



247 E EAU GALLIE BLVD. | INDIAN HARBOUR BEACH, FL 32937

CAUSEWAY SHOPPING CENTER

JUNIOR ANCHOR OPPORTUNITY-SHOP SPACES AVAILABLE FOR LEASE



PROJECT DETAILS

CAUSEWAY SHOPPING CENTER AVAILABLE JUNIOR ANCHOR SPACES +/- 10,000 – 15,000 SF. SHOP SPACES +/- 1,000 – 6,000 SF.

PROPERTY HIGHLIGHTS

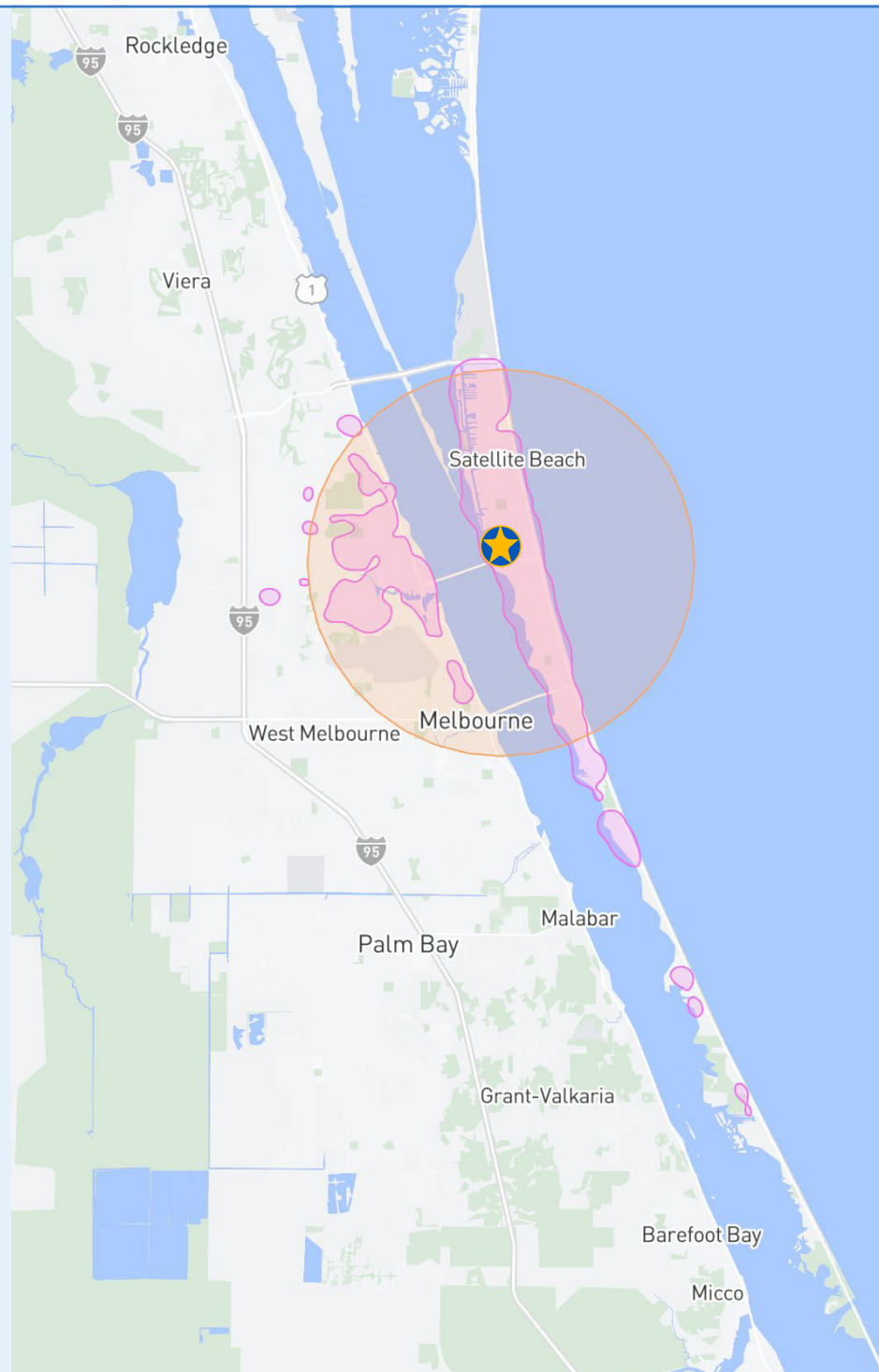
- SEC of Eau Gallie Blvd and N Riverside Dr., Indian Harbour Beach, FL
- Anchors include Ross Dress for Less, Michaels, Bealls, Panera
- Junior anchor opportunity ranging +/-15,000 – 10,000 SF
- Shop spaces available +/- 6,000 sf to 1,000 SF
- Strong traffic counts totaling 48,660 daily
- Only apparel anchors serving South Patrick Shores, Satellite Beach, Indian Harbour Beach and Melbourne Beach

ANCHORS



DEMOGRAPHICS

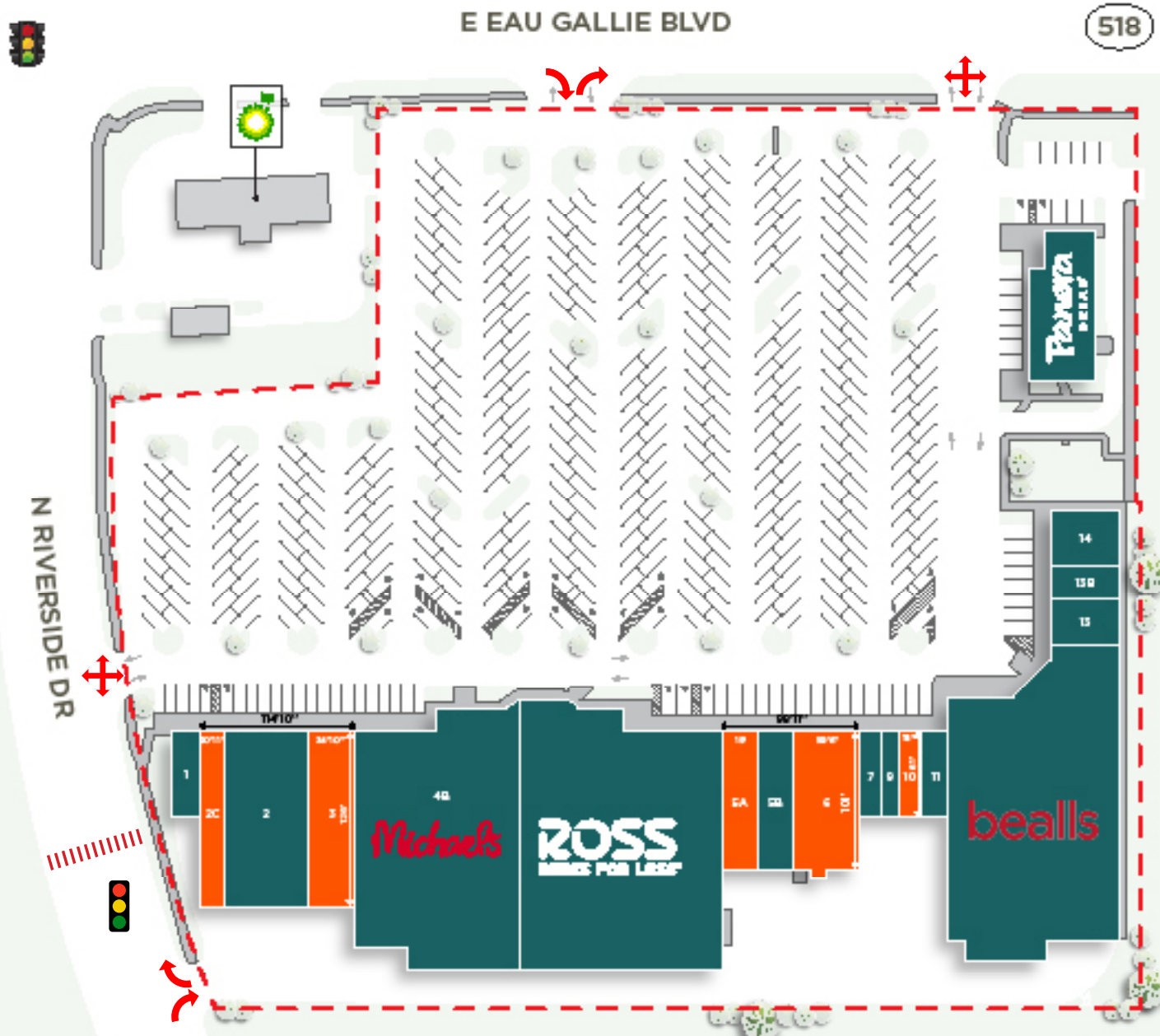
	TRADE AREA	5 MILE
 POPULATION	84,596	92,354
 AVERAGE HOUSEHOLD INCOME	\$126,949	\$123,064
 MEDIAN INCOME	\$83,240	\$75,289
 TOTAL HOUSEHOLDS	37,349	41,212
 BACHELORS DEGREE OR HIGHER	27,413	27,558



SITE PLAN

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LEASED
AVAILABLE



1	Dan's Hair Studio	1,200 SF
2	Imperial Salon and Spa	8,000 SF
2C	AVAILABLE	2,500 SF
3	AVAILABLE	4,375 SF
4A	Ross	27,128 SF
4B	Michaels	20,968 SF
5A	AVAILABLE	2,025 SF
5B	Beachside Oral Surgery	2,025 SF
6	AVAILABLE	6,000 SF
7	Pat's Place	900 SF
9	Causeway Barber Style Shop	720 SF
10	AVAILABLE	1,080 SF
11	GNC	1,200 SF
12	Beall's Outlet	24,000 SF
13	Forever Nails	1,775 SF
13B	Golden Dragon	1,275 SF
14	Community Credit Union of FL	2,000 SF
99910	Panera Bread	4,645 SF

ZOOM
AERIAL

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PHOTOS

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A photograph of a Ross Dress for Less storefront, overlaid with a blue tint. The store's name is visible in large blue letters on the building facade.

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