

SHOPPES AT TYRONE SQUARE

6665 22nd Avenue N St. Petersburg, FL 33710

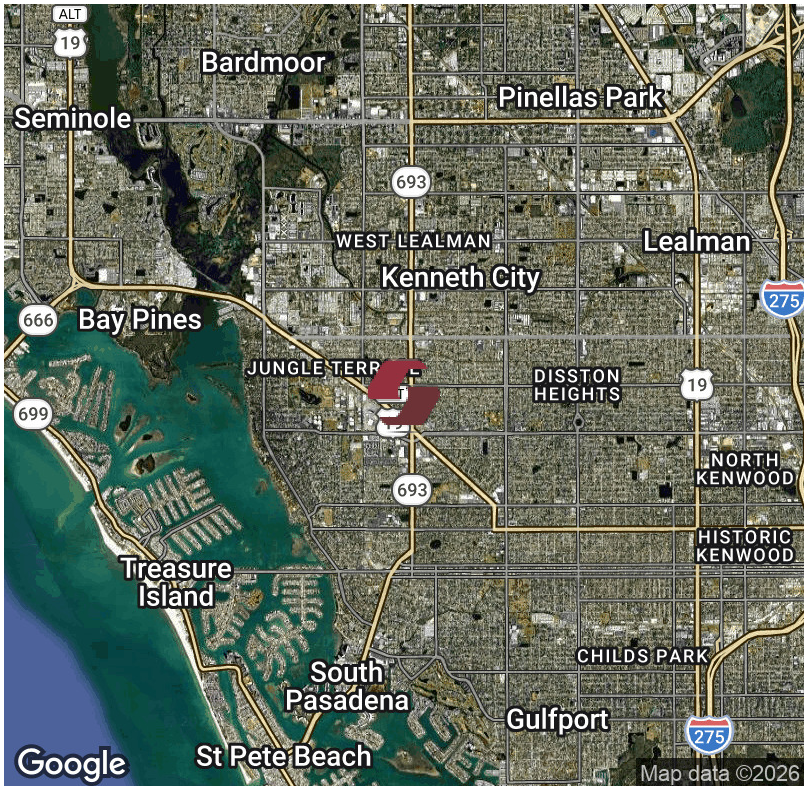


PROPERTY HIGHLIGHTS

- Anchored by Dick's Sporting Goods, Aldi and PetSmart, with national tenants including Five Below, Portillo's, and Verizon
- Located at the southwest corner of Tyrone Blvd (29,500 AADT) and 66th Street N (39,000 AADT)
- Adjacent, with cross access to, Tyrone Square Mall, a one million sf mall anchored by Dillard's, JCPenny, Macy's, and CMX Cinemas
- 2.6 million annual visits — an 8.8% YoY increase and nearly 30% growth over the past three years, according to Placer.ai
- 2,200 sf endcap space available targeting financial, retail and medical users

DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

Total Households	48,479	116,064	198,131
Total Population	104,991	254,419	425,246
Average HH Income	\$94,867	\$94,313	\$102,431



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SITE PLAN & AVAILABILITY

2140	AVAILABLE	2,200 SF	1140	Five Below	9,000 SF
2130	America's Best	3,250 SF	1130	PetSmart	20,053 SF
2120	Einstein Bros. Bagels	1,250 SF	1120	Aldi	28,605 SF
2110	Verizon	2,000 SF	1110	Dick's Sporting Goods	50,018 SF
3120	Portillo's	7,800 SF	1150	Noire Nail Bar	2,160 SF