



**Overview**

- Anchors: Publix, Beall's, and Dollar Tree
- Located on NW corner of Walsingham Rd and Indian Rocks Rd at a signalized intersection with great visibility on both roads
- Redeveloped in 2014
- Less than 1.5 miles to the gulf beaches

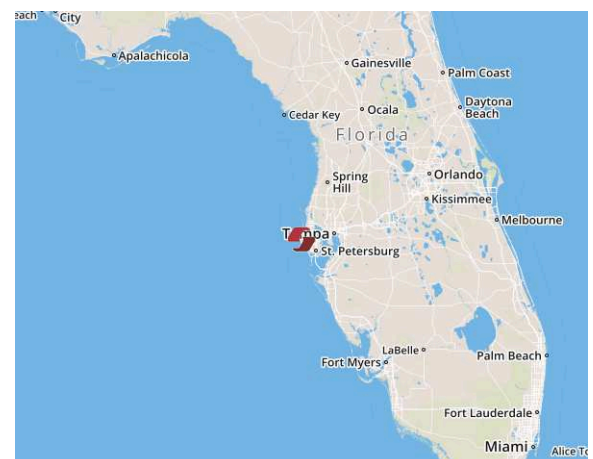
Demos	3 Miles	5 Miles	7 Miles
Population	74,867	156,671	268,325
Households	33,546	72,848	123,534
Avg Household Income	\$79,728	\$73,009	\$70,307

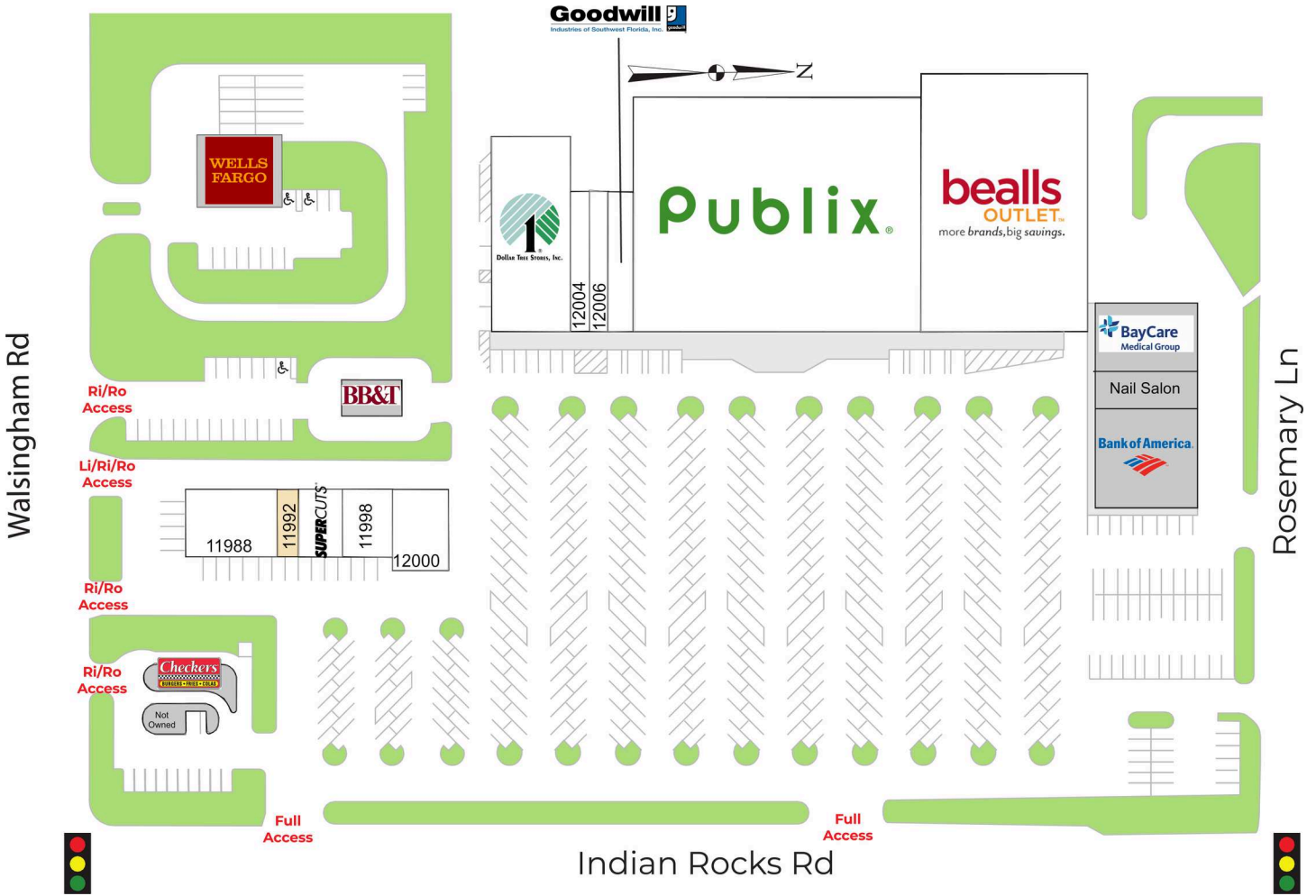
**Leasing Contact**

Jessica Moreno  
727-384-6000 ext. 3134  
jessica.moreno@sembler.com

**Traffic Counts (AADT)**

Walsingham Rd 17,500  
Indian Rocks Rd 15,000





11988	Goose's Sports Bar	3,272	12000	Oasis Salon Studio & Spa	1,800	12006	Publix Liquor Store	1,500
11992	Available	600	12002	Dollar Tree	10,500	12018	Goodwill	2,609
11994	Supercuts	1,200	12004	China One	1,500	12022	Publix	45,600
11998	Wally Wash	1,400				12030	Beall's Outlet	22,000

