

RETAIL SPACE FOR LEASE



- Main & Main Location at the corner of Park and Seminole Boulevard
- 1,016 – 4,040 SF | Seminole, Florida
- Prominent Retail Center with great access



You can't find a better neighborhood retail corner in Pinellas County! Come join area retailers and service providers like Crunch Fitness, Starbucks, Sprouts Farmers Market, Chick-Fil-A, PDQ, Wendy's, Taco Bell, BayCare, Petco, Vampire Penguin, Brooklyn Pizza and more!! This 4,040 SF space can be demised into two or three spaces depending on your space needs. It will be vacated by the current tenant soon. Call or email today!



10753 Park Boulevard N.

Seminole, FL 33772

Size : 1,016 - 4,040 SF

Rate: \$29.50 / SF / YR

Lease Term: 5+ years

CONTACT:

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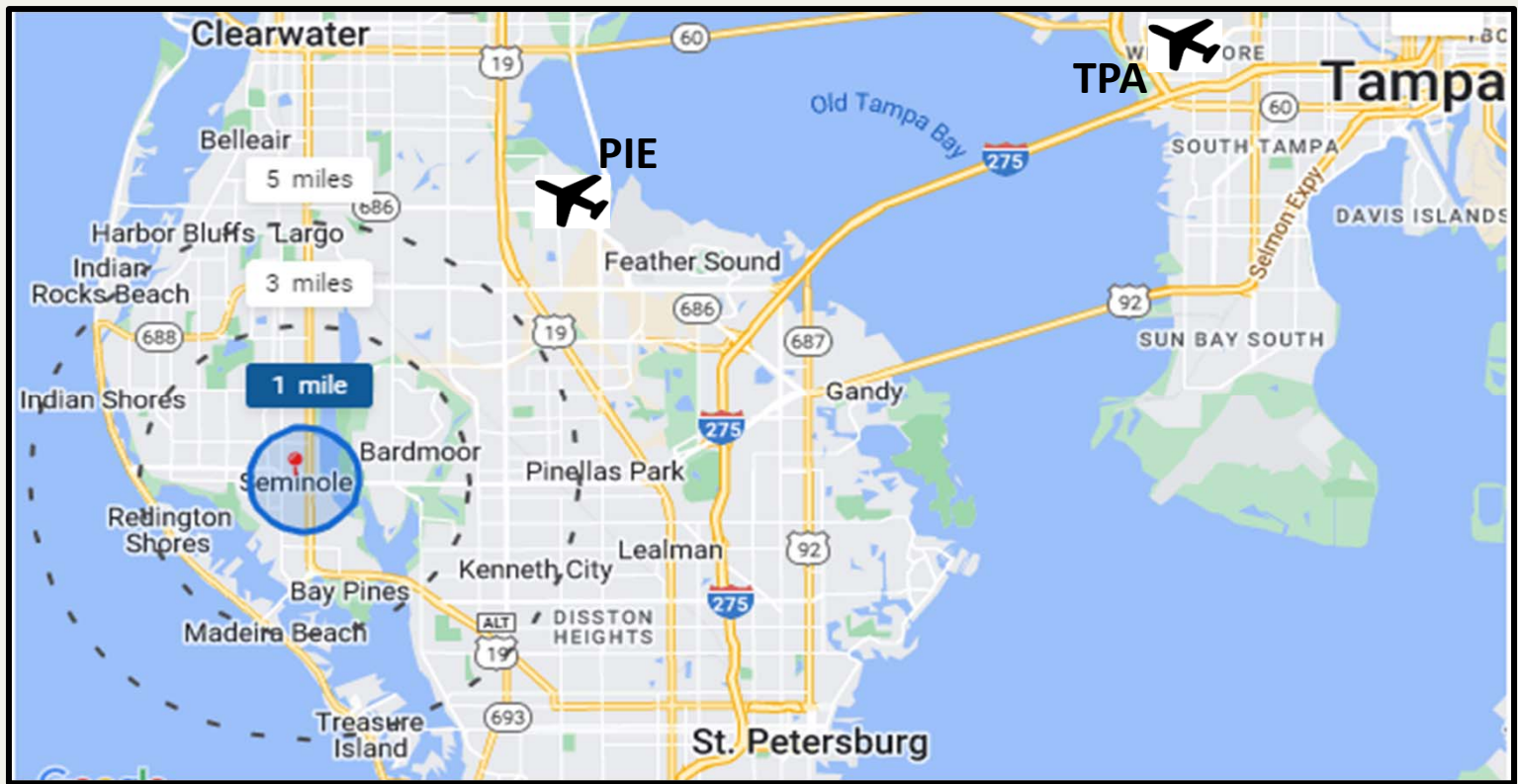


DEMOGRAPHIC SNAPSHOT

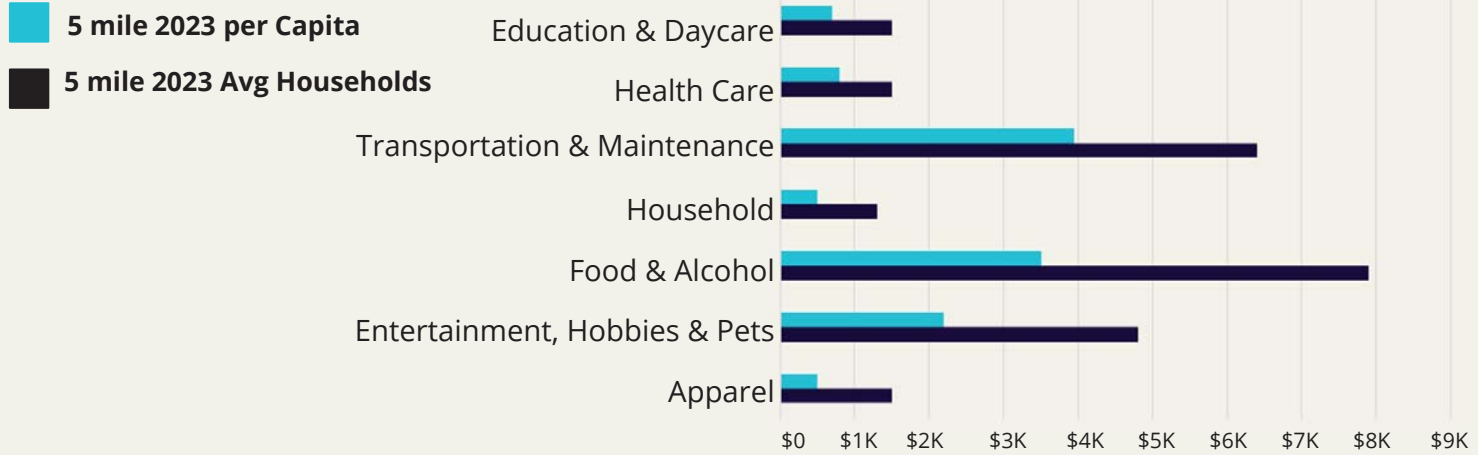
10753 Park Boulevard N.
Seminole, FL 33772



	Radius	1 Mile	3 Mile	5 Mile
Population Estimate 2023		12,364	84,240	204,065
Average Age		51	49	47
Median Age		56	53	51
Average Household Income		\$71,132	\$89,982	\$82,720
Median Household Income		\$52,052	\$66,302	\$60,822
Owner Occupied Homes		4,573	30,271	69,020
Renter Occupied Home		1,843	8,362	23,556
Median Home Value		\$220,905	\$259,379	\$231,101
2023 Annual Spending (\$000s)		167,893	1,180,436	2,692,087

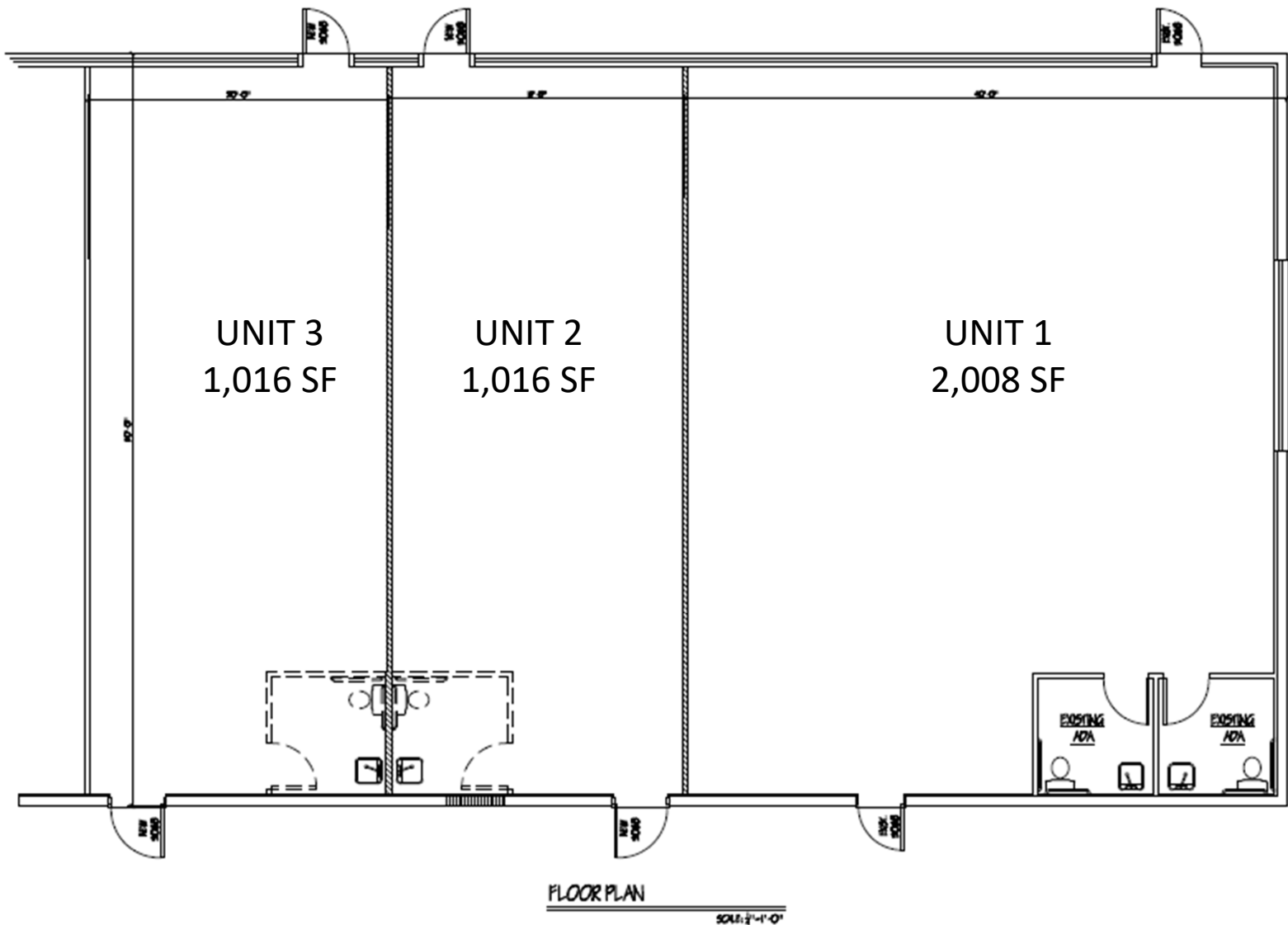


Per Capita & Avg Household Spending



10753 PARK BOULEVARD N. SEMINOLE, FL 33772

FLOOR PLAN



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Subject Shopping Center

Twin Oaks Shopping Center

SHOPPING CENTER

Type:	Neighborhood Center	Land Acres:	10.88 AC
Name	Twin Oaks Shopping Center	# of Properties:	2
GLA:	60,274 SF	Year Built/Renov	Built 1985, Renov 2018
Anchor GLA:	-	Levels:	1
Available Spaces:	1	Location Score:	Below National Avg (48)
% Leased	100.00%	Walk Score®:	Very Walkable (76)
Website:	-	Transit Score®:	Some Transit (37)
Anchor Tenant:	-		
Parking	336 Surface Spaces are available; Ratio of 6.29/1000 SF		
Features:	Signalized Intersection		
Frontage:	Seminole Blvd 308', Park		
For Sale:	Not for sale		

AVAILABLE SPACES

Address	Space Type			Square Feet		Rent	On Mkt	Vacant
	Use	Type	Occupancy	SF Avail	Bldg Contig			
10753-10799 Park Blvd N	Retail	Direct	Dec 2023	1,016	4,040	\$29.50/NN	0 mo	-
All Spaces				1,016	4,040	\$29.50/SF/YR		

SHOPPING CENTER PROPERTIES

Property Name / Address	Yr Blt/Renov	Bldg SF	Anchor	Availability			NNN Rent Per SF
				Spcs	Avail %	Vac %	
1 Twin Oaks Plaza 10753-10799 Park Blvd N ★★★★★	1985/2018	53,519	-	1	7.5%	0.0%	\$24-29 (Est.)
2 7498 Seminole Blvd ★★★★★	1986/-	6,755	-	0	0.0%	0.0%	\$21-26 (Est.)

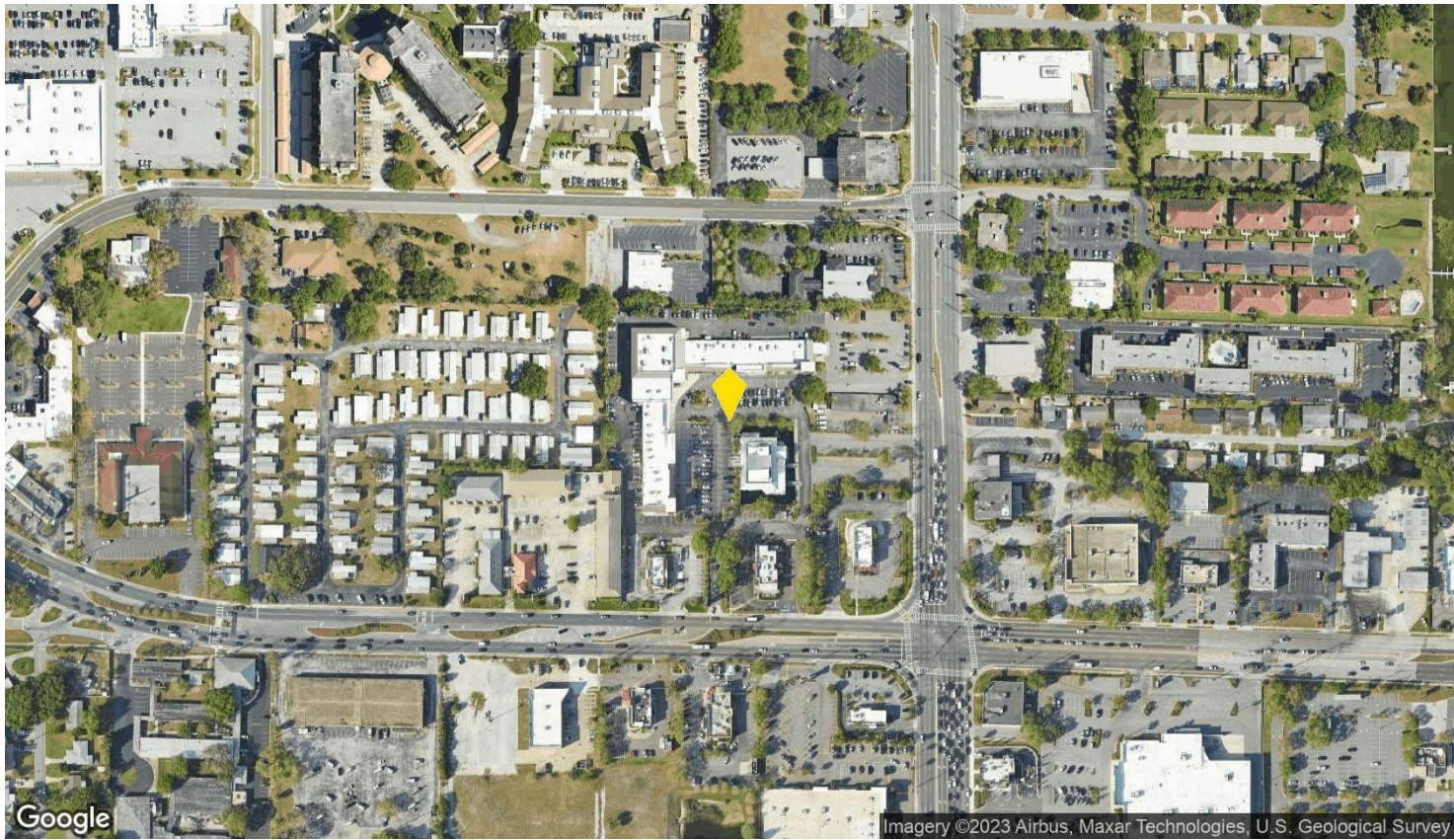
Subject Shopping Center - Tenants

Twin Oaks Shopping Center

TENANTS

1	10753-10799 Park Blvd N - Twin Oaks Plaza	Store Type	SF Occupied	Chain	Move Date	Exp Date
Crunch		Fitness	25,978	Yes	Jul 2018	-
DaVita Kidney Care		Health Care	7,653	Yes	Jul 2016	-
Carepoint Pharmacy		Drug Store	4,013	No	Apr 2017	-
Brooklyn Pizza Company		Pizza	2,782	No	Jan 2017	-
Driftwood Kava & Roastery		Coffee	2,675	No	Jul 2020	-
Fit Stop Eatery		Fast-food	2,675	No	Sep 2020	-
Opti-Mart		Other Services	2,500	Yes	Sep 2016	-
First American Title		Insurance	2,033	Yes	Mar 2019	-
Love Angel Nails By TY		Nail Salon	1,605	No	Jul 2021	-
Vampire Penguin		Ice Cream	1,605	No	Aug 2018	-
2	7498 Seminole Blvd	Store Type	SF Occupied	Chain	Move Date	Exp Date
Sea Hags Bar & Grill		Restaurant	6,755	No	Jan 2018	-

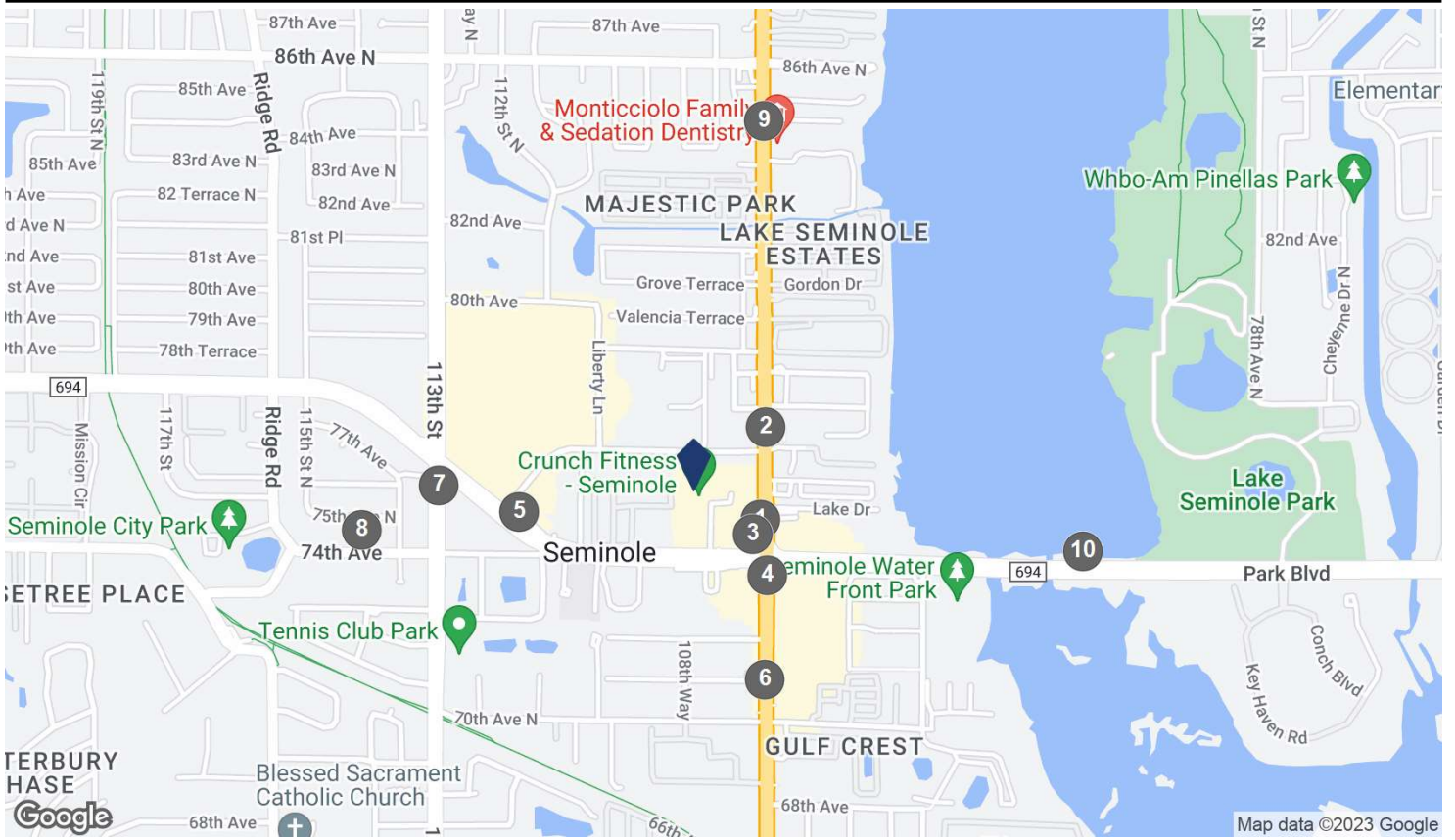
AERIAL VIEW



Subject Shopping Center - Traffic Counts

Twin Oaks Shopping Center

TRAFFIC COUNTS



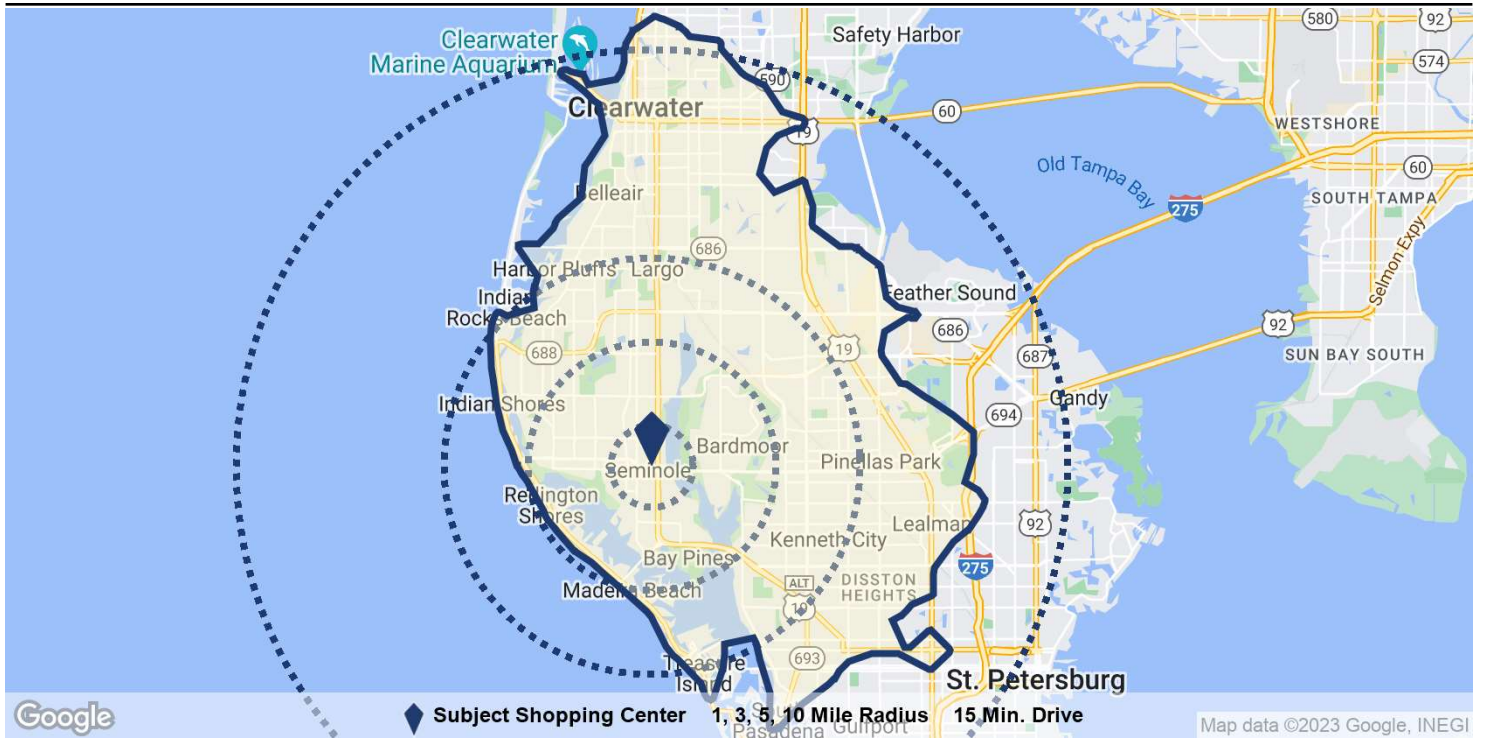
COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Seminole Blvd	74th Ave - S	35,955	0	0.13 mi
2 Seminole Blvd	Village Dr - S	35,761	0	0.13 mi
3 74th Ave	Seminole Blvd - E	33,320	0	0.13 mi
4 Seminole Blvd	74th Ave - N	36,249	0	0.20 mi
5 78th Ave	Johnson Blvd - NW	31,866	0	0.28 mi
6 Seminole Blvd	70th Ave N - S	33,818	0	0.34 mi
7 113th St	74th Ave - S	23,312	0	0.39 mi
8 74th Avenue	113th Ln N - E	2,709	0	0.52 mi
9 Seminole Boulevard	Dixon Dr - N	37,652	0	0.55 mi
10 Park Boulevard North	Key Haven Rd - E	51,284	0	0.61 mi

Subject Shopping Center - Demographics

Twin Oaks Shopping Center

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	12,364	84,240	204,065	607,792	417,059
5 Yr Growth	-0.7%	-1.8%	-1.9%	-1.3%	-1.7%
Median Age	57	54	51	48	49
5 Yr Forecast	56	53	51	49	49
White / Black / Hispanic	94% / 2% / 6%	93% / 2% / 7%	89% / 4% / 9%	82% / 10% / 11%	85% / 7% / 12%
5 Yr Forecast	94% / 2% / 6%	93% / 2% / 7%	89% / 4% / 9%	82% / 10% / 11%	85% / 7% / 12%
Employment	7,427	30,635	92,264	343,014	203,701
Buying Power	\$334M	\$2.6B	\$5.6B	\$15.6B	\$10.3B
5 Yr Growth	2.1%	0.9%	0.8%	0.4%	0.2%
College Graduates	26.4%	29.9%	26.8%	27.2%	33.6%
Household					
Households	6,416	38,633	92,576	276,834	186,167
5 Yr Growth	-0.7%	-1.9%	-1.9%	-1.3%	-1.7%
Median Household Income	\$52,052	\$66,302	\$60,822	\$56,432	\$55,588
5 Yr Forecast	\$53,532	\$68,147	\$62,525	\$57,447	\$56,712
Average Household Income	\$71,132	\$89,982	\$82,720	\$77,783	\$76,316
5 Yr Forecast	\$72,466	\$91,890	\$84,324	\$79,203	\$77,757
% High Income (>\$75K)	34%	45%	41%	38%	38%
Housing					
Median Home Value	\$220,905	\$259,379	\$231,101	\$222,809	\$214,007
Median Year Built	1975	1974	1974	1972	1972
Owner / Renter Occupied	71% / 29%	78% / 22%	75% / 25%	65% / 35%	69% / 31%

Income & Spending Demographics

Twin Oaks Shopping Center

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2023 Households by HH Income	6,416		38,630		92,576		186,167	
<\$25,000	1,601	24.95%	6,649	17.21%	16,095	17.39%	37,530	20.16%
\$25,000 - \$50,000	1,513	23.58%	8,481	21.95%	22,776	24.60%	47,298	25.41%
\$50,000 - \$75,000	1,099	17.13%	6,269	16.23%	15,540	16.79%	31,507	16.92%
\$75,000 - \$100,000	747	11.64%	5,135	13.29%	12,925	13.96%	24,997	13.43%
\$100,000 - \$125,000	595	9.27%	3,722	9.63%	8,262	8.92%	15,925	8.55%
\$125,000 - \$150,000	276	4.30%	2,424	6.27%	5,589	6.04%	9,834	5.28%
\$150,000 - \$200,000	313	4.88%	2,738	7.09%	5,524	5.97%	9,336	5.01%
\$200,000+	272	4.24%	3,212	8.31%	5,865	6.34%	9,740	5.23%
2023 Avg Household Income	\$71,132		\$89,982		\$82,720		\$76,316	
2023 Med Household Income	\$52,052		\$66,302		\$60,822		\$55,588	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$167.9M		\$1.2B		\$2.7B		\$5.1B	
Total Apparel	\$8M	4.77%	\$56.7M	4.80%	\$132M	4.90%	\$259.3M	5.05%
Women's Apparel	\$3.3M	1.98%	\$23.5M	1.99%	\$54M	2.01%	\$104.4M	2.03%
Men's Apparel	\$1.7M	1.01%	\$12M	1.02%	\$27.9M	1.04%	\$54.4M	1.06%
Girl's Apparel	\$450.8K	0.27%	\$3.3M	0.28%	\$7.8M	0.29%	\$15.8M	0.31%
Boy's Apparel	\$330.7K	0.20%	\$2.3M	0.20%	\$5.7M	0.21%	\$11.7M	0.23%
Infant Apparel	\$331K	0.20%	\$2.3M	0.19%	\$5.5M	0.21%	\$11.4M	0.22%
Footwear	\$1.9M	1.13%	\$13.2M	1.12%	\$31M	1.15%	\$61.6M	1.20%

Total Entertainment & Hobbies	\$28.6M	17.01%	\$192.8M	16.33%	\$438.8M	16.30%	\$831.8M	16.20%
Entertainment	\$2.1M	1.28%	\$15.8M	1.34%	\$36.1M	1.34%	\$69.1M	1.35%
Audio & Visual Equipment/Service	\$6.6M	3.93%	\$42.8M	3.63%	\$99.6M	3.70%	\$193.5M	3.77%
Reading Materials	\$444.4K	0.26%	\$3M	0.25%	\$6.4M	0.24%	\$11.6M	0.23%
Pets, Toys, & Hobbies	\$4.9M	2.92%	\$33.2M	2.82%	\$75.4M	2.80%	\$141.7M	2.76%
Personal Items	\$14.5M	8.62%	\$98M	8.30%	\$221.3M	8.22%	\$415.9M	8.10%

Total Food and Alcohol	\$46.5M	27.70%	\$317.7M	26.91%	\$734.9M	27.30%	\$1.4B	27.72%
Food At Home	\$24.2M	14.39%	\$162M	13.73%	\$378.9M	14.08%	\$743.2M	14.48%
Food Away From Home	\$19.1M	11.38%	\$133.2M	11.29%	\$305.5M	11.35%	\$584.3M	11.38%
Alcoholic Beverages	\$3.2M	1.93%	\$22.5M	1.90%	\$50.5M	1.87%	\$95.5M	1.86%

Total Household	\$29.8M	17.76%	\$210.6M	17.84%	\$471M	17.50%	\$879.9M	17.14%
House Maintenance & Repair	\$8M	4.75%	\$54.1M	4.58%	\$122M	4.53%	\$224.5M	4.37%
Household Equip & Furnishings	\$11M	6.55%	\$76.5M	6.48%	\$172.8M	6.42%	\$327.3M	6.38%
Household Operations	\$8M	4.76%	\$57.6M	4.88%	\$127.9M	4.75%	\$240.1M	4.68%
Housing Costs	\$2.9M	1.70%	\$22.5M	1.90%	\$48.3M	1.80%	\$88M	1.71%

Fall 2023

Income & Spending Demographics

Twin Oaks Shopping Center

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	\$35.9M	21.40%	\$263.6M	22.33%	\$609.5M	22.64%	\$1.2B	22.85%
Vehicle Purchases	\$15.1M	9.02%	\$117M	9.91%	\$271.8M	10.09%	\$523.2M	10.19%
Gasoline	\$10.8M	6.42%	\$74.9M	6.35%	\$177.9M	6.61%	\$348.9M	6.80%
Vehicle Expenses	\$1.4M	0.83%	\$8.7M	0.74%	\$18.6M	0.69%	\$34.3M	0.67%
Transportation	\$3.8M	2.28%	\$28.7M	2.43%	\$61.9M	2.30%	\$114M	2.22%
Automotive Repair & Maintenance	\$4.8M	2.85%	\$34.2M	2.90%	\$79.4M	2.95%	\$152.6M	2.97%
Total Health Care	\$10.5M	6.28%	\$69.2M	5.86%	\$156.2M	5.80%	\$293.7M	5.72%
Medical Services	\$5.5M	3.25%	\$36.8M	3.12%	\$82.8M	3.08%	\$155.3M	3.02%
Prescription Drugs	\$3.9M	2.34%	\$24.8M	2.10%	\$56.2M	2.09%	\$106.1M	2.07%
Medical Supplies	\$1.2M	0.69%	\$7.6M	0.64%	\$17.1M	0.63%	\$32.3M	0.63%
Total Education/Day Care	\$8.5M	5.08%	\$69.8M	5.92%	\$149.6M	5.56%	\$272.8M	5.31%
Education	\$5.1M	3.02%	\$42.9M	3.64%	\$91.7M	3.41%	\$167.4M	3.26%
Fees & Admissions	\$3.5M	2.07%	\$26.9M	2.28%	\$58M	2.15%	\$105.4M	2.05%