

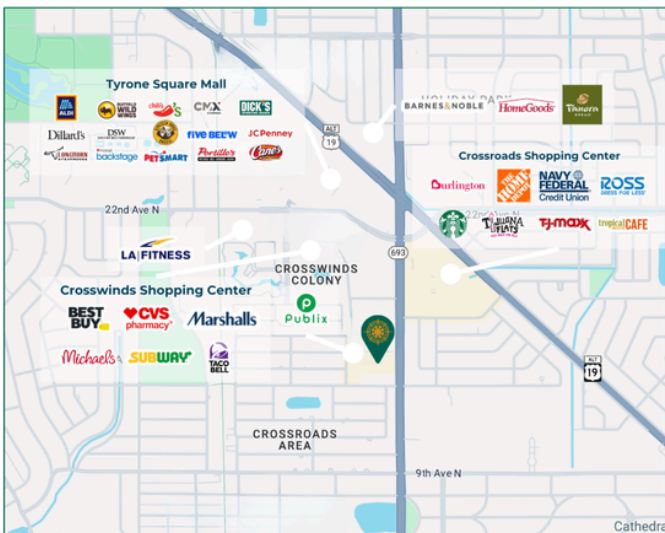


DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|--------------------|-----------|-----------|-----------|
| Population Average | 11,028 | 104,735 | 247,615 |
| HH Income Est. | \$104,368 | \$109,746 | \$108,190 |
| Total Employees | 6,507 | 37,426 | 96,967 |
| Est. Median Age | 45.7 | 48.4 | 46.4 |
| Households | 5,024 | 49,303 | 115,369 |

PROJECT/MARKET HIGHLIGHTS

- State-of-the-art shopping center featuring a newly remodeled two-story Publix supermarket
- Located in the Tyrone Mall trade area- in the heart of one of the most densely populated markets in Florida
- Access from two signalized intersections
- Other local area retailers include Best Buy, Marshall's, Michael's, Mattress Firm, Home Depot, TJ Maxx, Ross, and more!
- Daily Traffic Count: 66th Street- 39,000 AADT, Tyrone Blvd- 27,000 AADT



FOR MORE INFORMATION

CONTACT:

Kathryn Brandewie

kathryn@floridaretailpartners.com

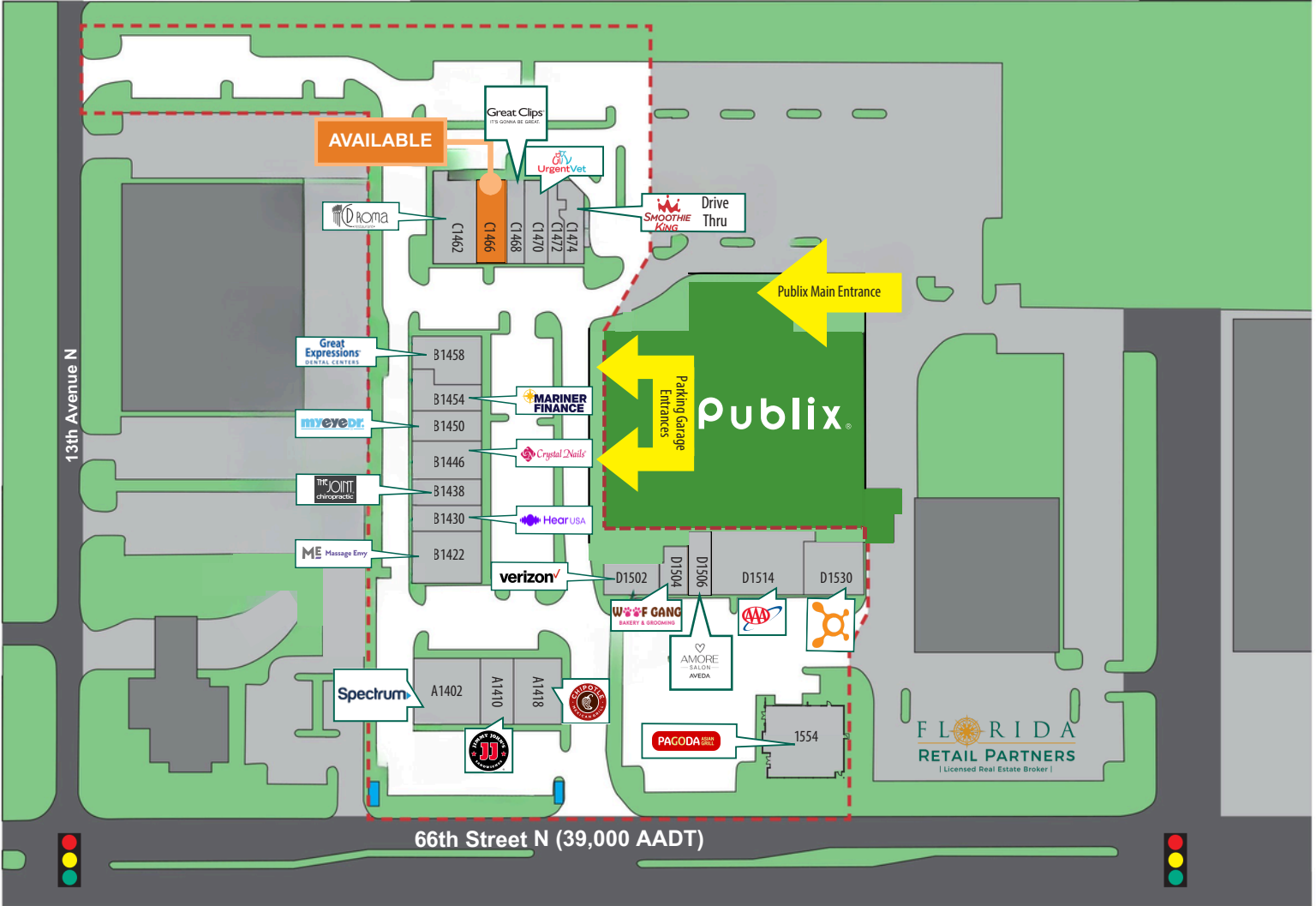
214.578.7929

SHOPPES AT THE ROYALE

1400-1500 66th Street North
St. Petersburg, FL 33710

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| SUITE | TENANT | SF |
|-------|------------------------|-------|
| A1402 | Spectrum | 2,997 |
| A1410 | Jimmy John's | 1,400 |
| A1418 | Chipotle | 2,100 |
| B1422 | Massage Envy | 2,993 |
| B1430 | Hear USA | 1,492 |
| B1438 | The Joint Chiropractic | 1,495 |
| B1446 | Crystal Nails | 2,143 |
| B1450 | My Eye Dr | 1,813 |

| SUITE | TENANT | SF |
|-------|--------------------------|--------------|
| B1454 | Mariner Finance | 1,682 |
| B1458 | Great Expressions Dental | 2,429 |
| C1462 | CD Roma | 2,999 |
| C1466 | AVAILABLE | 2,234 |
| C1468 | Great Clips | 1,215 |
| C1470 | UrgentVet | 2,600 |
| C1474 | Smoothie King | 1,292 |
| D1502 | Verizon | 1,462 |

| SUITE | TENANT | SF |
|--------------|----------------------|---------------|
| D1504 | Woof Gang Bakery | 1,135 |
| D1506 | Amore Salon | 965 |
| D1514 | AAA Auto Club | 4,816 |
| D1530 | Orangetheory Fitness | 2,690 |
| 1554 | Pagoda by PF Chang's | 3,946 |
| TOTAL | | 45,898 |