



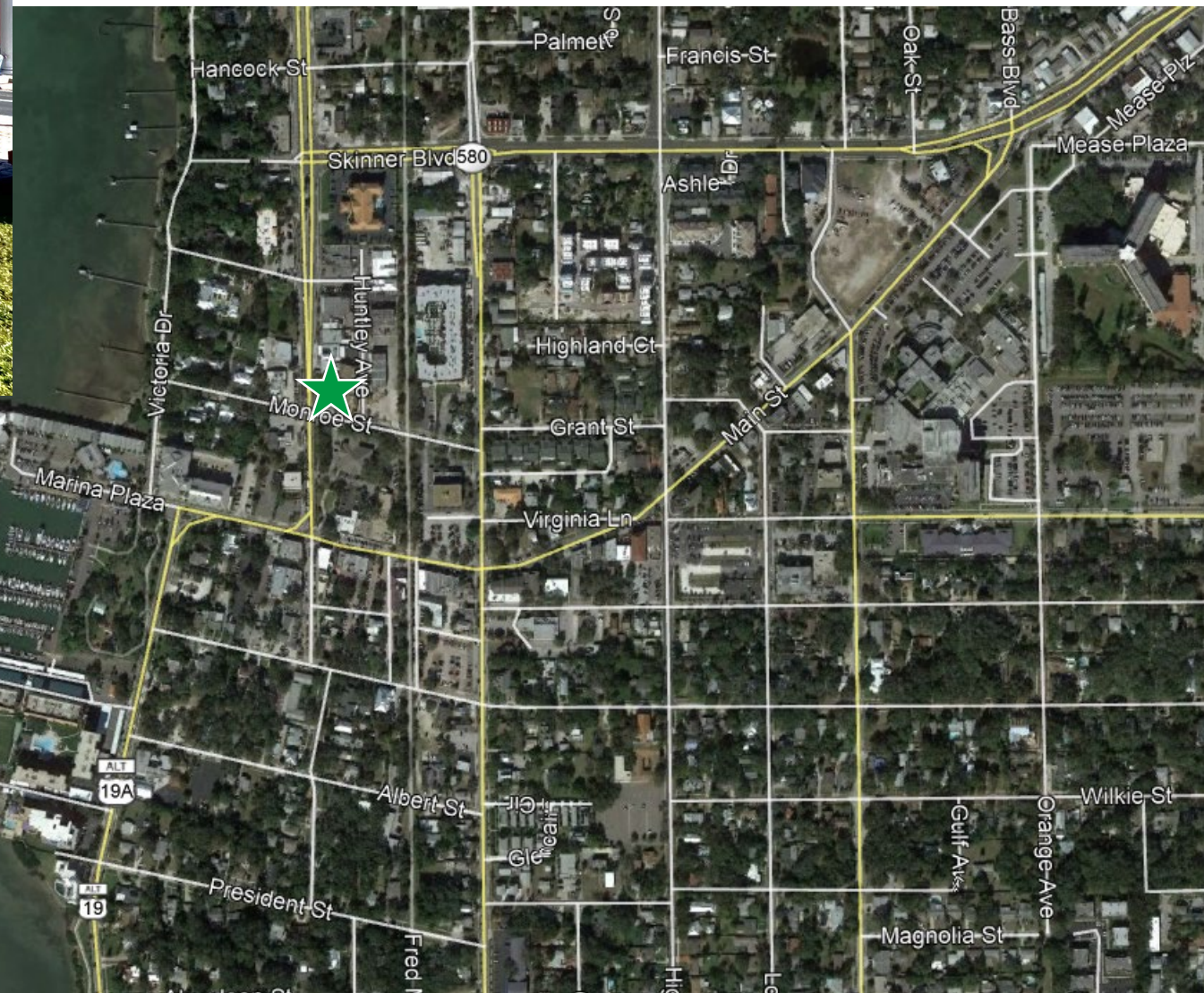
1,944 SF OF RETAIL SPACE FOR LEASE

300 MONROE ST. – DUNEDIN, FL 34698



Property Highlights

- Rare Downtown Dunedin Retail Opportunity
- 1,944 SF Available Now
- Corner Monroe St. and Broadway (Alt. 19)
- Private Parking Lot
- Excellent Demographics
- High Traffic Counts 17,100 AADT
- Close to Pinellas Trail
- Layout: Open floor plan with private rooms, ideal for individual workstations or specialized services.
- Walkability



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	9,797	69,766	173,104
AVERAGE HH INCOME	\$66,553	\$75,524	\$79,386
MEDIAN AGE	52	50.4	50
Traffic Count	17,100 AADT		

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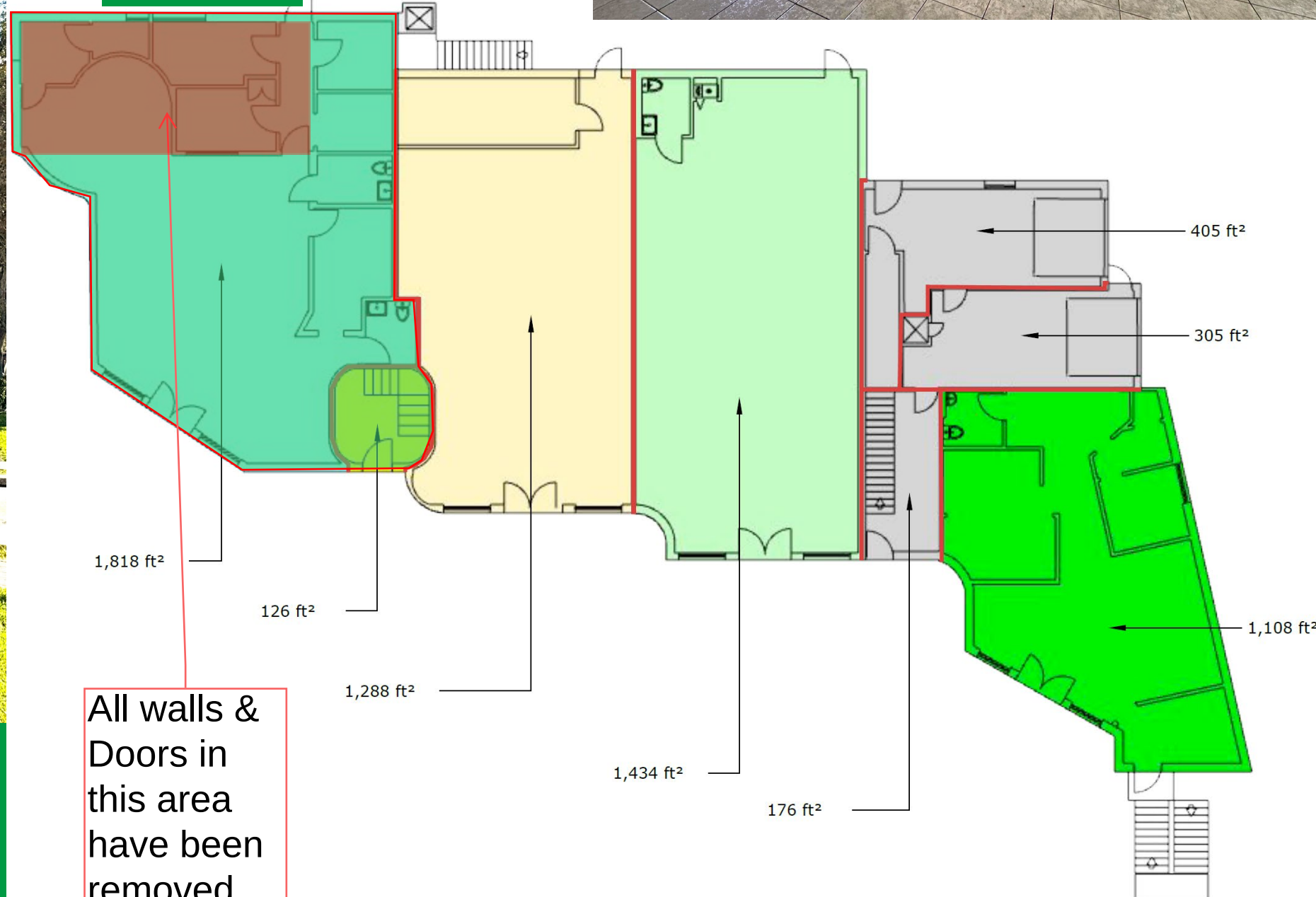


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**+/- 1,944 SF
AVAILABLE**



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