

# FOR LEASE OR SALE

201 150th Ave., Madeira Beach, Florida 33708



- 2,496 SF retail space
- Completely renovated in 2006
- Located at main entry to Madeira Beach on Florida's gulf coast
- Zoned Class C – includes retail, restaurant, business and financial services, etc.
- Former Rent a Harley building
- Available for Lease, Lease with Option to Purchase or Sale

## Features:

- Freestanding retail condominium for sale
- High traffic roadway with 26,000 cars per day
- Great visibility and access

Sale Price: \$615,000

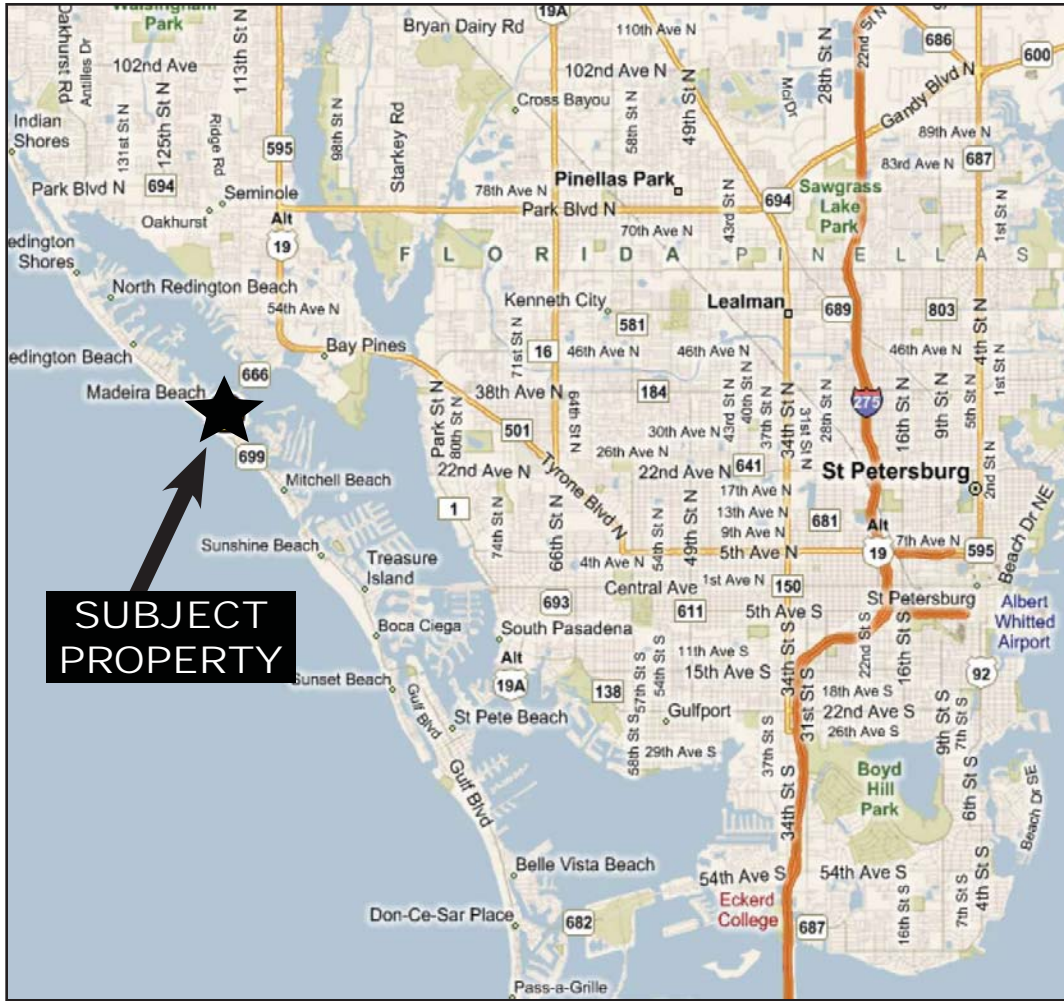
Lease Rate: \$14.00/SF NNN

For more information please contact:

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# Freestanding Retail Building

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## Demographics:

- 3-mile Avg. Population: 35,685
- 3-mile Avg. HH Income: \$67,121
- 3-mile Avg. Age: 54.58

