



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population Average	2,873	60,098	128,245
HH Income Est.	\$90,878	\$97,774	\$115,837
Total Employees	1,280	8,871	18,155
Est. Median Age	40.5	52.5	47.5
Households	1,087	22,308	48,965

PROJECT/MARKET HIGHLIGHTS

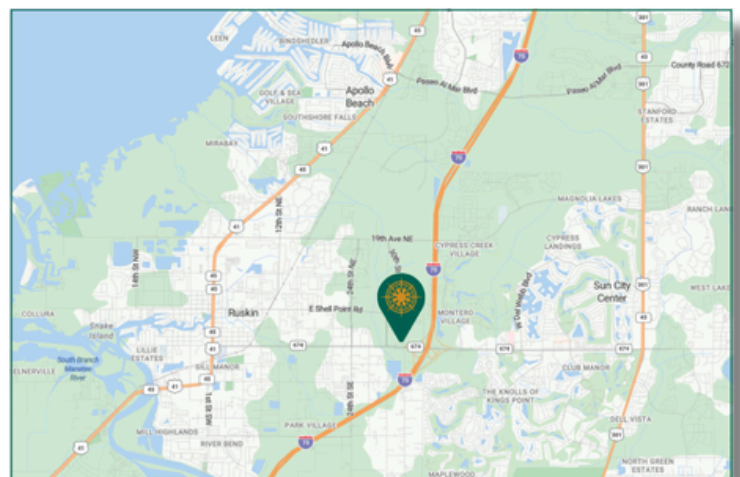
- Size of Center: 132,374 SF | Parking: 648 (4.9/1,000 SF)
- Anchored by Harbor Freight Tools, Big Lots & Fresenius Medical
- Property is located adjacent to the 1MM+ SQFT Amazon Fulfillment Center
- 155 townhomes in development just to the north of the center on 30th Street
- Great access from I-75, with close proximity to St. Petersburg, Brandon, and Tampa Bay
- Traffic Counts (AADT): E College Ave- 39,500

FOR MORE INFORMATION
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SUITE	TENANT	SF
3002	Fresenius Medical Care	8,104
3016	The Fried Flavor	1,300
3018	Insurance	975
3020	Salon	975
3022	Nails	975
3024	Cell Phone Repair	975
3026	AVAILABLE (2nd Gen Restaurant)	1,250
3028	Kebob	1,200

SUITE	TENANT	SF
3030	Children's Board	3,600
3036	Beauty Supply	900
3038	Insurance	1,500
3040	Medical	2,394
3042-46	Harbor Freight	15,945
3048	Big Lots	27,000
3050	Goodwill-COMING AVAILABLE	10,356

SUITE	TENANT	SF
3052	Martial Arts	3,600
3058	Radiant Church	30,625
3060	UPS	1,200
3062	Chinese Restaurant	1,500
3064	Hibachi Restaurant	2,265
3066	Mexican Restaurant	1,635
3070	Dentist	1,800
3074	Angelo's Supermarket	12,300