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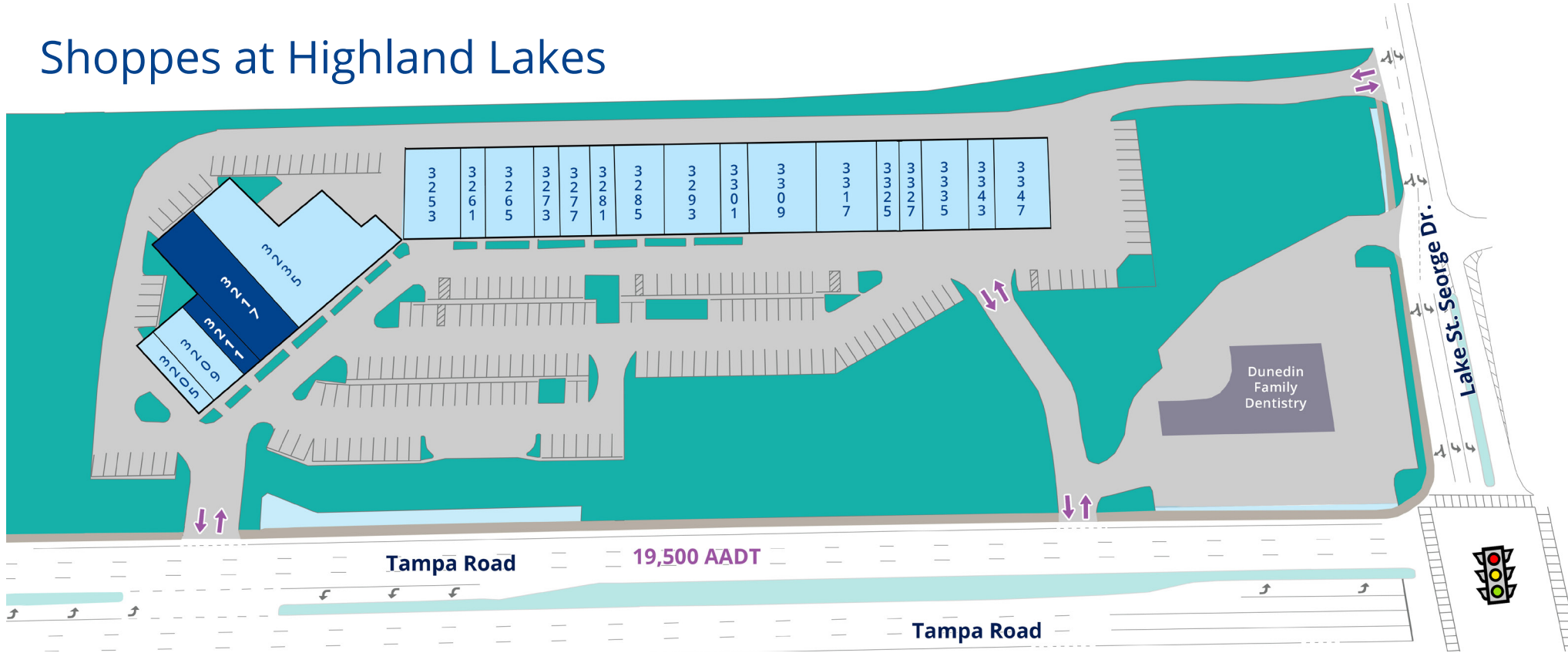
Retail/Office Space Available for Lease

# Shoppes at Highland Lakes

3205-3347 Tampa Road, Palm Harbor, FL 34684



# Shoppes at Highland Lakes



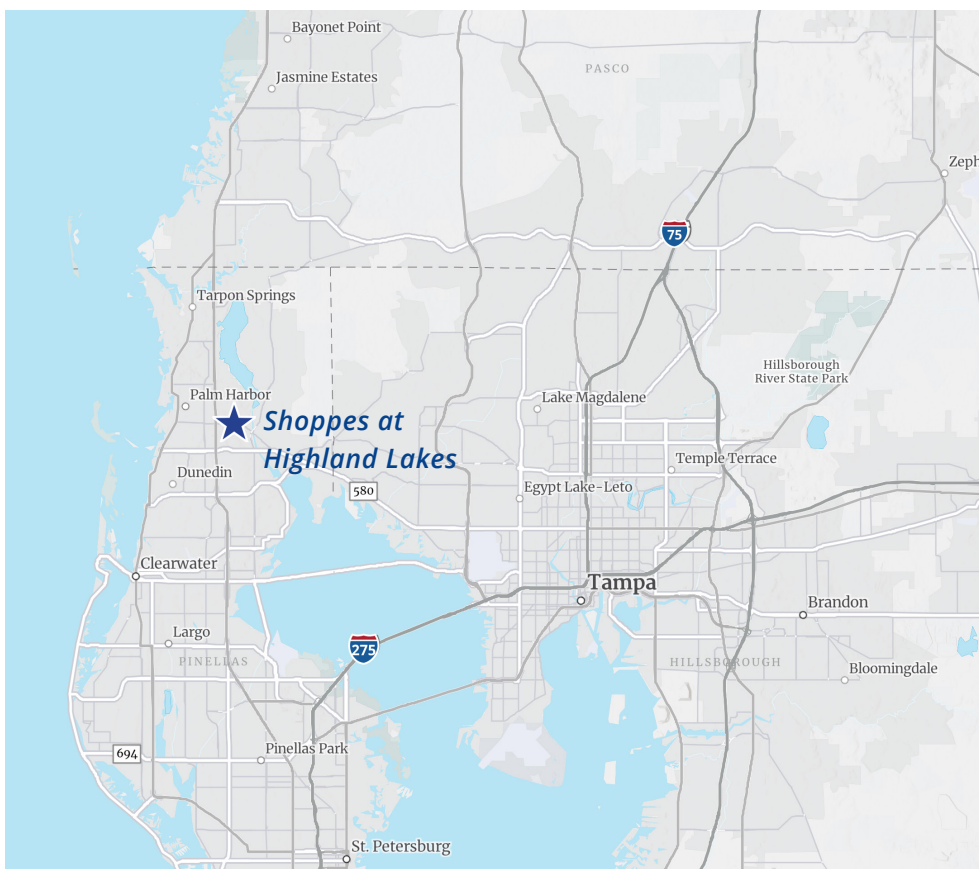
- 1,050 & 5,200 SF retail/office space available
- Multiple entry points via Tampa Road and Lake St. George Drive
- Exceptionally maintained property with a diverse tenant mix
- Average household incomes of over \$123,000 within 3 miles
- Ideal for barber, cellular, wine bar, yoga, dentist, medical office, etc.
- Tampa Road serves as a major east/west connector to the US Highway 19 corridor to the west and Tampa to the east

## Availabilities

| Suite       | Tenant                            |
|-------------|-----------------------------------|
| 3205        | Sun County Cleaners               |
| 3209        | WRK Gym                           |
| <b>3211</b> | <b>Available - 1,050 SF</b>       |
| <b>3217</b> | <b>Available - 5,200 SF</b>       |
| 3235        | Salon Lofts                       |
| 3253        | Mystic Fish                       |
| 3261        | St. Andrews Pub                   |
| 3265        | Authentic Concepts Kitchen & Bath |
| 3273        | Celestial Circle                  |
| 3277        | Rare Accents Salon                |
| 3281        | Conrad Jewelry Company            |

| Suite | Tenant                         |
|-------|--------------------------------|
| 3285  | Westcoast Brace & Limb         |
| 3293  | PT Solutions/Advent Health     |
| 3301  | The Vantage Wellness Lounge    |
| 3309  | Positano's Italian Restaurant  |
| 3317  | Envy Nail Bar                  |
| 3325  | Tops Sew Lab                   |
| 3327  | Tops Vacuum & Sewing           |
| 3335  | The Everly Boutique            |
| 3343  | Timeless Aesthetics            |
| 3347  | Sweet Caroline's Bakery & Cafe |

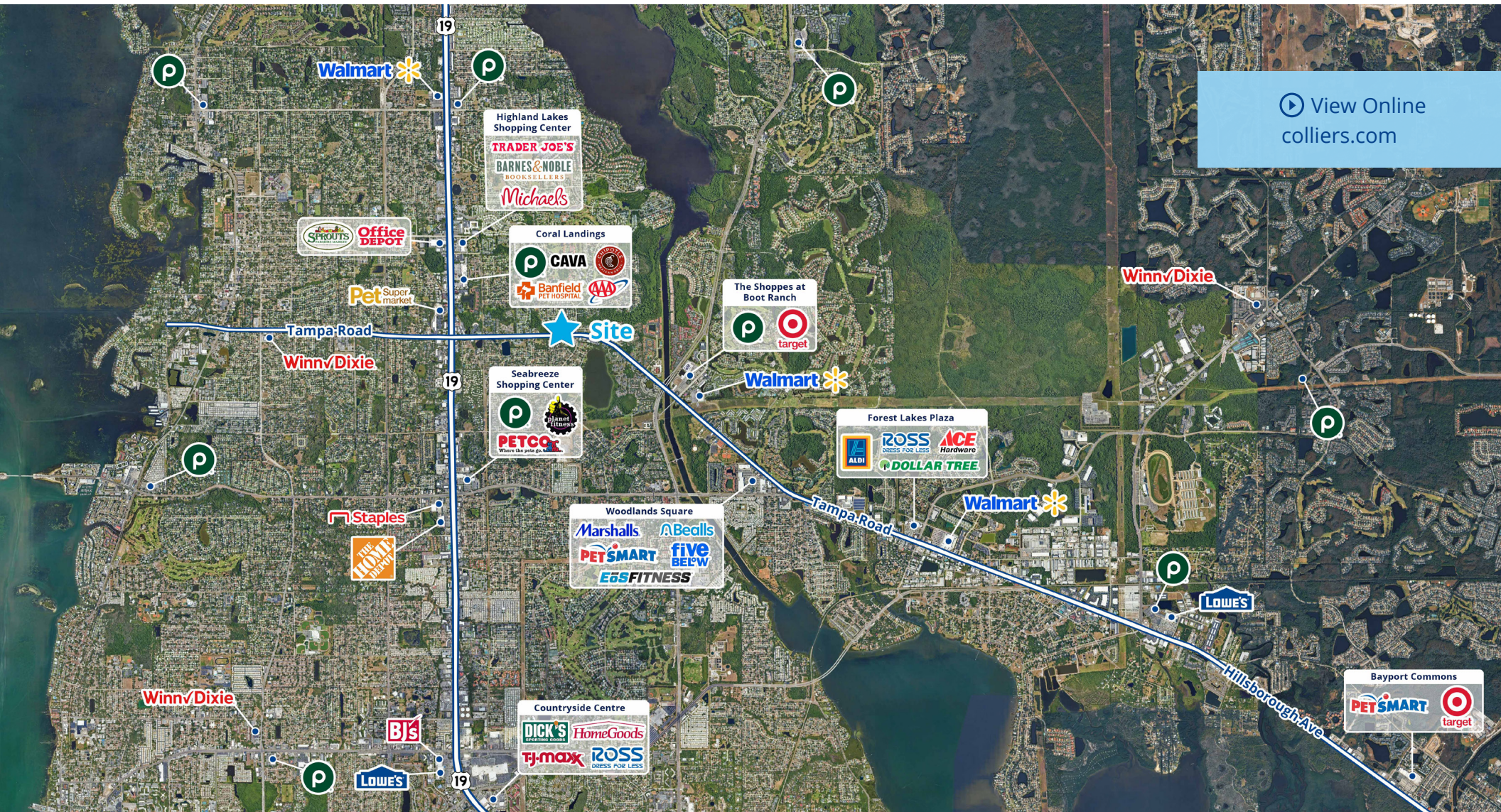
For Lease



## Demographics

|                       | 1-Mile   | 3-Mile    | 5-Mile    |
|-----------------------|----------|-----------|-----------|
| Total Population      | 13,674   | 87,632    | 179,958   |
| Daytime Population    | 12,649   | 78,681    | 174,974   |
| Avg. Household Income | \$94,245 | \$123,323 | \$124,296 |
| Median Age            | 55.7     | 52.9      | 53.6      |

# Area Developments



View Online  
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