

MiraBay Village

SWC of US Highway 41 & Leisey Road

FOR FULL SPA
SWEET BAY ANCHOR

\$26 PSF

\$ 5.50 CAM

New Retail Development at the Entrance to Multimillion Dollar Community

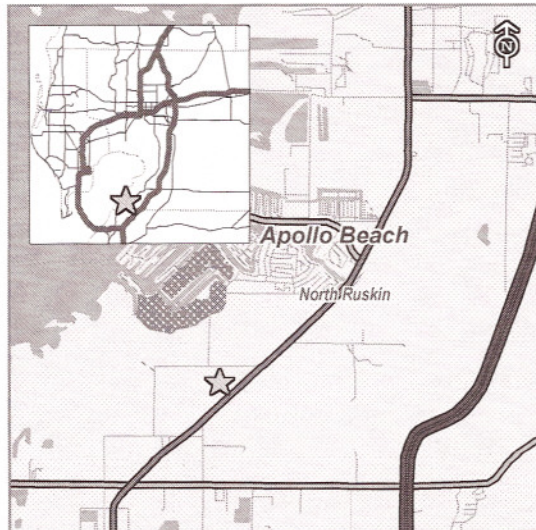
SR-1800 AVAILABLE

Apollo Beach, FL -- Hillsborough County



Retail Real Estate Specialists

For Lease



PROPERTY HIGHLIGHTS

- 98,500 square foot mixed-use retail center
- Opening Third Quarter 2008
- Small Shop Space, Office Space and Out Parcels Available
- Excellent visibility from Tamiami Trail (US Highway 41)
- Located in Southern Hillsborough County's most rapid growth corridor
- Anchored by Sweetbay Grocery
- Traffic Counts: 17,500 AADT** (north) on US 41 10,400 AADT** (south)

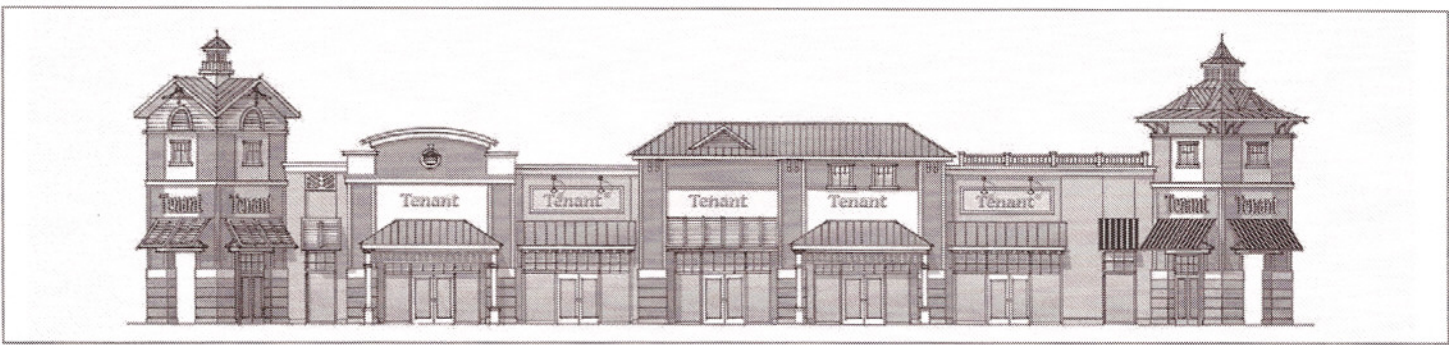
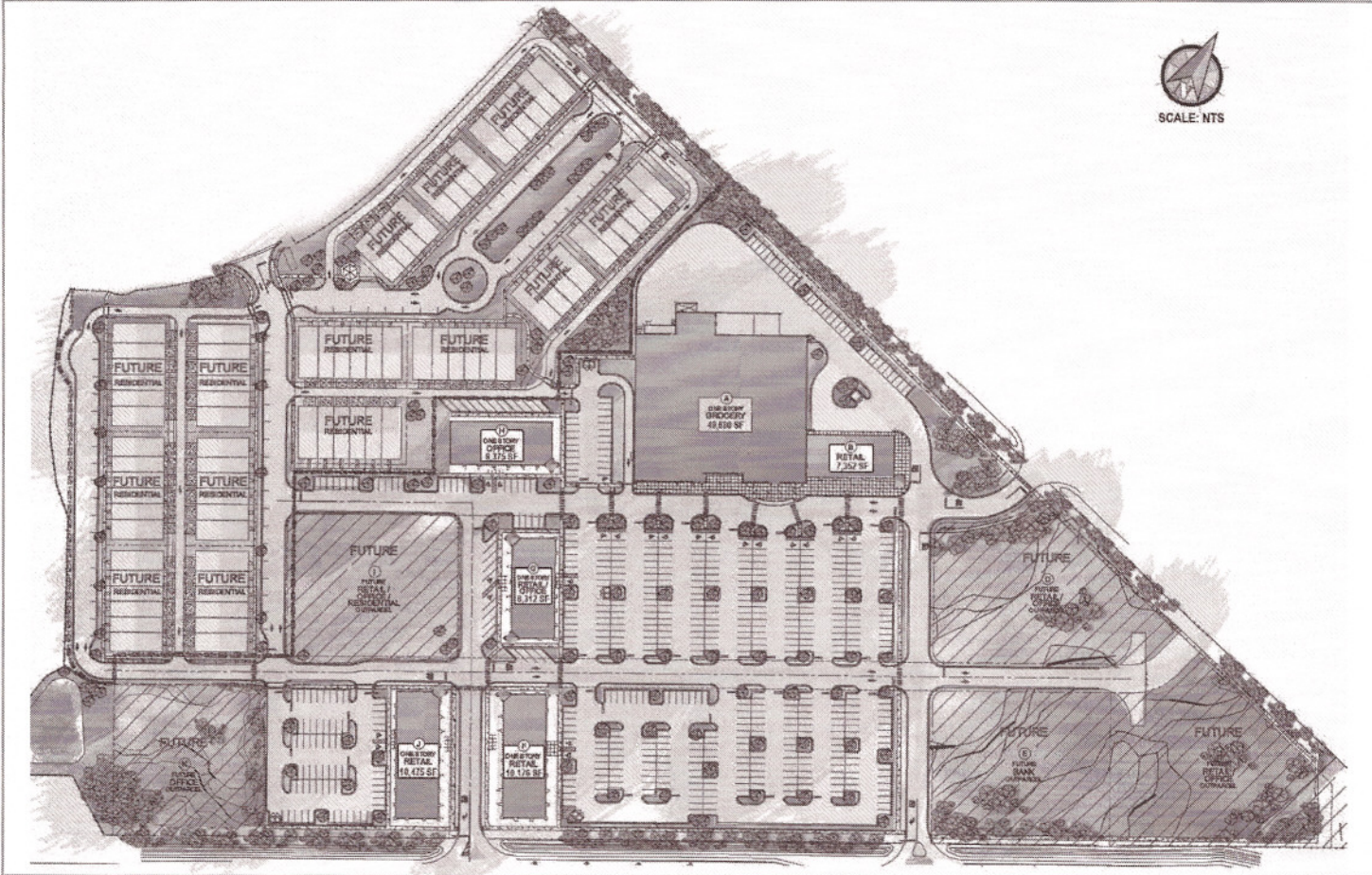
For More Information Call:

Ruben V. Carballo
Lic. RE Broker-Associate
321-946-1027

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MiraBay Village



DEMOGRAPHICS*	3-Miles	5-Miles	7-Miles
Population	16,617	49,154	81,228
Avg. HH Income	\$74,079	\$58,951	\$58,318
Daytime Population	5,074	10,890	13,224

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