

BAYSIDE BRIDGE PLAZA

1520 N. McMullen Booth Rd. | Clearwater, FL



JOIN PUBlix, STARBUCKS, PLANET FITNESS, PET SUPPLIES PLUS AND OTHERS

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HIGHLIGHTS

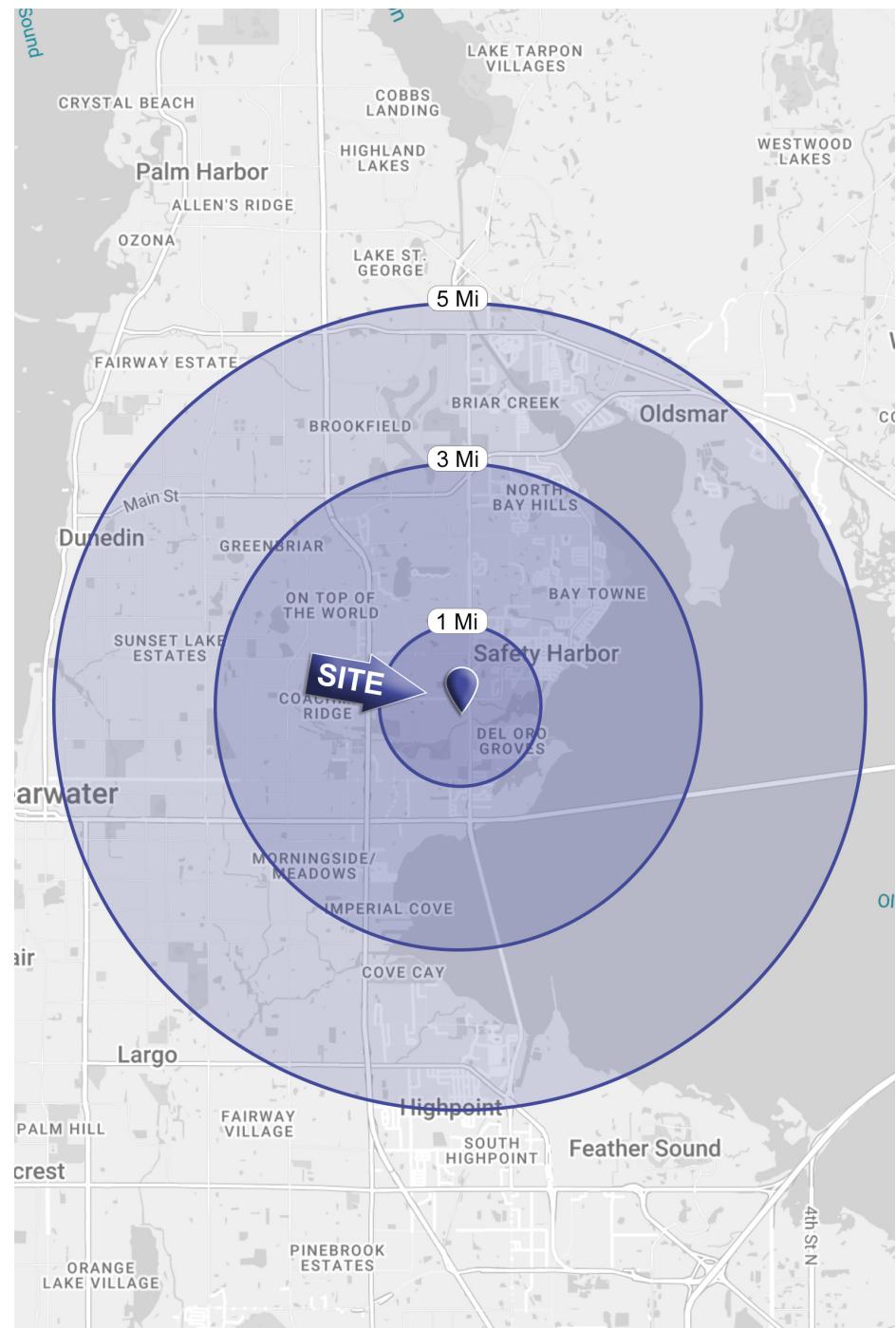
- Strong retail tenant mix: Publix, Planet Fitness, Dollar Tree, Starbucks, CiCis and more.
- Within a 1-mile radius: ±11,000 residents.
- The plaza is well-positioned at the busy intersection of McMullen Booth and Coachman Road, drawing traffic from affluent nearby neighborhoods and commuters between Tampa and St. Petersburg.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	11,287	72,488	198,582
Households	4,923	34,823	91,342
Employees	4,871	45,781	105,574
Avg. Household Income	\$89,057	\$97,003	\$92,274

	5 Minute	10 Minute	15 Minute
Population	6,116	63,328	211,799
Households	2,756	30,064	96,831
Employees	4,686	45,481	144,702
Avg. Household Income	\$105,940	\$99,208	\$91,506

TRAFFIC COUNTS

McMullen Booth Rd	67,500 VPD
SR-590	14,600 VPD





Bay	Tenant	SF
A01-A02	Doctor's Express	3,782
A03	Express Employment	2,380
A04-A10	Pet Supplies Plus	9,638
A11	Paul's Pizza	2,550
A13-A14	Eggs Up Grill	2,975
A15	Supercuts	1,700
A16	Brazilian Wax and Spa by Claudia	1,700
B	Available	12,000
C	Publix	42,112
D01	Victory Martial Arts	2,520
D02	School of Rock	3,772
D03	Salon West	3,516
D04	Tasty Thai Cafe	1,912
D05	Dentist	1,445
D06	Leslie's Pools	2,550
D08	Pharmacy	1,275
D09	Tobacco Depot	1,275
D10	Fortifeye Vitamins	2,125
D11	Le's Nails	1,700
D12	Available	1,835
E	Dollar Tree	13,500
F1	China Garden	1,700
F2	Liquor Store	1,700
F03	Planet Tan	1,275
F4	Pho Bowl	2,975
G/H1	Cicis Pizza	14,263
H2, H4, H5, J, K1-3	Planet Fitness	23,372
K4-K6	Harborside Animal Hospital	3,659
OP1	Starbucks	3,500
OP2	Checkers	750
OP3	Tires Plus	6,085



BAYSIDE BRIDGE PLAZA | CENTER AERIAL



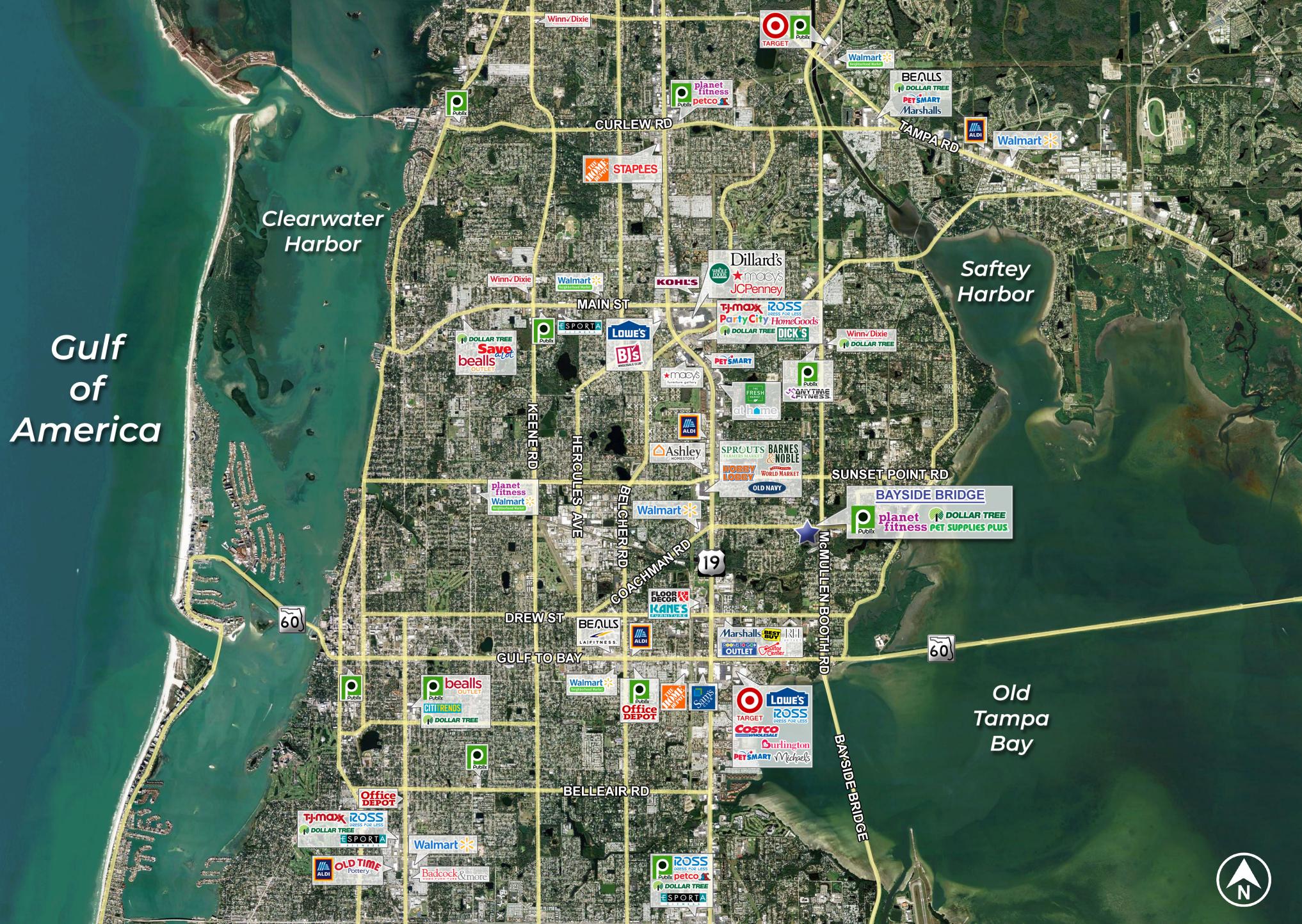
BAYSIDE BRIDGE PLAZA | CENTER PHOTOS

Gulf
of
America

Clearwater
Harbor

Saftey
Harbor

Old
Tampa
Bay



BAYSIDE BRIDGE PLAZA | MARKET AERIAL

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REALTY & MANAGEMENT INC.