



247 E EAU GALLIE BLVD. | INDIAN HARBOUR BEACH, FL 32937

# CAUSEWAY SHOPPING CENTER

JUNIOR ANCHOR OPPORTUNITY-SHOP SPACES AVAILABLE FOR LEASE



## PROJECT DETAILS

CAUSEWAY SHOPPING CENTER AVAILABLE JUNIOR ANCHOR SPACES +/- 10,000 – 15,000 SF. SHOP SPACES +/- 1,000 – 6,000 SF.

## PROPERTY HIGHLIGHTS

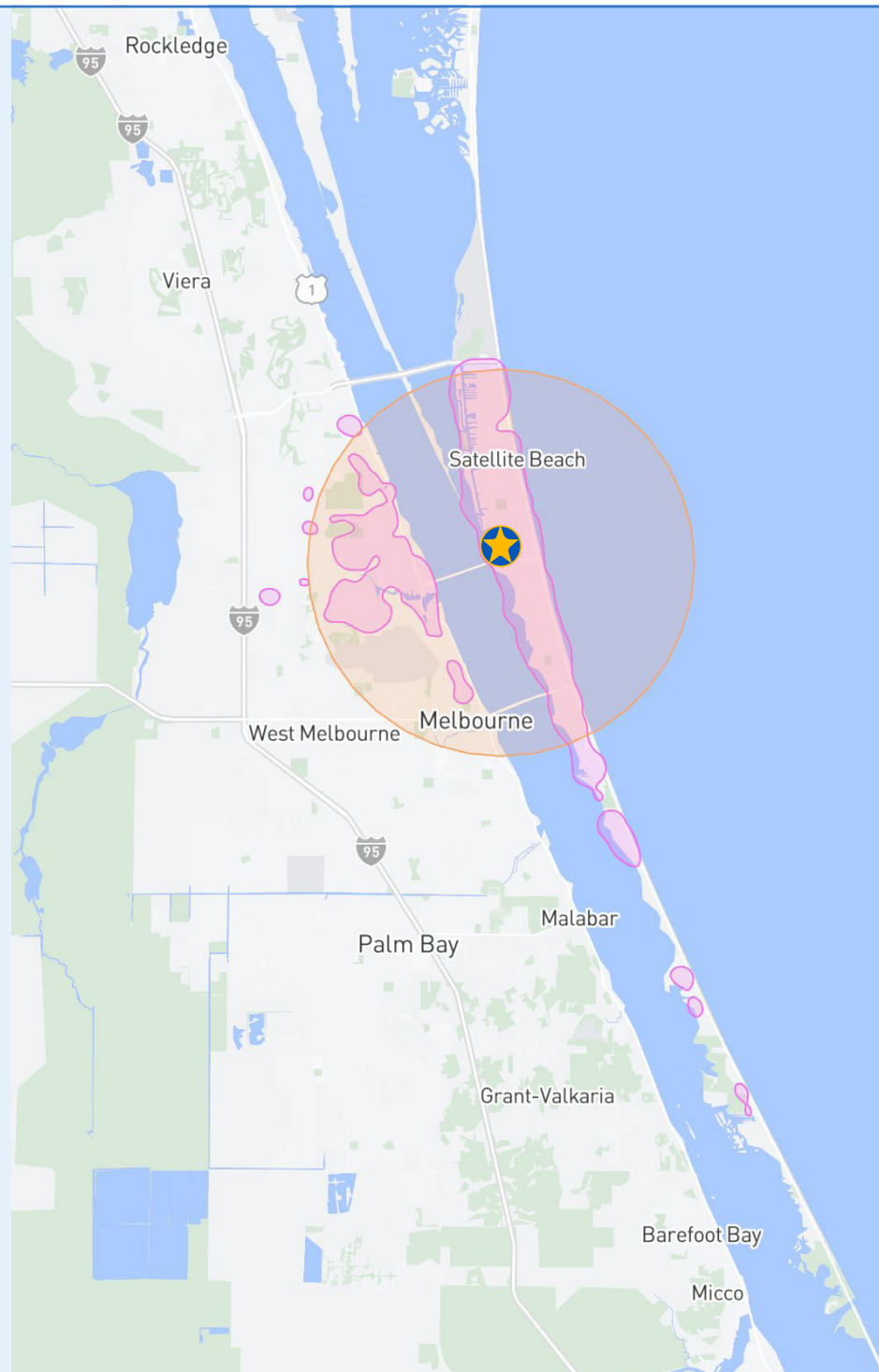
- SEC of Eau Gallie Blvd and N Riverside Dr., Indian Harbour Beach, FL
- Anchors include Ross Dress for Less, Michaels, Bealls, Panera
- Junior anchor opportunity ranging +/-15,000 – 10,000 SF
- Shop spaces available +/- 6,000 sf to 1,000 SF
- Strong traffic counts totaling 48,660 daily
- Only apparel anchors serving South Patrick Shores, Satellite Beach, Indian Harbour Beach and Melbourne Beach

## ANCHORS



## DEMOGRAPHICS

|                                                                                                                       | TRADE AREA | 5 MILE    |
|-----------------------------------------------------------------------------------------------------------------------|------------|-----------|
|  <b>POPULATION</b>                  | 84,596     | 92,354    |
|  <b>AVERAGE HOUSEHOLD INCOME</b>   | \$126,949  | \$123,064 |
|  <b>MEDIAN INCOME</b>              | \$83,240   | \$75,289  |
|  <b>TOTAL HOUSEHOLDS</b>           | 37,349     | 41,212    |
|  <b>BACHELORS DEGREE OR HIGHER</b> | 27,413     | 27,558    |



# SITE PLAN

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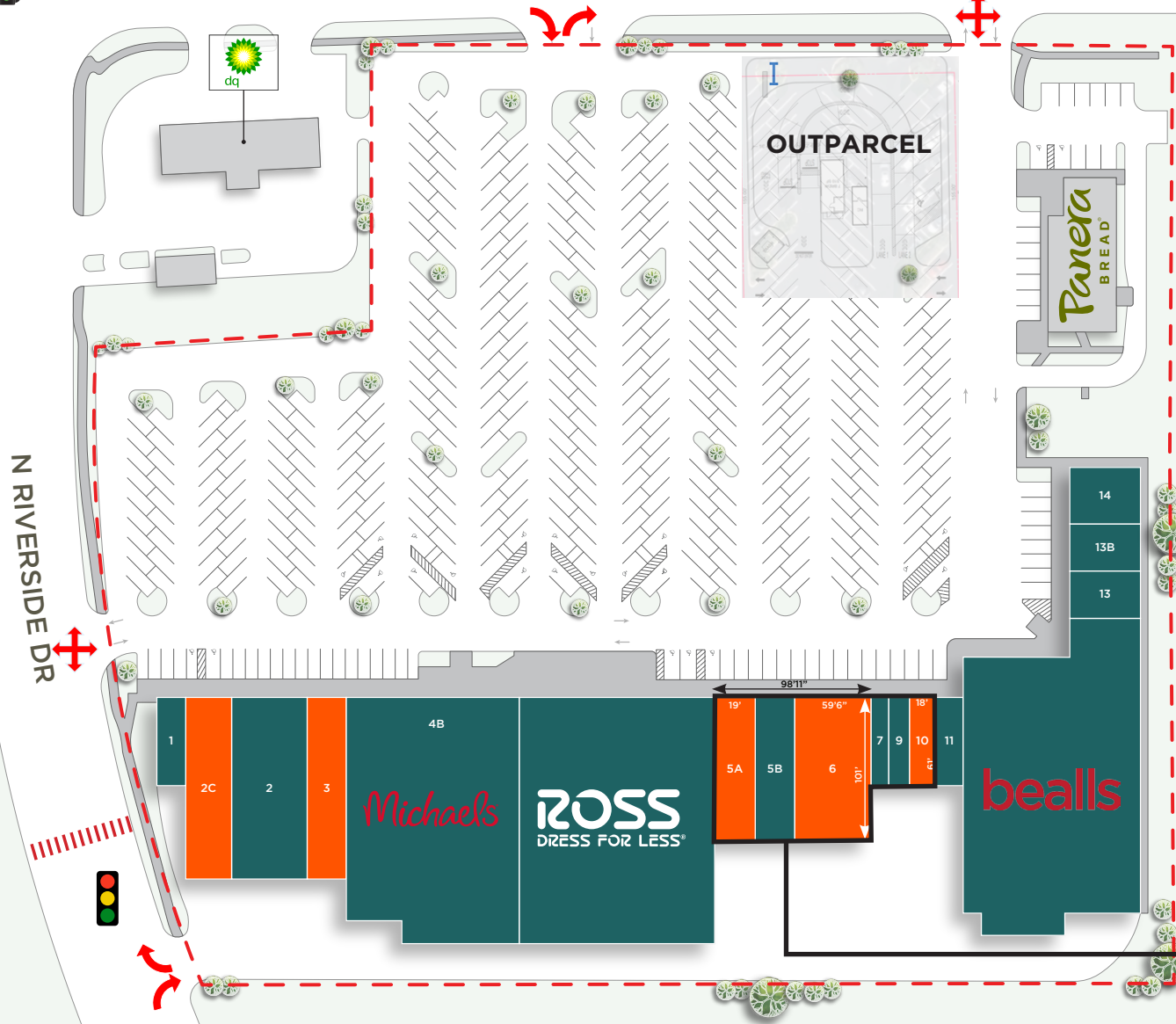


E EAU GALLIE BLVD

518

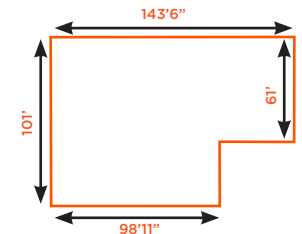
LEASED

AVAILABLE



|           |                              |           |
|-----------|------------------------------|-----------|
| 1         | Dan's Hair Studio            | 1,200 SF  |
| 2         | Imperial Salon and Spa       | 8,000 SF  |
| 2C        | AVAILABLE                    | 2,500 SF  |
| 3         | AVAILABLE                    | 4,375 SF  |
| 4A        | Ross                         | 27,128 SF |
| 4B        | Michaels                     | 20,968 SF |
| 5A        | AVAILABLE                    | 2,025 SF  |
| 5B        | Beachside Oral Surgery       | 2,025 SF  |
| 6         | AVAILABLE                    | 6,000 SF  |
| 7         | Pat's Place                  | 900 SF    |
| 9         | Causeway Barber Style Shop   | 720 SF    |
| 10        | AVAILABLE                    | 1,080 SF  |
| 11        | GNC                          | 1,200 SF  |
| 12        | Beall's Outlet               | 24,000 SF |
| 13        | Forever Nails                | 1,775 SF  |
| 13B       | Golden Dragon                | 1,275 SF  |
| 14        | Community Credit Union of FL | 2,000 SF  |
| 99910     | Panera Bread                 | 4,645 SF  |
| OUTPARCEL | AVAILABLE                    | 0.35 AC   |

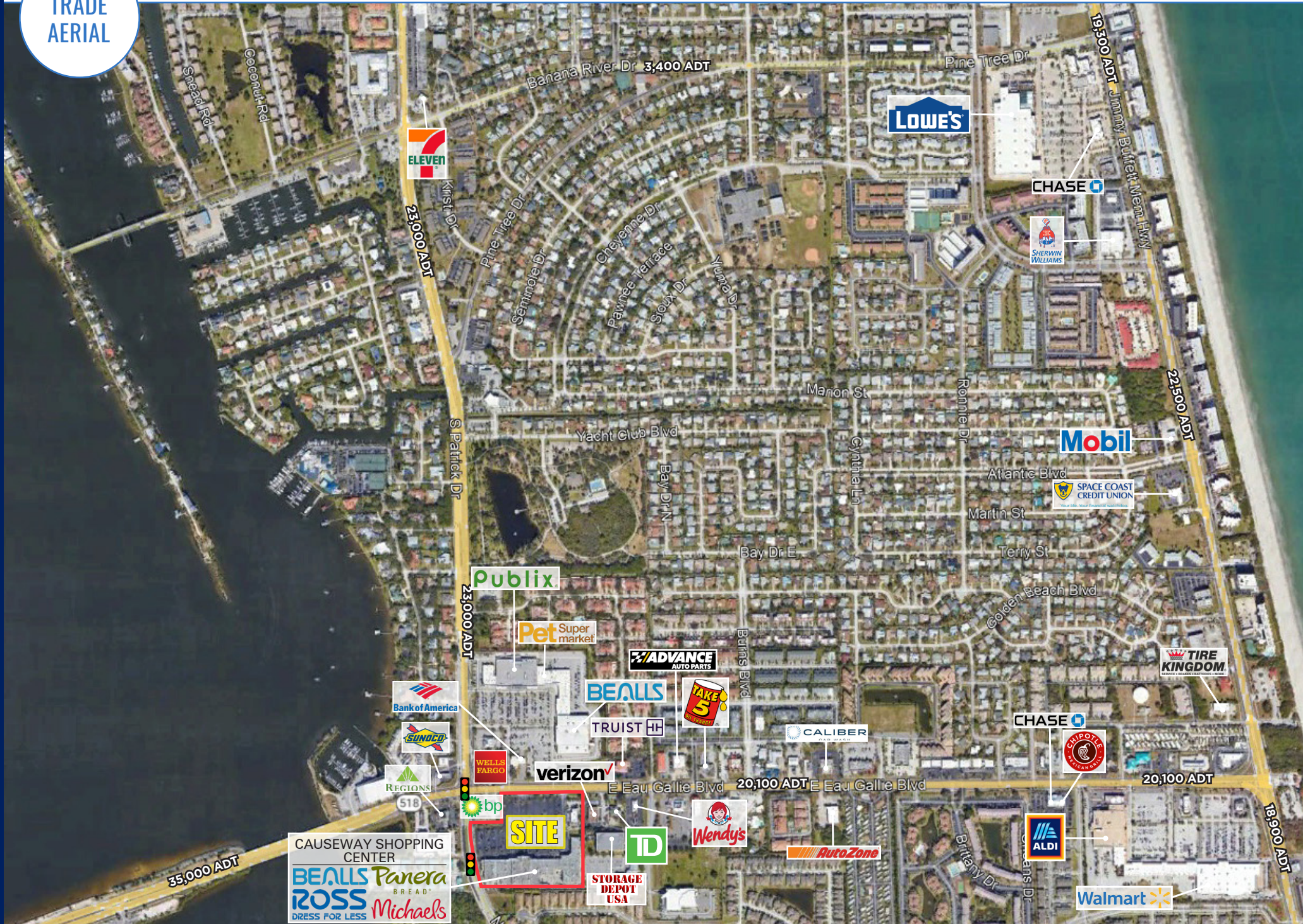
UP TO ± 12,635 SF  
AVAILABLE



ZOOM  
AERIAL

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## PHOTOS

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