

For Lease: Retail / Office

PINELLAS PLACE SHOPPING CENTER

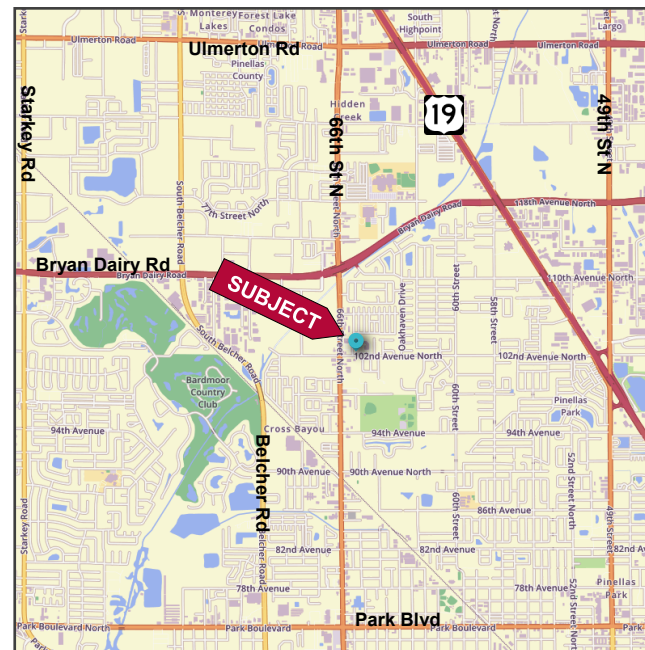
6501 102nd Avenue N., Pinellas Park, FL 33782



FEATURES

- ❖ Retail and Medical Office — Only 4 Spaces Left!
- ❖ 1,305 SF to 4,800 SF Available
- ❖ Strong tenant mix including Winn Dixie, MetroPCS, China Garden, H&R Block, Pinch-A-Penny, Kinetix Fitness and more
- ❖ High-volume Winn Dixie Marketplace store with completed major renovations and improvements of one million dollars in 2018
- ❖ Located on a hard corner of a signalized intersection - 66th St. N. and 102nd Ave. N
- ❖ Easy access from US Hwy 19 and I-275
- ❖ 5.2 / 1,000 parking ratio
- ❖ Well maintained center
- ❖ 2024 pass-through expenses: \$3.74/SF
- ❖ Leasing Rates: \$16.00 - \$22.00/SF/NNN

LOCATION MAP



Elliott M. Ross, CCIM
O: 813.755.6700
C: 727.639.3800
elliott@rossrealtytampabay.com

Chris Shryock
O: 813.755.6700
C: 727.412.5166
chris@rossrealtytampabay.com

ROSS REALTY GROUP, INC.
Henderson Centre
3902 Henderson Blvd., Suite 203
Tampa, FL 33629



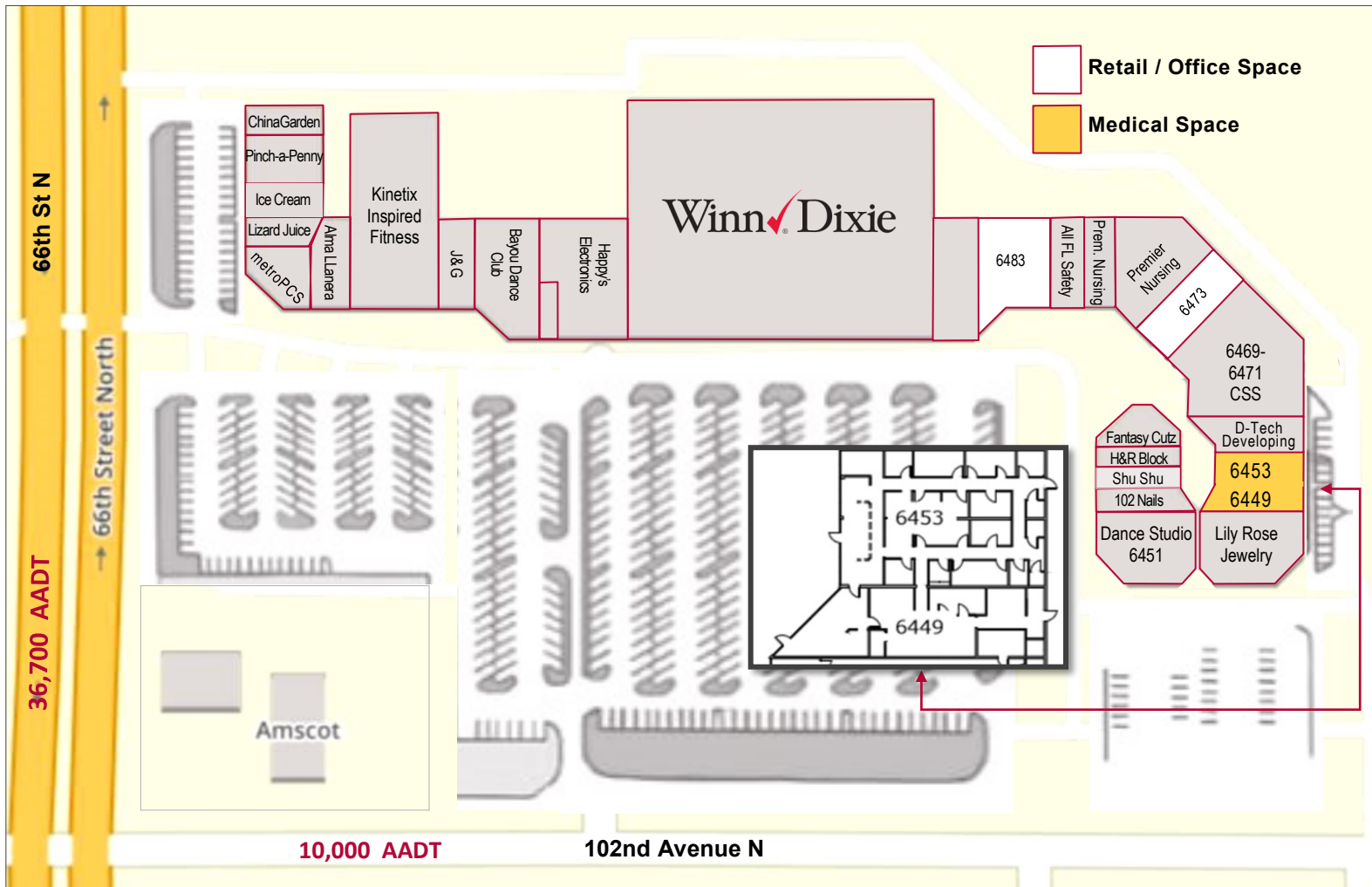
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Available Space			
Unit	SF	Unit	SF
6451	Just Leased!	6449	1,305 SF
6473	1,995 SF	6453	2,373 SF
6483	4,800 SF	6449 & 53	3,678 SF

2022 Demographics			
	1-mile	3-mile	5-mile
Total Population	8,778	96,596	263,877
Total Households	3,656	40,018	120,013
Average HH Income	\$83,553	\$86,137	\$82,192



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