

22.78 ACRES MIXED USE DEVELOPMENT SITE



DUNEDIN (PINELLAS COUNTY), FLORIDA

LAND FOR SALE



PROPERTY HIGHLIGHTS

- Location: NEC Patricia Avenue and Scotsdale Street, City of Dunedin, Pinellas County, Florida 34698
- 2012 Taxes: \$47,147.75
- Infill location
- 11,700 vehicles per day on Patricia Avenue
- 1,400 vehicles per day on Scotsdale Street
- Will divide
- Impact Fee Credits
- Price: \$7,000,000

Land Use: Planned Redevelopment – Mixed Use, with Special Area Plan
Zoning: FX-M (Form-Based, Medium Density)

LAND USE	LAND ALLOCATION (MIN %)	LAND ALLOCATION (MAX %)	FAR (MIN/MAX)	DENSITY (MAX)
RETAIL / OTHER	5%	25%	None to 0.45	N/A
OFFICE / TEC	15%	75%	.25 - .75	N/A
RESIDENTIAL	15%	80%	N/A	18 – 24/acre 334 total designated units

To access the web site, click this link: http://www.cushwakelandfl.com/tampa/listing-detail.html?listing_id=74

For more information, please contact:

BRUCE K. ERHARDT, ALC
Executive Director
813.223.6300
Bruce.erhardt@cushwake.com

PATRICK G. BERMAN
Senior Director
813.204.5363
Patrick.berman@cushwake.com

CUSHMAN & WAKEFIELD OF FLORIDA, INC.
One Tampa City Center, Suite 3600
Tampa, Florida 33602-5813
www.cushmanwakefield.com

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

22.78 ACRES, MIXED USE DEVELOPMENT SITE

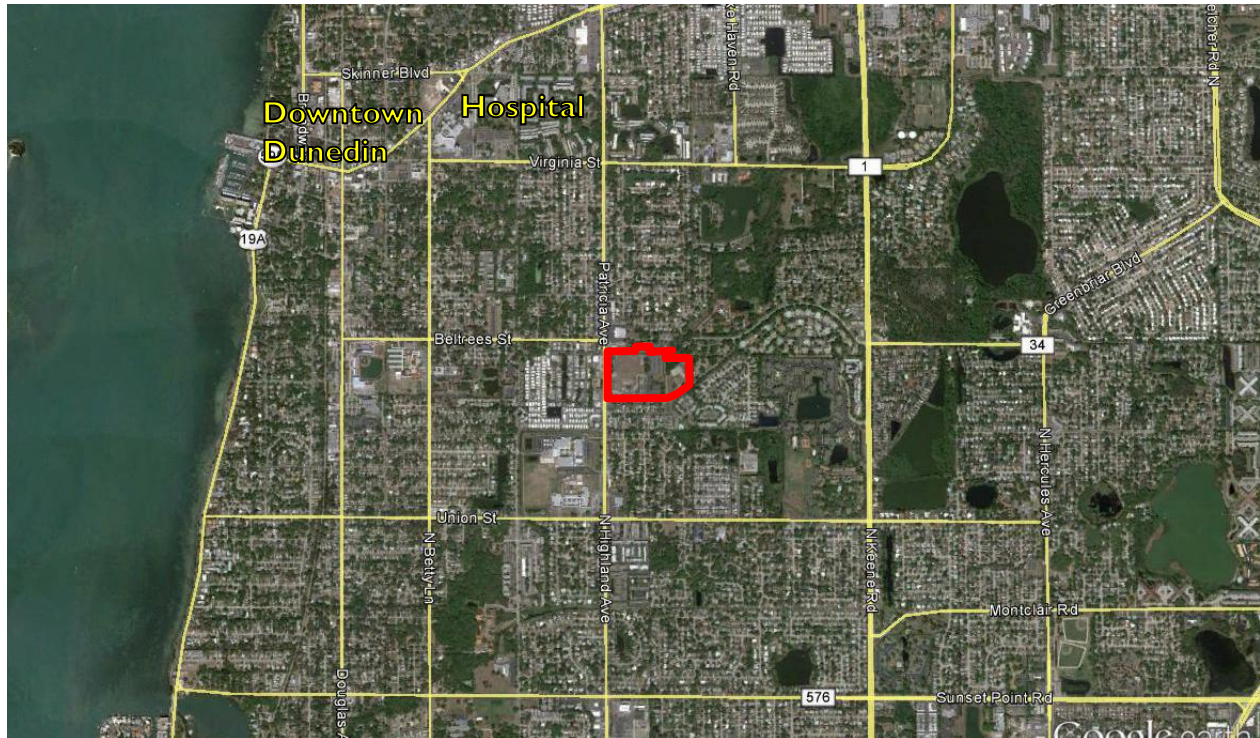
DUNEDIN (PINELLAS COUNTY) FLORIDA, 34698

22.78 Acres
Mixed Use
Development



DEMOGRAPHICS	3 MILE RADIUS
POPULATION	88,534
AVERAGE HH INCOME	52,562
MEDIAN HH INCOME	38,250
MEDIAN AGE	47
RETAIL SALES	\$1.4 BILLION

PINELLAS COUNTY TAX ID #'S
35-28-15-00000-310-0400
35-28-15-00000-240-0110
35-28-15-00000-310-0100



For more information, please contact:

BRUCE K. ERHARDT, ALC
Executive Director
813.223.6300
Bruce.erhardt@cushwake.com

PATRICK G. BERMAN
Senior Director
813.204.5363
Patrick.berman@cushwake.com

CUSHMAN & WAKEFIELD, INC.
One Tampa City Center, Suite 3600
Tampa, FL 33602
www.cushwakelandfl.com/tampa

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)