

# Build-to-Suit Suites for Lease

## Tyrone Suites - 3831 Tyrone Blvd., St. Petersburg, FL



- Great Location — Office, Retail, or Medical
- Near Tyrone Square Mall, Kohl's, Target, Total Wine, and Wal-Mart
- Excellent visibility and signage on Tyrone Blvd.
- 47,500 Vehicles per Day
- Upscale newly remodeled suites
- New Elevator and HVAC
- Beautiful landscaping
- Ample parking
- Building meets hurricane code with impact resistant glass
- A/C cost for office users paid by landlord
- Not in a flood zone

 Sunshine Commercial Brokerage, LLC



3831 Tyrone Blvd., Ste. 104, St. Petersburg, FL 33709

For More  
Information Call:

**(727) 384-4300**

**Tom Shelly  
Broker**

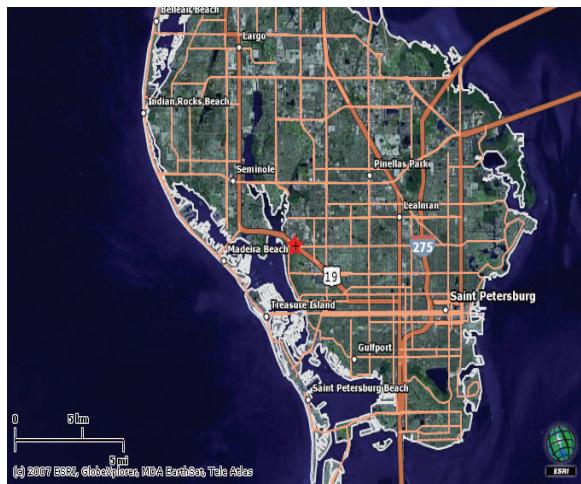
**TomS@SunshineGroupProperties.com**

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# FOR LEASE - Retail . Medical . Office



<b>2010 Demographic Estimates</b>	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
<b>Population</b>	<b>9,085</b>	<b>89,689</b>	<b>232,150</b>
<b>Average Household Income</b>	<b>\$58,931</b>	<b>\$59,656</b>	<b>\$59,175</b>
<b>Median Age</b>	<b>49</b>	<b>49</b>	<b>48</b>



Description	Rentable Square Feet	Lease Rate	Lease Type
Suite 101	1450	\$16.00	NNN
Suite 104	619	\$15.00	NNN
Suite 201	1540	\$15.00	Modified Gross

**Tom Shelly**  
**Broker**  
**toms@sunshinegroupproperties.com**

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