

FOR LEASE

PROPERTY SUMMARY

10,750-53,850 SF of retail space available in the Brown Shopping Center. This space was a former Dirt Cheap store, and has a wide open floor plan, along with office spaces and storage in the rear. Space also contains 2 loading docks. The center has ample parking as well a National co-tenants such as Cititrends, E.C. Barton's and Family Dollar.

AVAILABLE

- 10,750-53,850 SF

LEASE RATE

- \$4-8 PSF NNN

TRAFFIC COUNTS (ADT 2025)

- On Florida Blvd, north of site: 10,034

2025 DEMOGRAPHICS

| | 1 MI | 3 MI | 5 MI |
|----------------|----------|----------|----------|
| Population | 12,768 | 70,573 | 154,219 |
| Avg. HH Income | \$81,612 | \$83,367 | \$96,851 |



