff	2,800	5000	PetSmart	25,597			