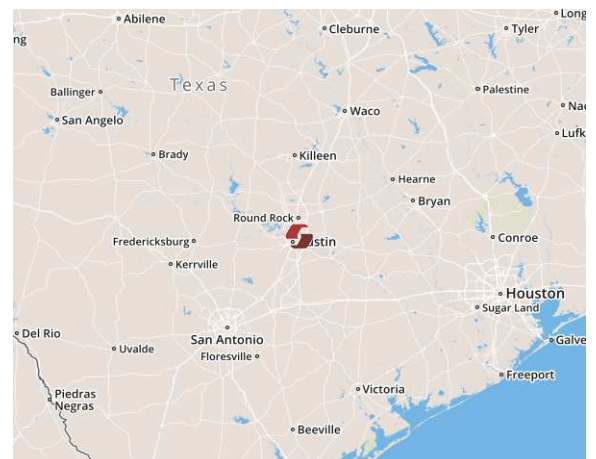




Overview

- Located on Ed Bluestein Blvd and Manor Rd, directly across from Winn Elementary School
- Anchored by H.E.B. Grocery Store, O'Reilly Auto Parts, dd's Discounts, and Family Dollar with only one space left!
- Center has pedestrian overpass access over Ed Bluestein Blvd to existing residential communities and Lyndon B. Johnson High School
- Access light on Manor Rd, easy access on Ed Bluestein Blvd
- Great visibility on both major roads

Demos	3 Miles	5 Miles	7 Miles
Population	85,489	250,614	446,387
Households	30,398	94,666	180,018
Avg Household Income	\$63,818	\$70,448	\$81,871



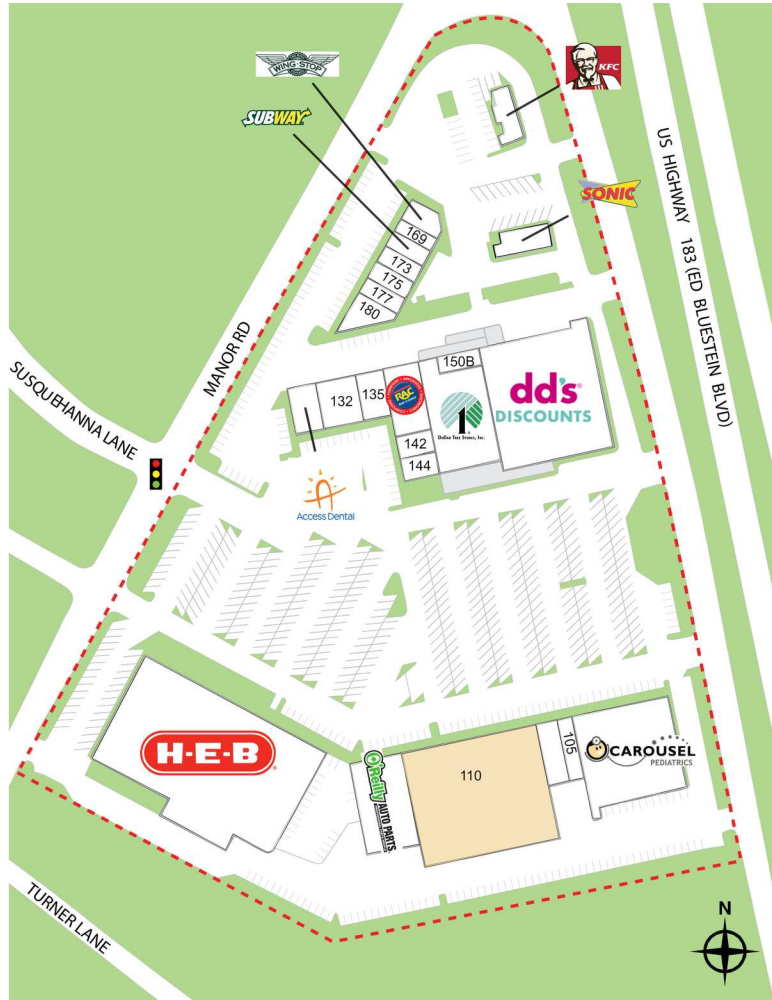
Leasing Contact

Frank Militello
727-384-6000 ext. 3047
frank.militello@sembler.com

Traffic Counts (AADT)

Ed Bluestein Blvd 69900





100	Carousel Pediatrics	14,960
105	Jeff Hagen MD	1,605
107	T-Mobile	2,271
110	Available	27,000
115	O'Reilly Auto Parts	8,400
125	H.E.B. Grocery	43,186
130	Access Dental	4,320
132	Mobile Link	1,800

135	Cal's Beauty Salon	1,500
140	Rent-A-Center	4,688
142	Tom's Liquor	1,500
144	Dress Up	1,000
150A	Dollar Tree	9,500
150B	Carousel Storage	1,900
155	dd's Discounts	24,729
160	Sonic Drive-In	2,278

165	KFC	2,220
167	Wingstop	2,400
169	Texas State Insurance	1,080
171	Subway	1,337
173	Jackson Hewitt	1,338
175	Pizza Patron	1,243
177	Speedy Cash Loan	1,242
180	China Kitchen	1,945