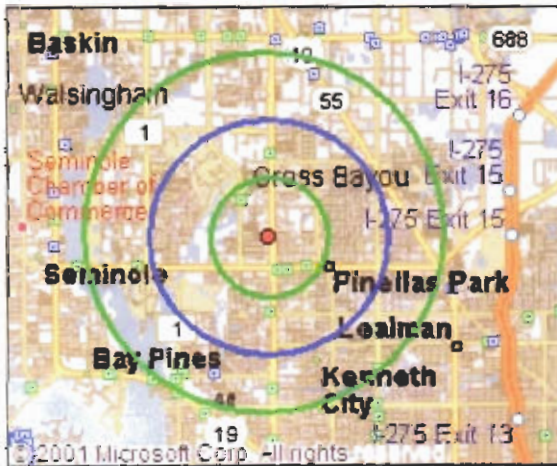


# Shoppes at Sixty-Six

**FOR LEASE**  
**DECEMBER 2006 DELIVERY**  
**CALL 727-823-1605**



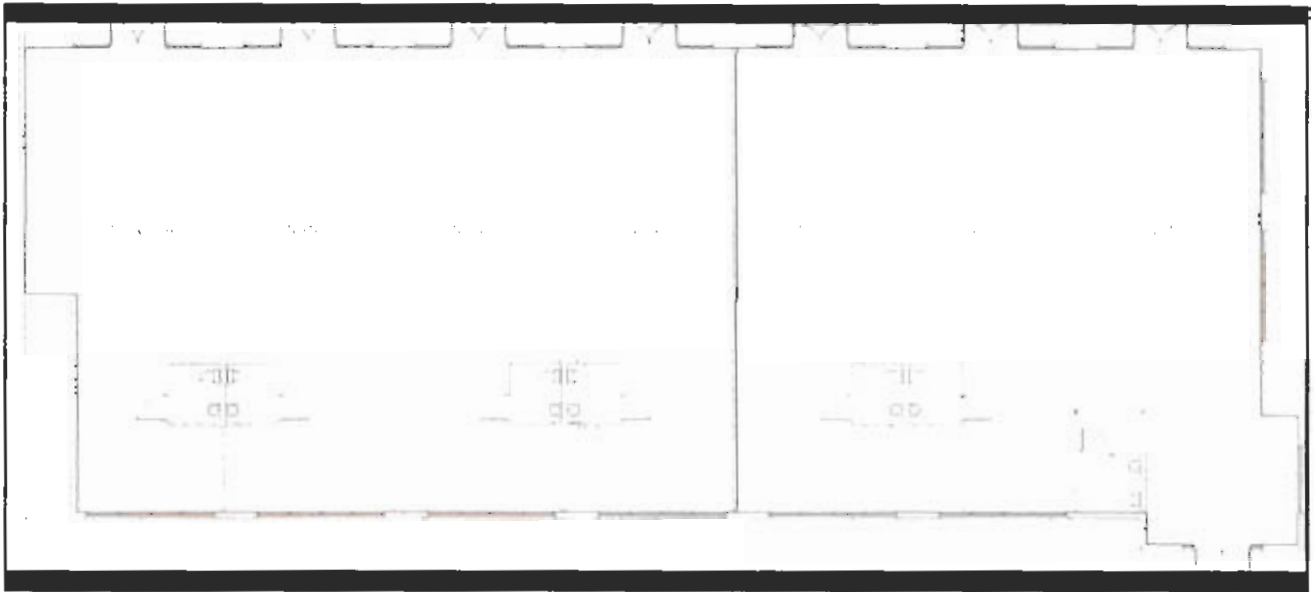
- Join Florida Capital Bank's Corporate Headquarters
- 95 newly constructed town homes wrap around property
- Situated at the hard-lighted corner of 66th St North and 82nd Ave North
- Modern, Contemporary Construction
- Great Access and Storefront Visibility
- Centrally located in Pinellas Park, FL.
- Ample Parking- 85+ spaces
- Retail and Office Space Available
- Rent Rate-\$28/ sf NNN

	1 MILE	2 MILE	3 MILE
POPULATION	11,567	52,270	98,004
HOUSEHOLDS	4,618	21,347	41,946
AVE. HH INC.	\$49,336	\$51,495	\$50,157
TRAFFIC COUNT	41,500 cars per day		

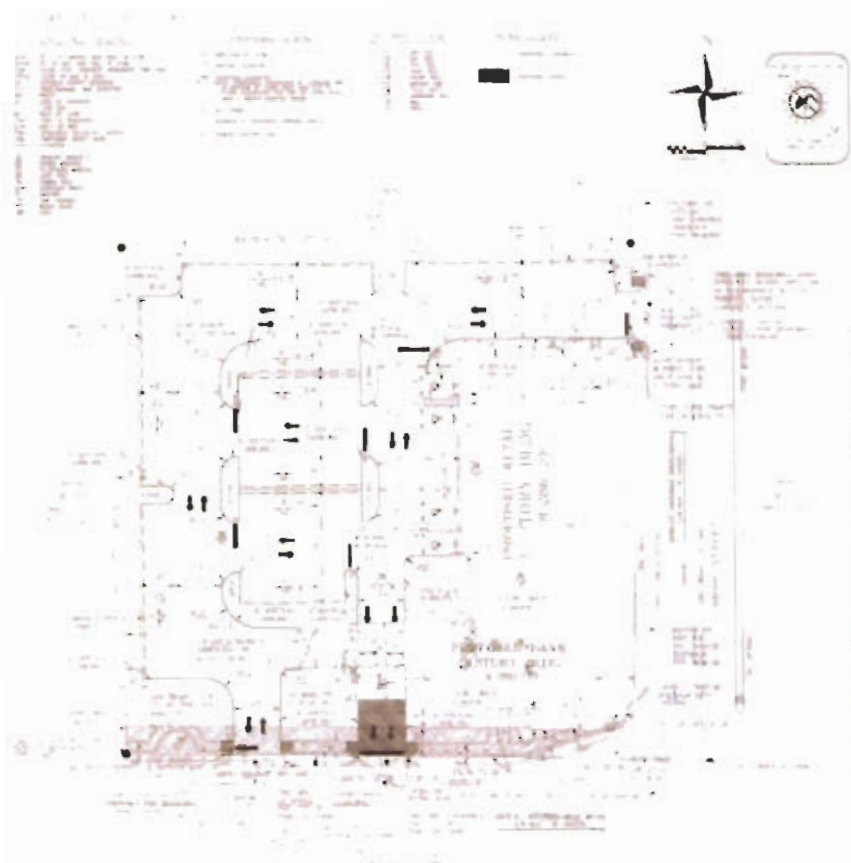
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# Shoppes at Sixty-Six

Proposed Retail Layout



Overall Site Plan



Vanilla shell to include:

- Concrete slab
- 200 Amp, Three Phase Electrical Service
- HVAC @1 ton per 400 square feet
- One ADA Restroom
- Min 20x70, 1400sq ft