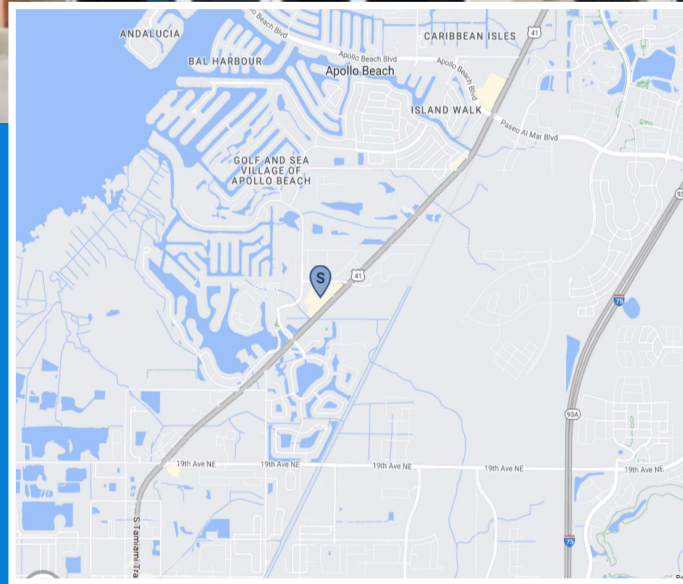


MiraBay Village

252 Harbor Village Lane
Apollo Beach FL 33572



HIGHLIGHTS:

- » MiraBay Village multi-tenant neighborhood center in Apollo Beach.
- » Winn Dixie Anchored Center + 20 Tenants
- » 1,200 SF space For Lease - IMMEDIATE OCCUPANCY!
- » Affluent and Rapidly Growing Trade Area
- » Traffic Count: 39,500 (AADT)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	4,592	43,033	94,560
2022 Average HH Income	\$152,962	\$121,440	\$102,254

Exclusively Marketed by:

Diane Larsen, CCIM
Ass't Vice President, Real Estate
(386) 671-4906
Diane@rootorg.com
Lic: SL3324691



Rob Campbell, CCIM
Dir. Real Estate Investments
(386) 671-4902
Robert@rootorg.com



275 Clyde Morris Blvd.
Ormond Beach, FL 32174



Mirabeau
VILLAGES

Winn-Dixie
Pharmacy
Beer, Wine
& Spirits

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.