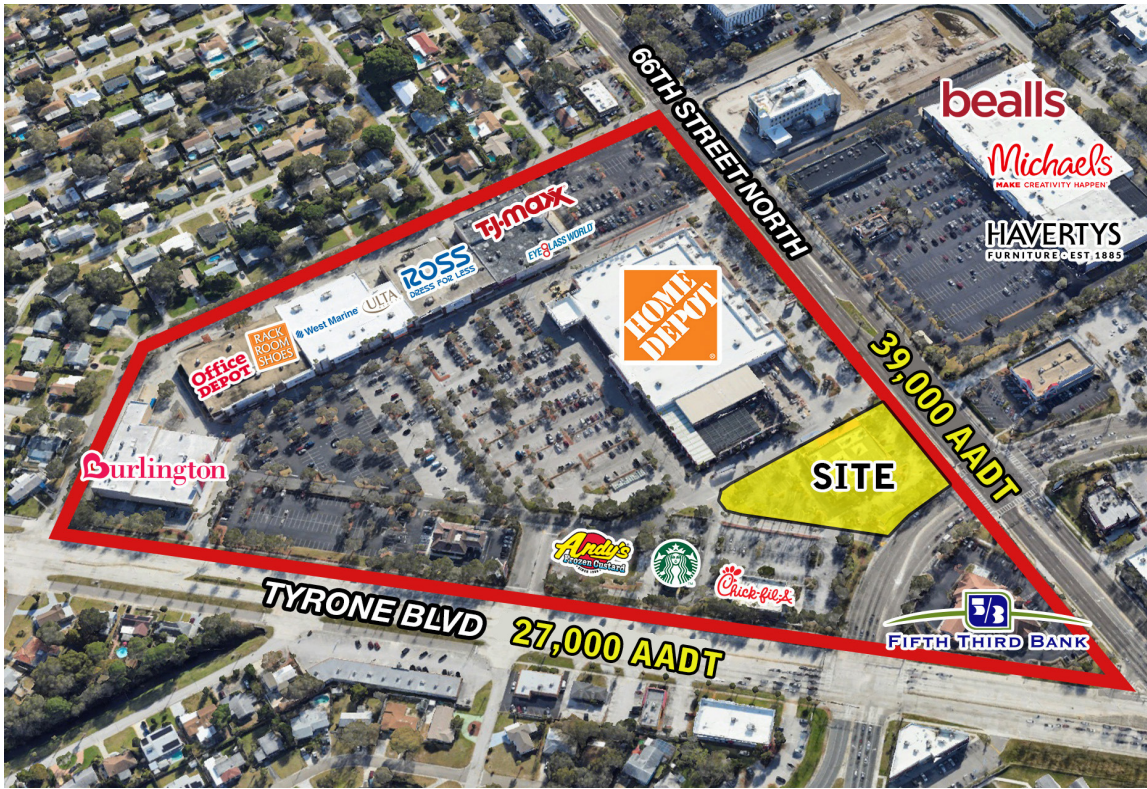


CROSSROADS SHOPPING CENTER

1900-2100 Tyrone Blvd St Petersburg, FL 33710

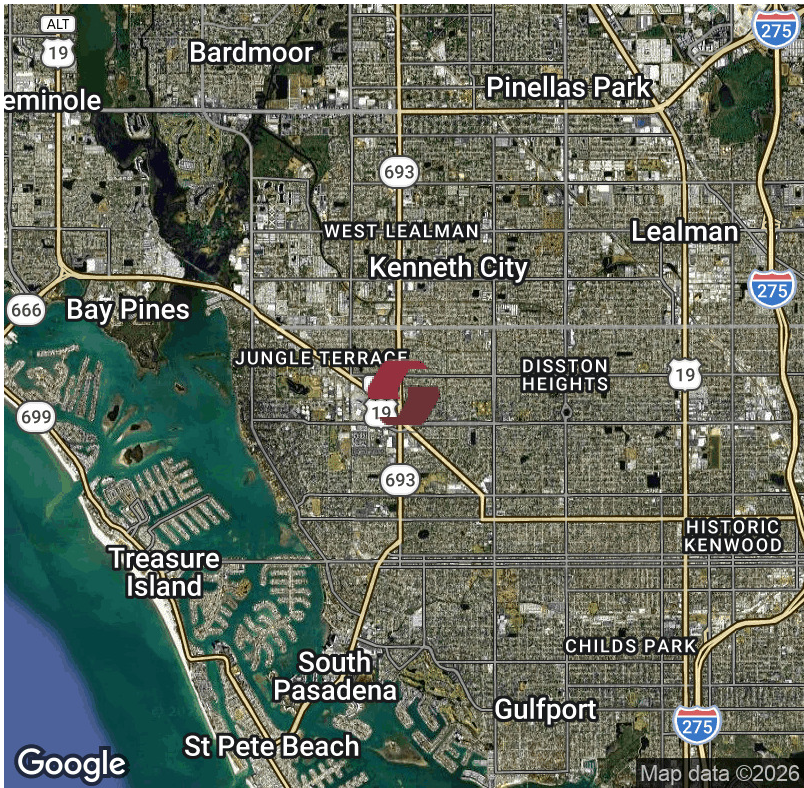


PROPERTY HIGHLIGHTS

- 14,560 SF - Former Walgreens building available for lease
- Anchored by Home Depot, T.J. Maxx, Ulta, Ross Dress for Less, Navy Federal, Office Depot, West Marine, Rack Room, Burlington, Andy's Custard and Chick Fil A
- Located at the NEC of 66th Street N and 22nd Ave in the heart of the Tyrone area
- Strong daytime traffic from one of Pinellas County's busiest intersections
- Across the street from Tyrone Square Mall
- Traffic Counts: 66th St N; 39,000 AADT. Tyrone Blvd; 27,000 AADT

DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

	3 MILES	5 MILES	7 MILES
Total Households	50,429	119,494	198,769
Total Population	110,215	261,077	426,727
Average HH Income	\$94,095	\$94,868	\$103,167



The Sembler Company | 800.940.6000 | <https://www.sembler.com>

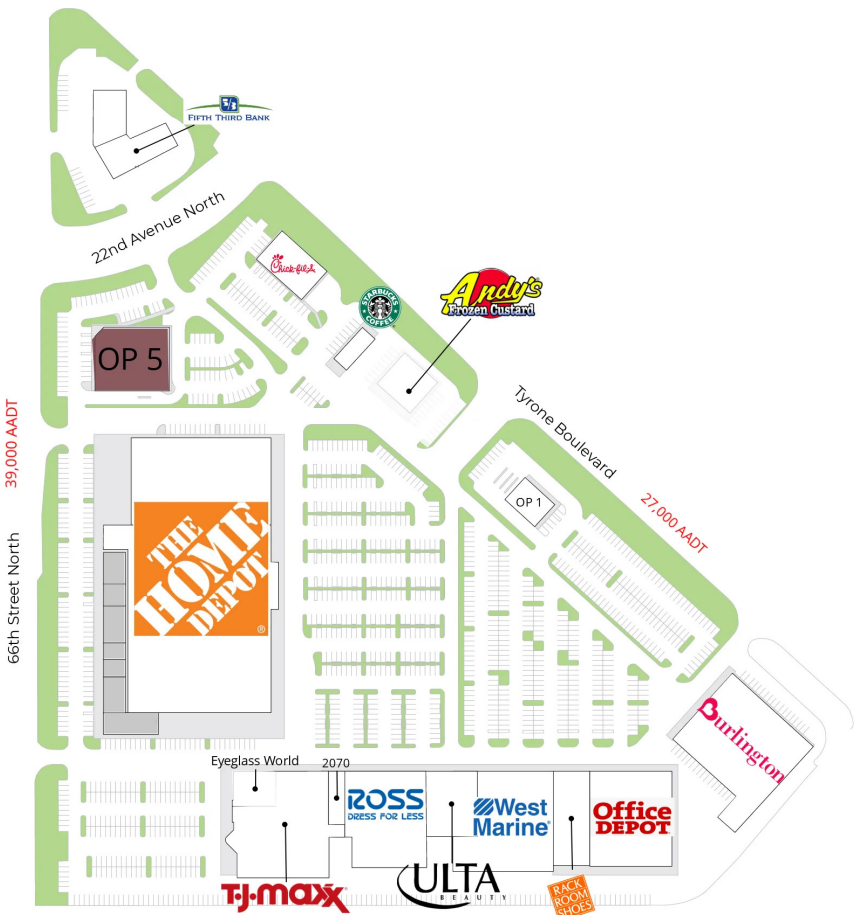
FRANK MILITELLO
727.344.8109
frank.militello@sembler.com

Although the Sembler Company has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. The Sembler Company shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein. Site plans subject to change.

CROSSROADS SHOPPING CENTER

1900-2100 Tyrone Blvd St Petersburg, FL
33710

SEMBLER



SITE PLAN & AVAILABILITY

1950	Office Depot	24,185 SF	2170	Home Depot	134,576 SF
1960	Coming Soon - Rack Room Shoes	11,015 SF	2250	Fifth Third Bank	9,265 SF
2000	Ulta	10,642 SF	5000	Burlington	32,000 SF
2010	West Marine	27,712 SF	OP 1	Navy Federal Credit Union	3,202 SF
2022	Ross Dress for Less	25,497 SF	OP 2	Coming Soon - Andy's Frozen Custard	0.58 ACRES
2050	TJ Maxx	27,883 SF	OP 3	Starbucks	0.25 ACRES
2060	Eyeglass World	4,504 SF	OP 4	Chick-Fil-A	1.25 ACRES
2070	Tyrone Frame	700 SF	OP 5	AVAILABLE	14,560 SF

The Sembler Company | 800.940.6000 | <https://www.sembler.com>

FRANK MILITELLO
727.344.8109
frank.militello@sembler.com

Although the Sembler Company has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. The Sembler Company shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein. Site plans subject to change.