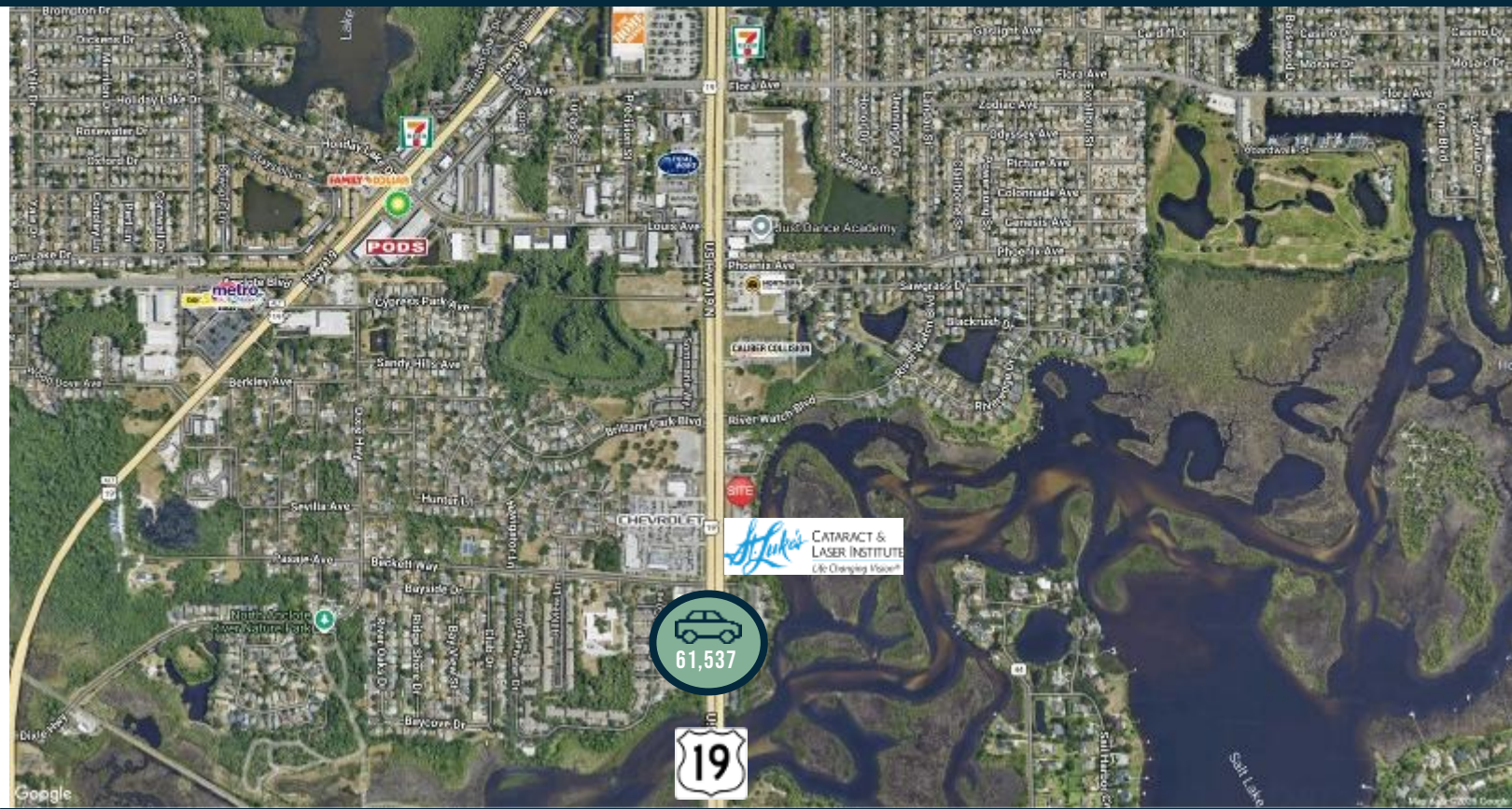




BUILD-TO-SUIT/GROUND LEASE

7,080 SF

NEC US 19 & BECKETT WAY, TARPON SPRINGS, FL (PINELLAS)



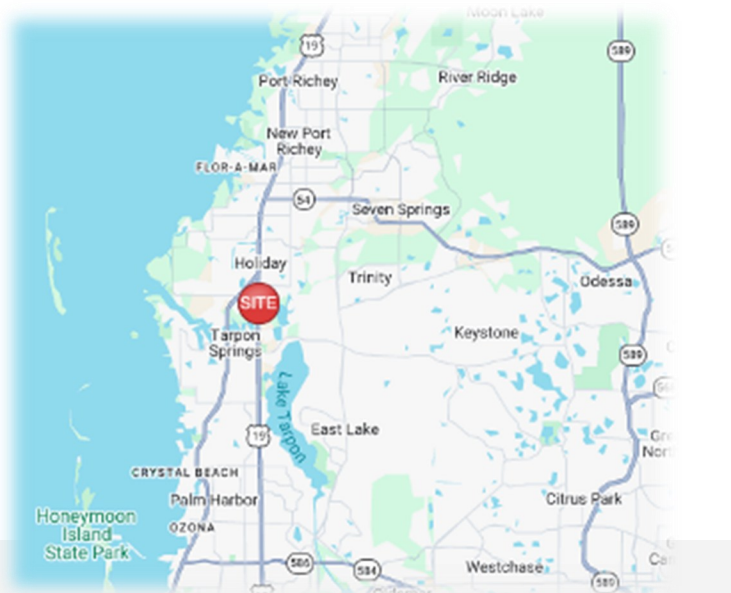
Property Highlights

- ◆ Site is adjacent to St. Luke's Cataract & Laser Institute with over 450 patients per day
- ◆ US Hwy 19 is a major north/south corridor with over 61K cars per day through Northern Pinellas
- ◆ Excellent location for medical, auto or QSR
- ◆ Full access at signalized intersection at Beckett Way and northern RI/RO on US 19
- ◆ Excellent demographics and business density

	1 Mile	2 Miles	3 Miles
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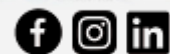
Population	7,362	34,166	65,447
Average HH Income:	\$85,274	\$79,803	\$95,629
Daytime Population:	2,550	10,509	20,426

Nearby Retailers



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