

Availability Report – August 2007  
**CALL FOR ADDITIONAL DETAILS...(727) 823-1605**

**Mainstream Station – 4<sup>th</sup> Street N - St. Petersburg**



- For Lease
- Located on the SWC of 4<sup>th</sup> St & 53<sup>rd</sup> Ave N
- Only 3,400sf of retail & restaurant space remaining
- Join area retailers Starbucks, NoVo, Talbot's, Massage Envy, Bonefish Grill, Vino 100, Cingular & others!
- Projected delivery 4<sup>th</sup> Qtr 2007

**NEC 4<sup>th</sup> Street N and 12<sup>th</sup> Avenue N - St. Petersburg**



- For Lease
- New construction – Available NOW!
- Located on the NEC of 4<sup>th</sup> St N & 12<sup>th</sup> Ave N
- Only 1,700sf of retail space remaining
- Come join Tropical Smoothie Café and Hollywood Tans
- Densely populated, abutting high-end neighborhoods
- Only blocks from Downtown Saint Petersburg / Central Business District

**Mainstream Plaza – 22<sup>nd</sup> Ave N - St. Petersburg**



- For Lease
- New construction – Available NOW!
- Located on 22<sup>nd</sup> Ave N, west of I-275
- Next to Home Depot, across from Lowe's
- Densely populated, abutting high end neighborhoods
- Come join Panchero's Mexican Grill, Aveda, and DOMA Home Furnishings
- Bays ranging from 1,300sf to 7,200sf

**Shoppes at Sixty Six – Pinellas Park**



- For Lease – Prime End-Cap AVAILABLE
- New construction – Available Now!
- Located at the NWC of 66<sup>th</sup> St & 82<sup>nd</sup> Ave
- Hard lighted corner
- Surrounded by 95 newly constructed town homes
- Retail & Office space available
- Bays ranging from 1,100sf to 7,600sf
- Join Florida Capital Bank Corporate HQ



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**Westwood Plaza – Carrollwood, Tampa**



- For Lease
- Sweet Bay Anchored Retail Plaza
- Located on Gunn Hwy & Casey Rd
- Over 40,000 AADT
- 1,050sf, 1,134sf, & 3,100sf available
- 3-Mile Population – 100,080
- 3-Mile Average HH Income - \$61,183

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**Walsingham Commons - Largo**



- For Lease
- 165,532sf shopping center, anchored by Albertson's
- Located at the intersection of Walsingham Rd & Vonn Rd
- Bays ranging from 1,100sf up to 8,000sf
- 3-Mile Population – 94,000
- 3-Mile Avg HH Income - \$56,000

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**Mainstream Business Park – Largo**



- For Sale or Lease
- 34 Office/Warehouse Condos
- 2,400 SF Units
- Prices from \$239,900
- Tilt wall construction
- Dock height, double truck well
- Centrally located in Pinellas County
- Ready Now!

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**5101 Central Avenue – St. Petersburg**



- Office Space For Lease
- Office building located at the SWC of Central Ave & 51<sup>st</sup> St
- 4 units – 1,200sf up to 4,800sf
- \$12.50/sf NNN
- Aggressive terms available to qualified tenants

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**US 41 & Pine Island Rd – N. Ft. Myers**



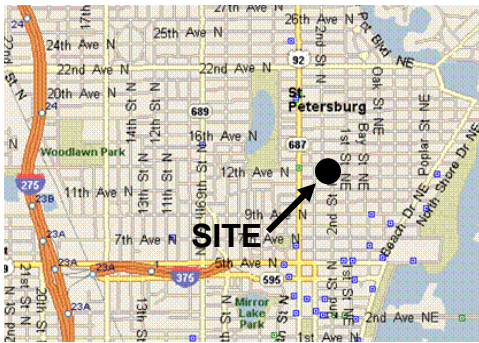
- Land For Sale/ Build to Suit/ Ground Lease
- 8.3 Acres MOL
- SWC of US 41 & Pine Island Rd in North Ft. Myers
- 2 Outparcels Available
- Across from Wal-Mart, Home Depot, AMC Theatres, Applebee's & others
- Traffic Count – 78,000 ADT
- Target, Wal-Mart Neighborhood Center, and Kohl's currently under development within market place

**NWC of 6<sup>th</sup> Street South and 4<sup>th</sup> Avenue South – Saint Petersburg**



- Prime hotel development site located in downtown Saint Petersburg
- Excellent access to Interstate 275
- Walking distance from All Children's Hospitals and minutes from USF
- Property dimensions: 200' x 200'. Can be developed up to a maximum building height of 200'.
- Near Tropicana Field, Alfred Whitted Airport, Central Business District, parks, marinas, museums, and retail

**4<sup>th</sup> Street North (between 10<sup>th</sup> and 11<sup>th</sup> St) – Saint Petersburg**



- Land For Sale / Build-to-Suit
- 26,653sf MOL / zero lot line
- 66 feet of frontage on busy 4<sup>th</sup> Street corridor
- Densely populated, abutting high-end neighborhoods
- Only blocks from Downtown Saint Petersburg / Central Business District

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**78<sup>th</sup> and Palm River Rd – Tampa**



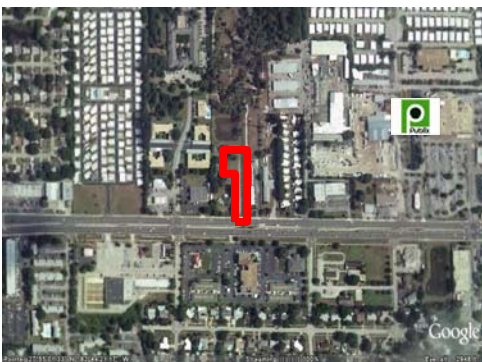
- For Sale, 3.4 Acres
- 155 Feet of frontage on 78<sup>th</sup> Street
- Rapidly growing, East Tampa
- Zoned CN
- New AutoZone, currently under construction on out parcel, Mid 2007 completion
- Located in growing East Tampa market

**East Bay Drive and Keene Road – Largo**



- 0.6 Acres MOL located just east of the intersection of East Bay and Keene
- 135 feet of frontage on East Bay Drive
- AADT: 60,500 vehicles
- Area retailers include SweetBay, Starbuck's, Firehouse Subs, Cingular Wireless, Lee Roy Selmon's, Outback Steakhouse, and more !!
- Zoned CG, allowing for a variety of uses
- Great redevelopment opportunity

**US 19 and East Bay Drive – Largo**



- 1.56 acres (MOL) located just west of the intersection of US 19 and East Bay
- Area retailers include Publix, AMC Theaters, Staples, Quiznos Subs, Verizon, Pizza Hut, Chili's, Applebees & more!
- Property dimensions: 148' frontage x 406' of depth
- Average Daily Traffic Count: 60,500
- Great development opportunity