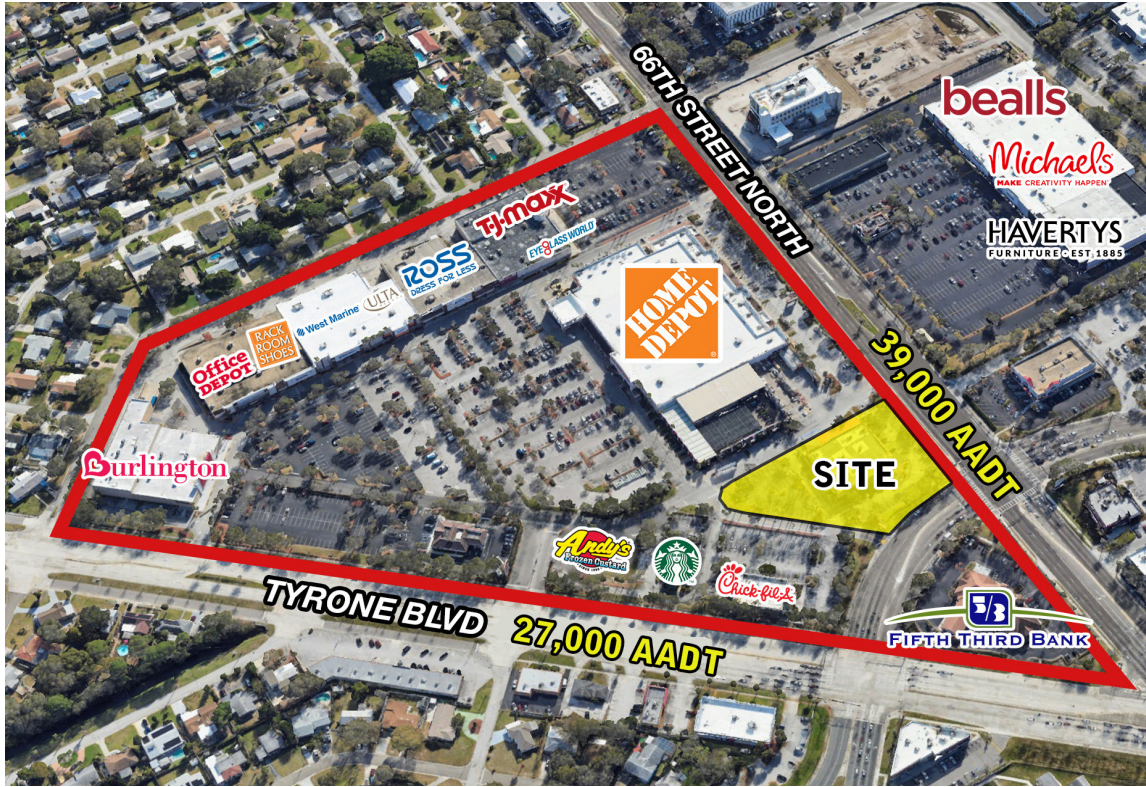


# CROSSROADS SHOPPING CENTER

1900-2100 Tyrone Blvd St Petersburg, FL 33710

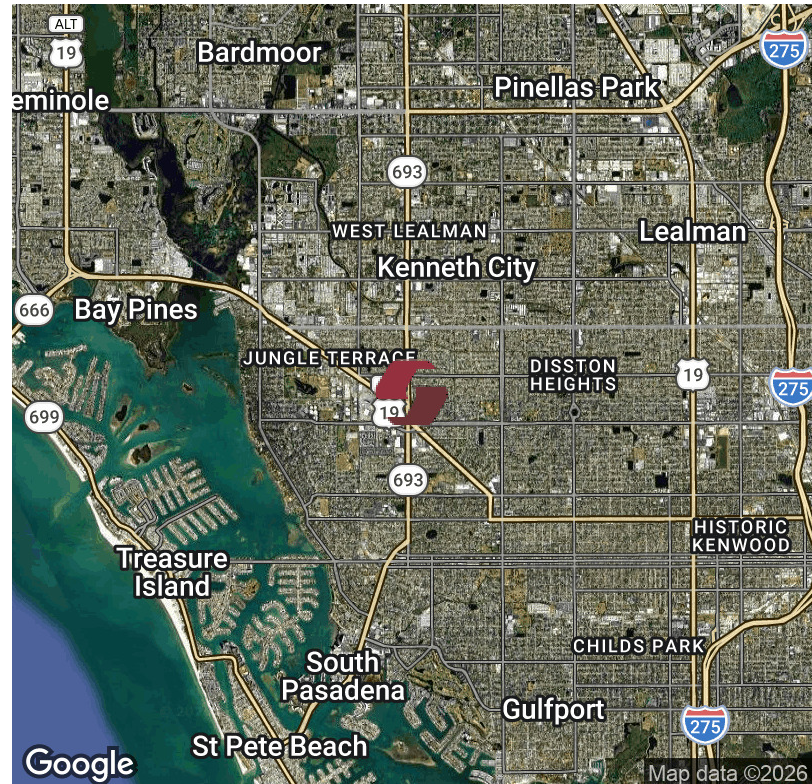


## PROPERTY HIGHLIGHTS

- Former Walgreens building available for lease or ground lease - 14,560 SF or 1.66 AC
- 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>

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## 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	<b>AVAILABLE</b>	<b>1.66 ACRES</b>

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