

Tyrone Gardens

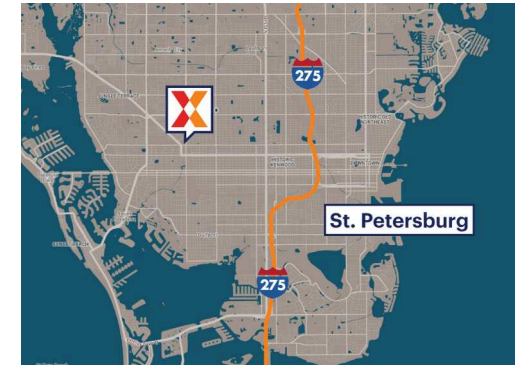
Tampa-St. Petersburg-Clearwater, FL

27.7824, -82.7124

1050 58th Street | St. Petersburg, FL 33710



Center Size: 195,214 SF



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------|----------|----------|----------|
| | 14,949 | 119,414 | 280,317 |
| | 6,622 | 53,955 | 129,868 |
| | \$75,176 | \$74,118 | \$79,905 |

Centrally located at the intersection of Tyrone Blvd and 58th St with visibility from 28,000+ vehicles daily

Recently completed first phase of Redevelopment with modernized façade, lighting upgrades, new sidewalks and a parking lot refresh along with the addition of 20,000 sf Crunch Fitness.

Winn-Dixie-anchored center along with top national retailers including Crunch Fitness

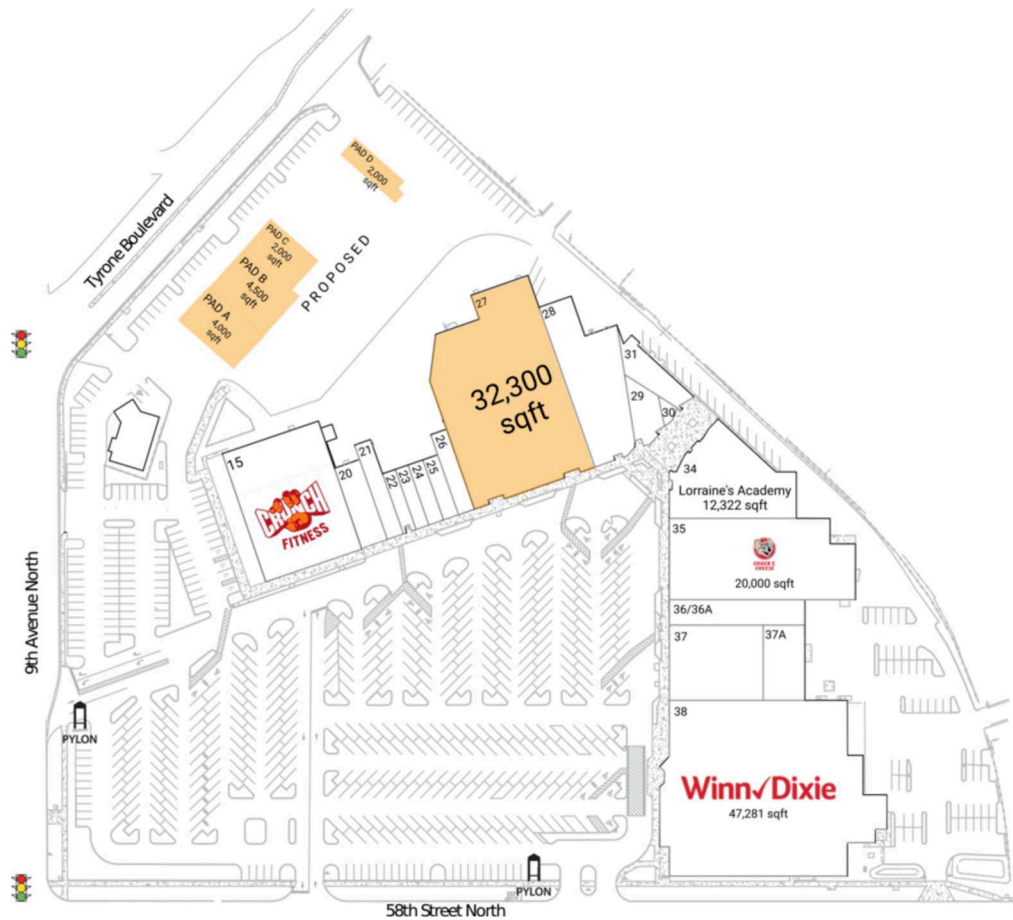
Close proximity to St. Petersburg College with 33,000+ students and the 1MM+ SF Tyrone Square Mall anchored by Macy's Dillard's, JCPenney & Sears

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Available Space

| | |
|-------|-----------|
| PAD A | 4,000 SF |
| PAD B | 4,500 SF |
| PAD C | 2,000 SF |
| PAD D | 2,000 SF |
| 27 | 32,300 SF |

Current Retailers

| | | |
|--------|---|-----------|
| 15 | Crunch Fitness | 19,200 SF |
| 20 | Tru Star Salon Services | 3,000 SF |
| 21 | Shiso Crispy | 2,400 SF |
| 22 | Uncle Louie G St. Pete | 1,125 SF |
| 23 | New China Buffet | 1,125 SF |
| 24 | Pink and White Nails | 1,500 SF |
| 25 | Gianni's NY Pizza | 1,500 SF |
| 26 | Wine & Liquor | 2,000 SF |
| 28 | WellMed | 9,610 SF |
| 29 | Anime Fix | 2,467 SF |
| 30 | Ultimate Nutrition Shop & Gourmet Smoothies | 400 SF |
| 31 | Pinch A Penny | 2,985 SF |
| 34 | Lorraine's Academy | 12,322 SF |
| 35 | Chuck E. Cheese's | 20,000 SF |
| 36/36A | Armed Forces | 4,800 SF |
| 37 | Buffet City | 10,000 SF |
| 37A | Storage (not leasable) | 4,400 SF |
| 38 | Winn-Dixie | 47,281 SF |

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