

INDIAN ROCKS SHOPPING CENTER

NWC of Indian Rocks Rd. & Walsingham Rd. • Largo, FL



LOCATION:

11880-12030 Indian Rocks Rd.
Largo, FL

FEATURES:

- Dense location with 32,000 households in a 3-mile radius
- Located at a signalized intersection
- Great visibility on both Walsingham Rd. & Indian Rocks Rd.

ANCHORS:

- Publix Super Market
- Bealls Outlet
- Dollar Tree

GROSS LEASABLE AREA:

- 92,604 S.F. (mol)

TRAFFIC COUNTS:

- Walsingham Rd: 22,000 (E/W)



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LEASING CONTACT

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INDIAN ROCKS
SHOPPING CENTER

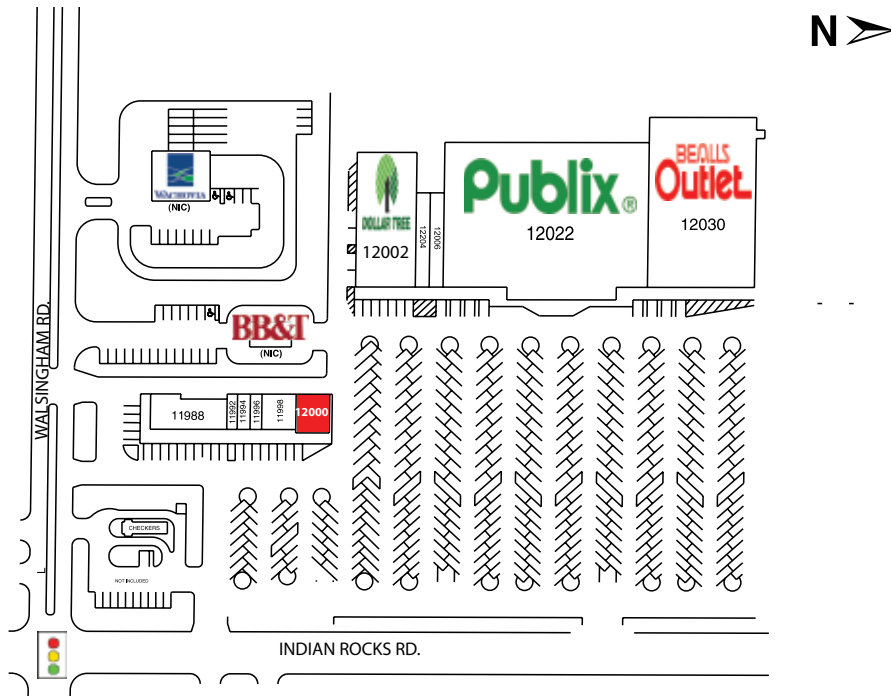
WALSINGHAM RD

INDIAN ROCKS RD
OAKHURST RD



688

INDIAN ROCKS SHOPPING CENTER



Rendering is included to provide a general depiction of space location. Site plan may not be to scale. All dimensions are approximate for illustrative purposes only and are subject to field verification.

TENANTS:

Unit	Tenant	Sq. Ft.
11988	Goose's Sports Bar	3,272
11992	Indian Rocks Newsstand	600
11994	Betsy's Coiffures	600
11996	Imperial Barber	600
11998	Wally Wash	1,400
12000	Available (fmr. restaurant)	1,800
12002	Dollar Tree	10,500
12004	China Taste	1,500
12006	Skyway Liquors	1,500
12022	Publix	48,832
12030	Bealls Outlet	22,000

POPULATION:

• 1-mile:	12,470
• 3-mile:	72,412
• 5-mile:	151,245

HOUSEHOLDS:

• 1-mile:	5,904
• 3-mile:	31,998
• 5-mile:	70,016

AVG HOUSEHOLD INCOME:

• 1-mile:	\$67,419
• 3-mile:	\$73,785
• 5-mile:	\$68,251

MEDIAN AGE:

• 1-mile:	53
• 3-mile:	49
• 5-mile:	50