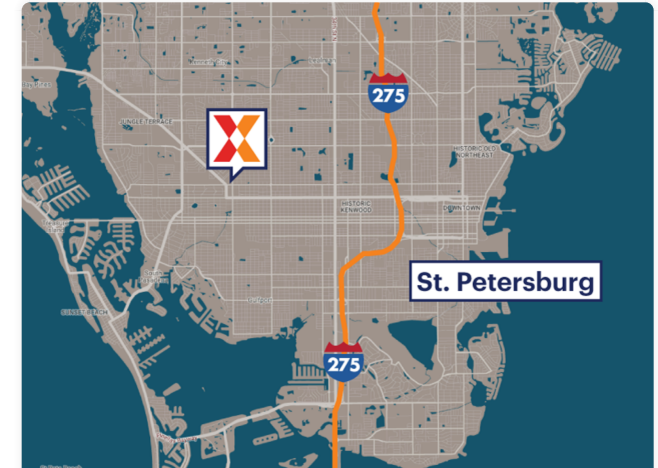
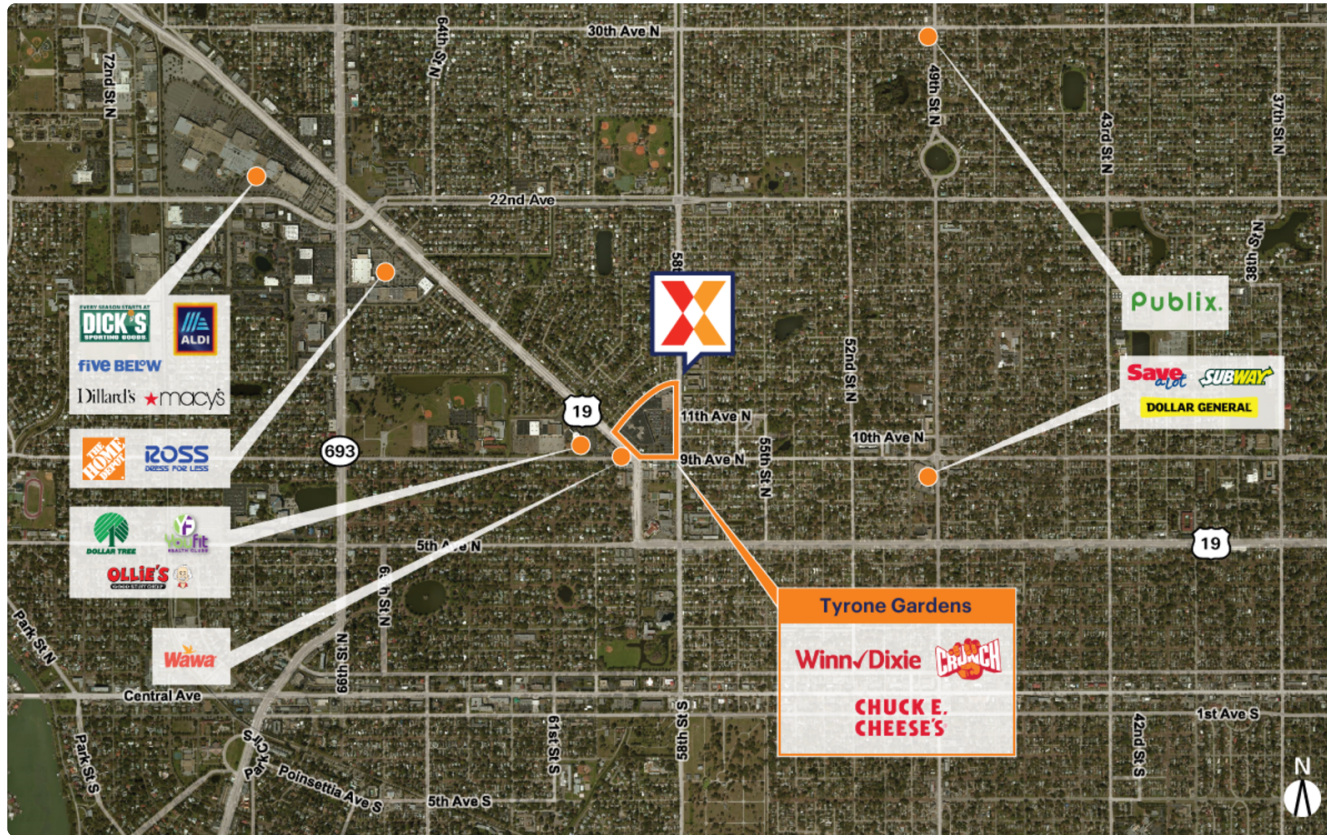


Tyrone Gardens

1050 58th Street | St. Petersburg, FL 33710

Pinellas County Tampa-St. Petersburg-Clearwater, FL 174,015 Sq Ft

277823, -82.7135



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|----------|-----------|-----------|
| Population | 14,454 | 117,334 | 275,576 |
| Daytime Pop. | 11,680 | 104,369 | 307,894 |
| Households | 6,383 | 53,069 | 127,629 |
| Income | \$99,420 | \$102,564 | \$110,468 |

Source: Synergos Technologies, Inc. 2024

Centrally located at the intersection of Tyrone Blvd and 58th St with visibility from 29K+ and 20K+ vehicles daily, respectively (Kalibrate 2025)

Winn-Dixie-anchored center along with top national retailers including Crunch Fitness

Close proximity to St. Petersburg College with 23K+ students and the 1M+ SF Tyrone Square Mall anchored by Macy's Dillard's, JCPenney & Dick's Sporting Goods (SPC 2025)

\$6M center redevelopment completed in 2023



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Available Spaces

| | | | | |
|-------|--------------|------|-------|---------|
| 27 | 32,300 Sq Ft | 360° | OPO 3 | 0 Sq Ft |
| 31 | 2,985 Sq Ft | 360° | OPO 4 | 0 Sq Ft |
| OPO 2 | 0 Sq Ft | | | |

Current Tenants Space size listed in square feet

| | | |
|--------|--------------------------------|--------|
| 15 | Crunch | 19,200 |
| 20 | Tru Star Salon Services | 3,000 |
| 21 | Shiso Crispy | 2,400 |
| 22 | Uncle Louie G St. Pete | 1,125 |
| 23 | New China | 1,125 |
| 24 | Pink & White Nails | 1,500 |
| 25 | Giannis NY Pizza | 1,500 |
| 26 | Wine & Liquor | 2,000 |
| 28 | WellMed | 9,610 |
| 29 | Anime Fix | 2,467 |
| 30 | Ultimate Nutrition Shop & Gour | 400 |
| 34 | Lorraine's Academy | 12,322 |
| 35 | Chuck E. Cheese's | 20,000 |
| 36/36A | Armed Forces Recruiting | 4,800 |
| 37 | Buffet City | 10,000 |
| 37A | Storage | 0 |
| 38 | Winn-Dixie | 47,281 |
| PAD | Dutch Bros. Coffee | 1,050 |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time. 1658

