

# Liberty Square

201 Douglas Avenue, Dunedin, FL 34698



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## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- 1,000 - 5,024 SF available contiguous - see space plan
- 3,406 SF available in Building 3
- Baycare Medical opening soon!
- Monument signage available
- Walking distance to Historic Downtown Dunedin
- Proximity to restaurants/retailers, Dunedin Harbor, Dunedin Causeway, and John R. Lawrence Pioneer Park
- Seeking medical, office, & light retail uses

[CLICK HERE TO ACCESS PLAN: BLDG 2 - 5,024 SQFT CONTIGUOUS](#)

[CLICK HERE TO ACCESS PLAN: BLDG 3 - 3,406 SQFT](#)

[CLICK HERE FOR VIRTUAL TOUR](#)

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,000 SF - 5,024 SF
Lot Size:	2.34 acres
Building Size:	26,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,669	37,980	89,226
Total Population	11,839	82,867	194,982
Average HH Income	\$73,815	\$79,451	\$81,494

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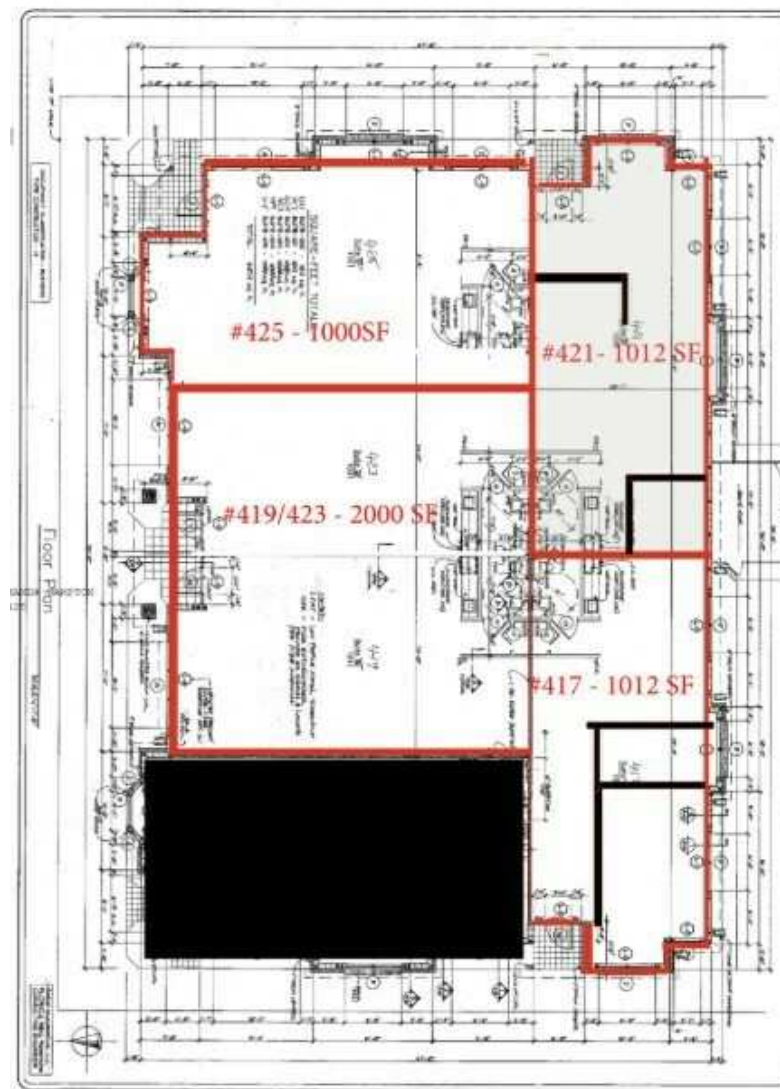
## LEASE SPACES & BUILDING 2 FLOOR PLAN

### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 5,024 SF	Lease Rate:	Negotiable

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Units 417	Available	1,012 - 5,024 SF	NNN	Negotiable
Unit 419 & 423	Available	2,000 SF	NNN	Negotiable
Unit 421	Available	1,012 SF	NNN	Negotiable
Unit 425	Available	1,000 SF	NNN	Negotiable
Building 3	Available	3,406 SF	NNN	Negotiable



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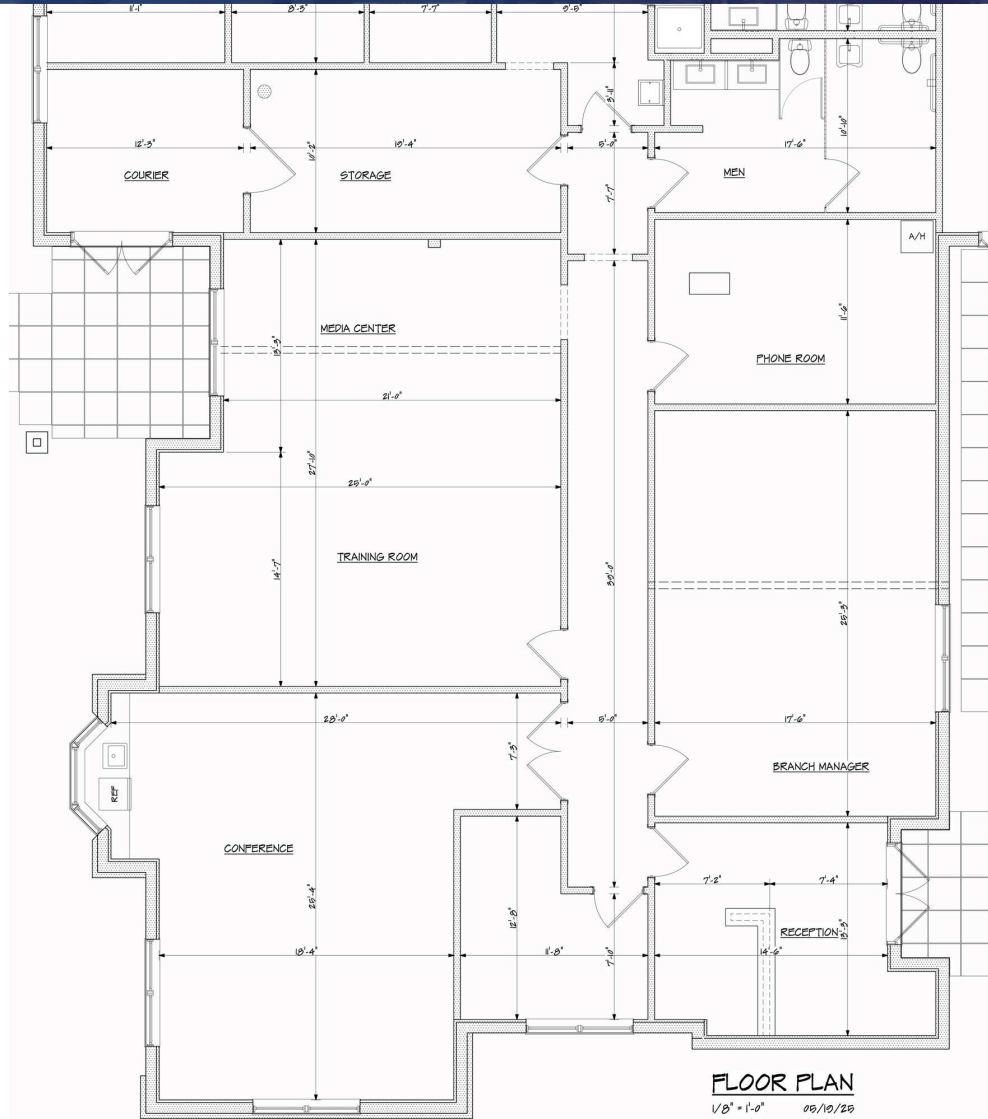
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## BUILDING 3 FLOOR PLAN - 3,406 SF



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415 PLAZA DRIVE



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**451-461 PLAZA DRIVE**



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## RETAILER MAP



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## DEMOGRAPHICS MAP & REPORT

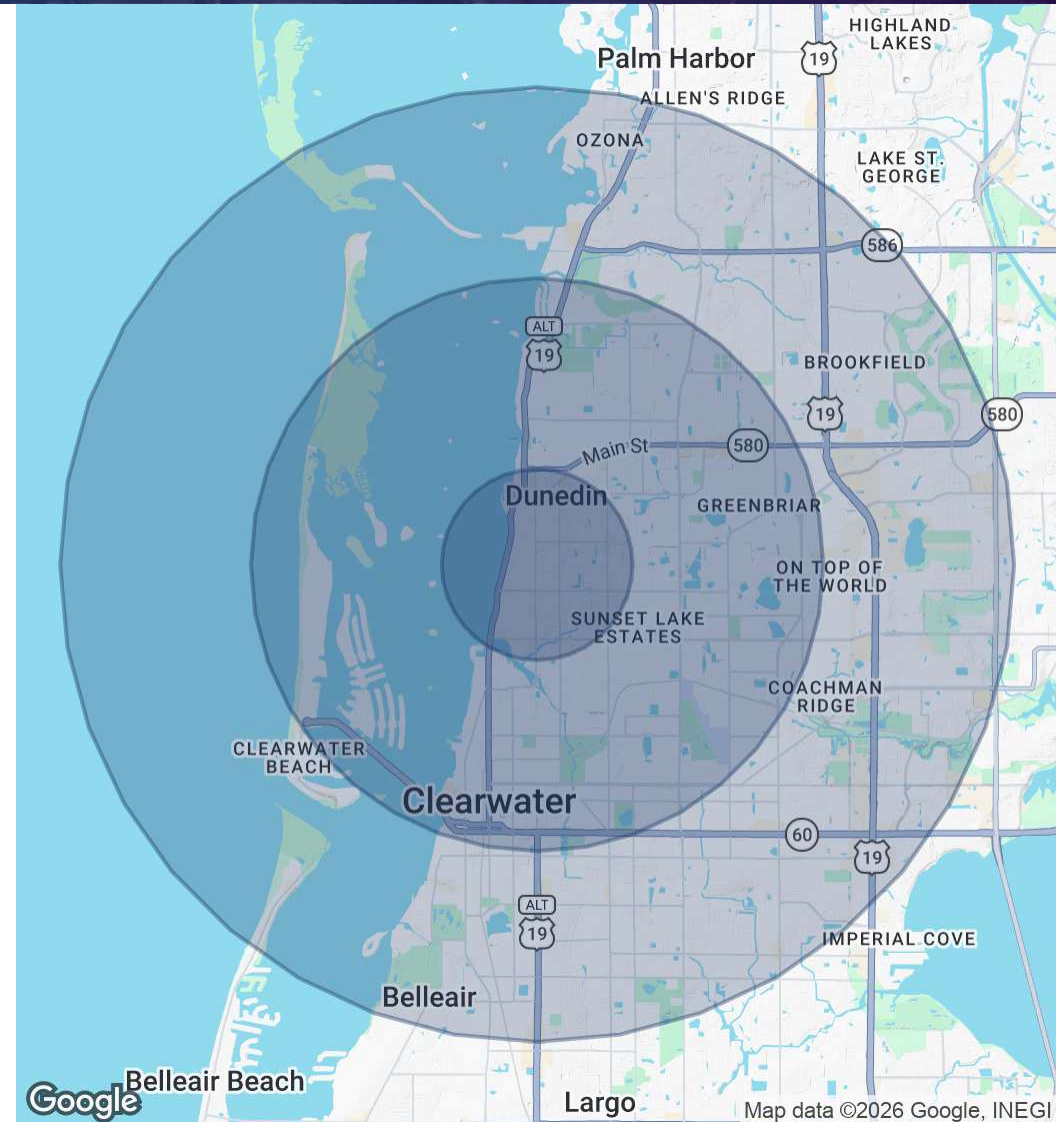
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,839	82,867	194,982
Average Age	48	49	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,669	37,980	89,226
# of Persons per HH	2	2	2.1
Average HH Income	\$73,815	\$79,451	\$81,494
Average House Value	\$460,683	\$400,807	\$388,109

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	8,233	59,379	141,226
Total Population - Black	899	7,392	13,964
Total Population - Asian	198	1,848	4,983
Total Population - Hawaiian	104	187	263
Total Population - American Indian	76	453	1,127
Total Population - Other	739	4,702	10,849



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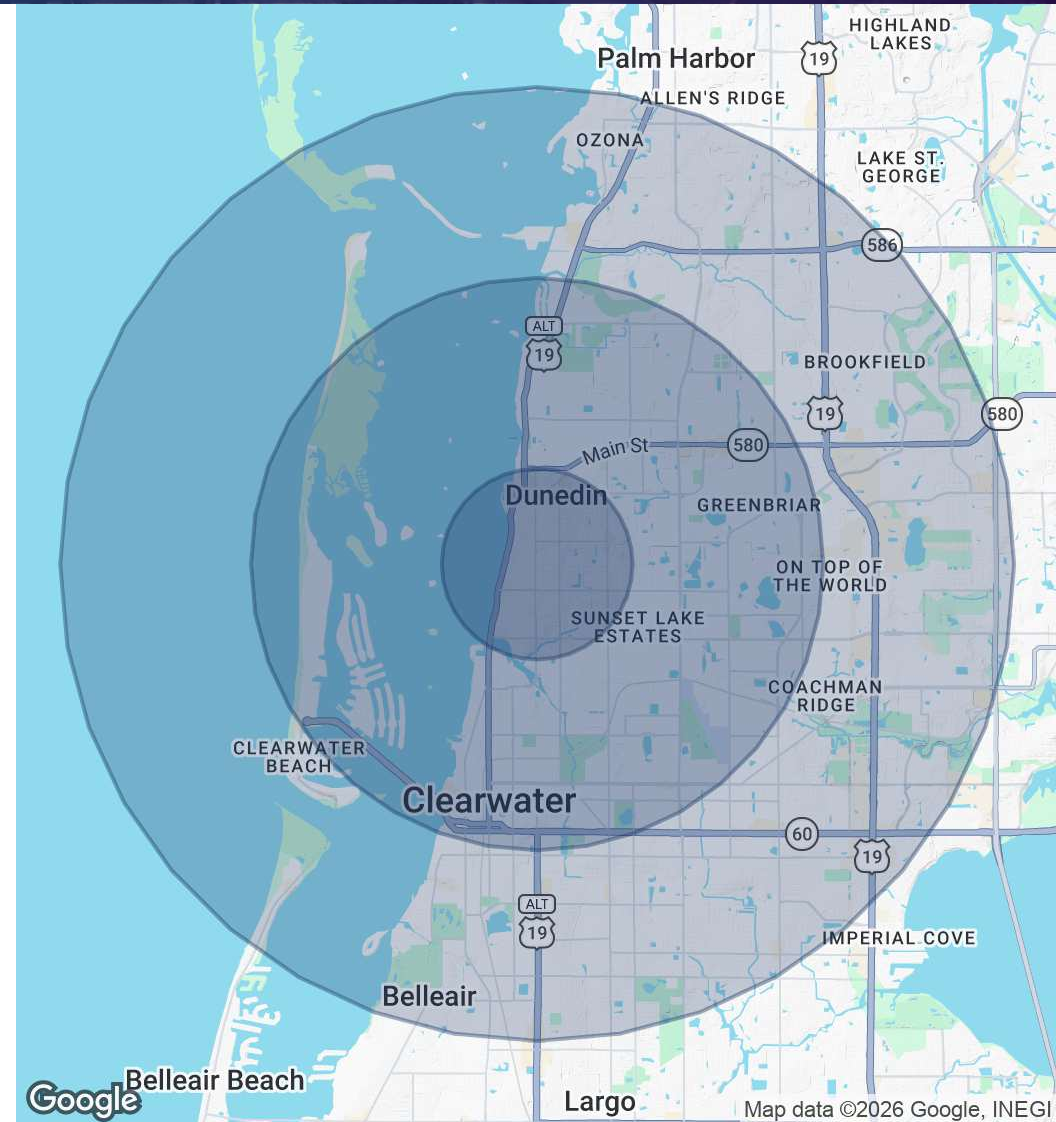
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## DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	391	2,717	6,958
5 - 9	422	2,991	7,540
10 - 14	495	3,385	8,466
15 - 17	294	2,106	5,313
18 - 20	286	2,118	5,308
21 - 24	359	2,798	6,981
25 - 34	1,161	8,147	19,211
35 - 44	1,467	9,412	22,293
45 - 54	1,366	9,222	21,986
55 - 64	1,964	13,350	30,975
65 - 74	1,817	14,197	31,854
75 - 84	865	8,312	18,643
85+	405	3,340	7,266



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