

SEVILLE SQUARE

2810-3016 54th Ave S
St Petersburg, FL 33712



PROPERTY HIGHLIGHTS:

- EOS Fitness Opening Fall 2026
- Adjacent to Publix Super Market
- Situated just east of I-275 and US Hwy 19 which are two primary transportation arteries in Pinellas County
- Demographics include a population of over 154,000 with an average household income of more than \$120,000 within a 5-mile radius
- Trade area tenants include Walgreens, CVS, Pet Supermarket, McDonald's, Burger King, Pizza Hut, Taco Bell, Papa John's Pizza, Domino's Pizza, and Dollar Tree
- Strip center total GLA: 36,921 SF (MOL) - Overall center SF including EOS Fitness, which is separately owned, is 75,313 SF

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	13,112	68,666	154,178
2025 Estimated Households	5,947	30,392	74,726
INCOME			
2025 Estimated Avg HH Income	\$99,083	\$106,235	\$120,103
AGE			
Median Age	41	43	45
DAYTIME DEMOS			
Number of Businesses	575	2,727	11,271
Number of Employees	3,322	15,850	77,849
Total Daytime Population	7,983	43,321	137,859
TRAFFIC COUNTS			
54th Ave S (E/W)	19,000 AADT		
I-275 (N/S)	115,000 AADT		



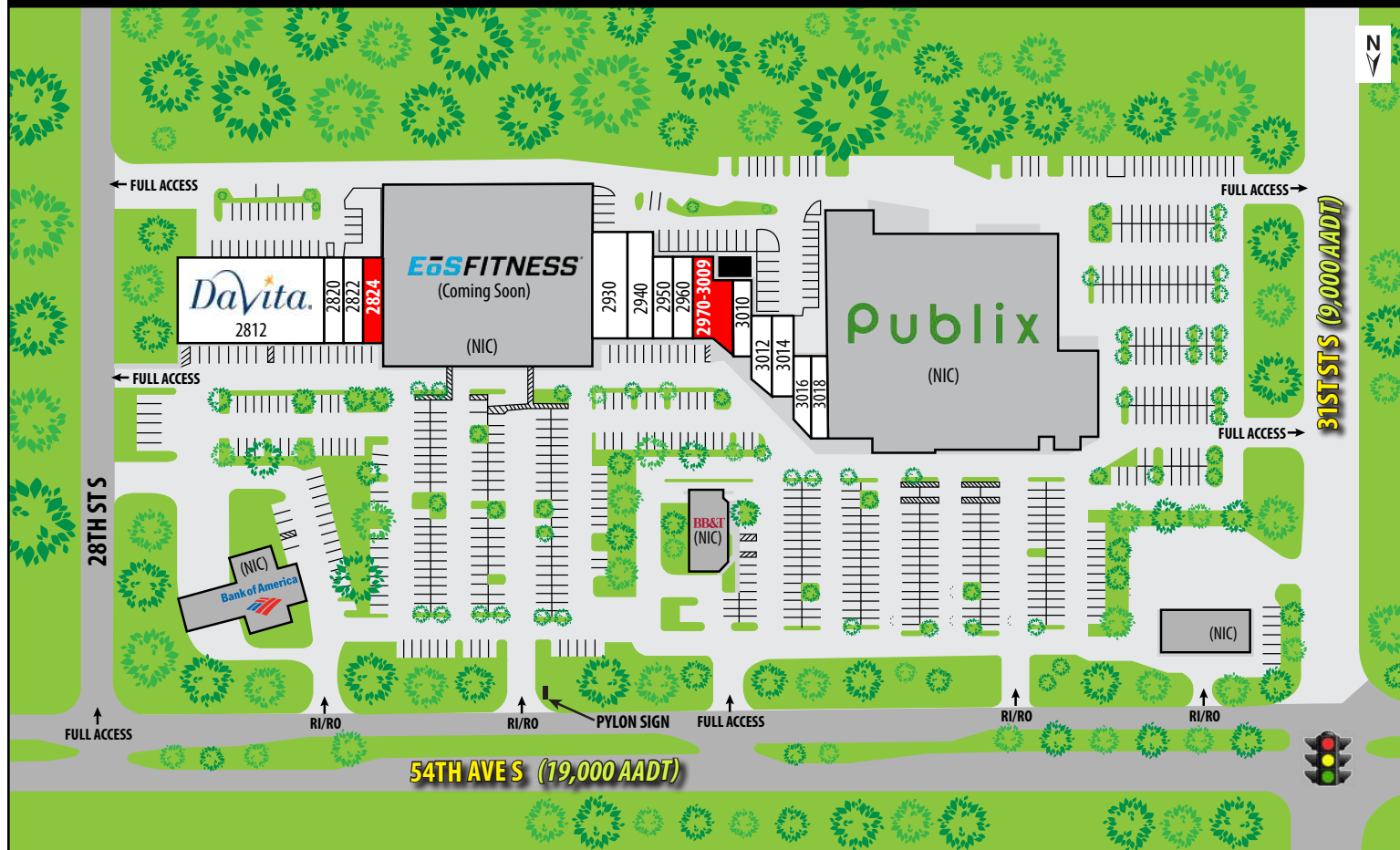
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FOR LEASING INFORMATION:

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UNIT	TENANT	SF
2812	DaVita Medical Group	12,058
2820	Sunshine State Tag Agency	1,500
2822	Family Pak & Ship	1,500
2824	AVAILABLE SOON (Second Generation Restaurant)	1,486
2930	DTLR	4,500
2940	Marilyn's Hair Salon	2,500
2950	H&R Block	1,500

UNIT	TENANT	SF
2960	Tasty Wings of St. Petersburg	1,500
2970- 3008	AVAILABLE	3,296
3010	Golden Krust Caribbean Bakery & Grill	1,312
3012	Improved Image Barber Club	1,337
3014	Lovely Nails	1,500
3016	Sun Country Cleaners	1,391
3018	Top China	1,600

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