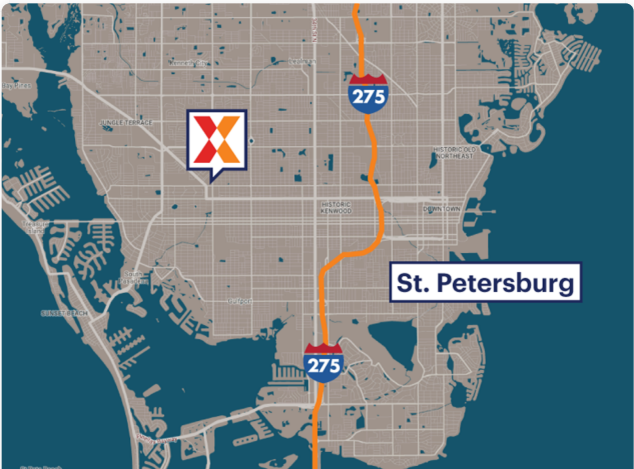
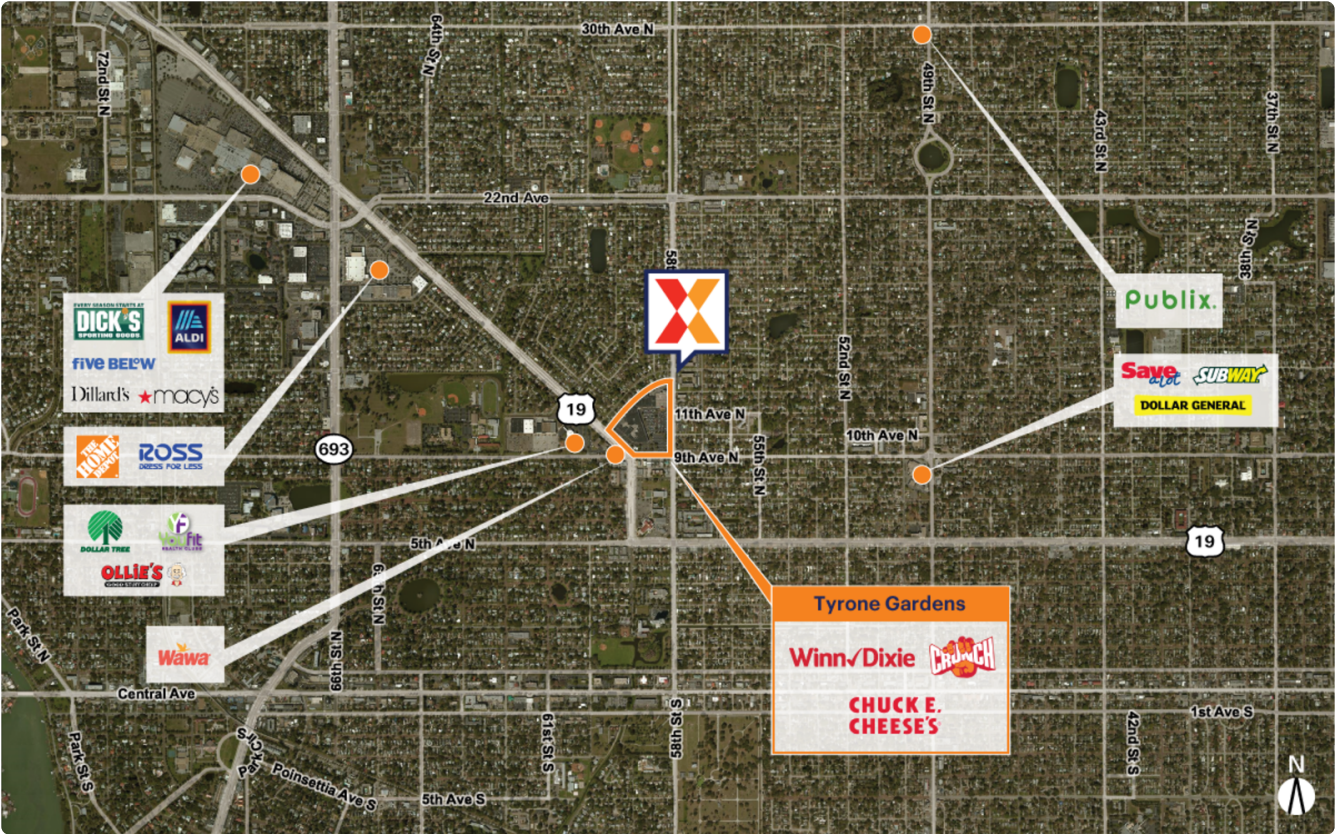


# Tyrone Gardens

1050 58th Street | St. Petersburg, FL 33710

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

27.7823, -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.

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