



# 14,214 SF BIG BOX & 4,090 SF FREE STANDING BANK BUILDING FOR LEASE

912-956 PATRICIA AVE., DUNEDIN, FL 34698



## Property Highlights

- **4,090 SF** Free Standing Former Bank Building with Drive-Thru & Vault
- **14,214 SF and 3,735 SF** In-Line Box
- Major East/West Corridor in Pinellas County with New Residential Development
- Fantastic Visibility & Access
- TI Allowance Available
- Close to Downtown Dunedin
- Nationally Anchored by:



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	14,969	85,527	203,403
PROJECTED POPULATION (2022)	15,907	90,728	215,484
AVG.HH INCOME	\$60,379	\$63,474	\$70,607
AVERAGE AGE	53	49	47
TRAFFIC COUNTS	+/- 25,000 Vehicles Per Day		

**Will Kochenour III**  
 Director of Acquisitions/ Lic. Real Estate Broker  
 Santek Management, LLC  
 C:727.314.5689  
 wkochenour@santekmanagement.com

COMMERCIAL Real Estate  
**R** REALTOR

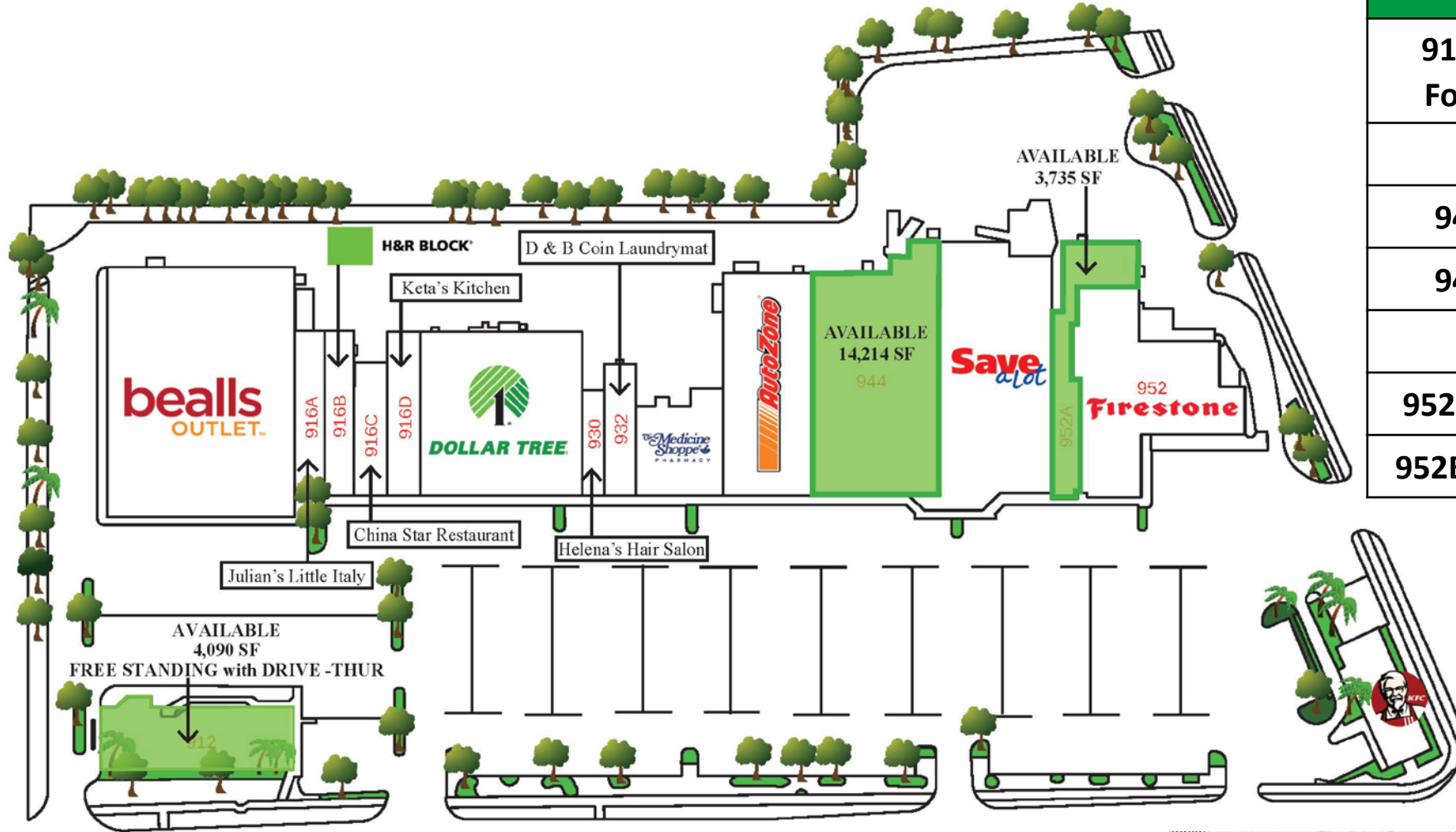
The information contained herein was collected from sources deemed to be reliable, however Santek Management, LLC, it's agents and clients, cannot be responsible for changes, errors, omissions, withdrawal, & or prior sale.



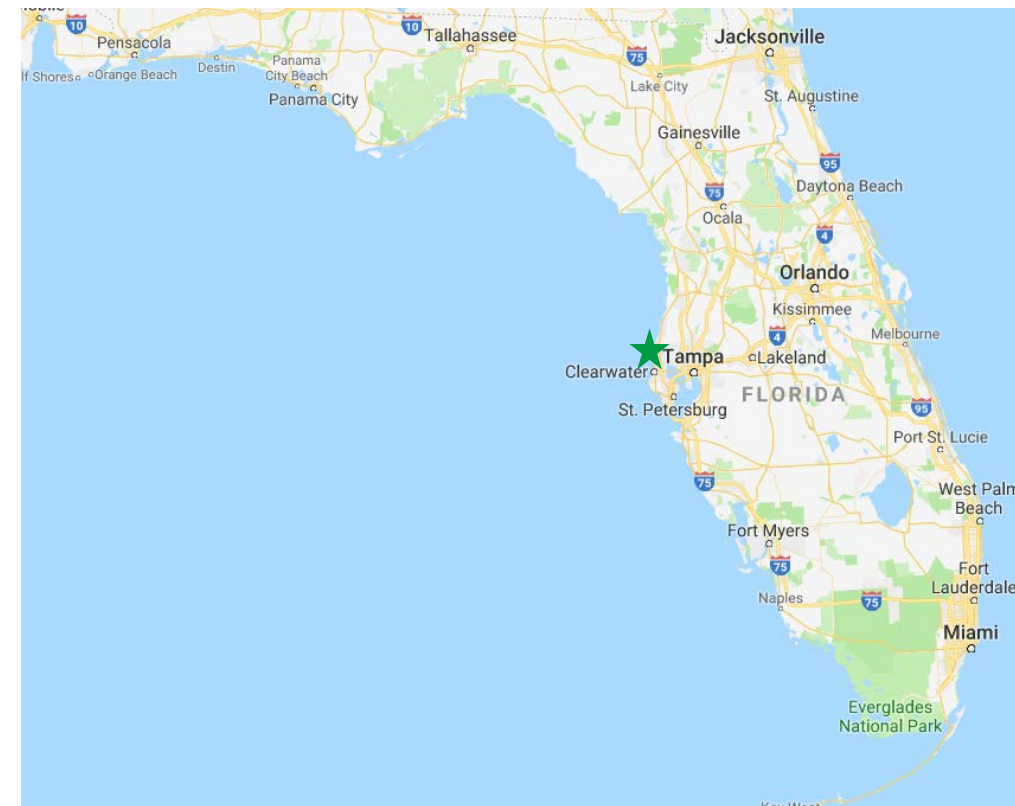


# 14,214 SF BIG BOX & 4,090 SF FREE STANDING BANK BUILDING FOR LEASE

912-956 PATRICIA AVE., DUNEDIN, FL 34698



AVAILABLE SPACES	
912 – Free Standing Former Bank Space	4,090 SF
944 - Big Box	14,214 SF
944 - Big Box Split	6,947 SF
944 - Big Box Split	7,267 SF
952AB	3,735 SF
952A Split - Storefront	2,475 SF
952B Split - Warehouse	1,260 SF



**Will Kochenour III**  
 Director of Acquisitions/ Lic. Real Estate Broker  
 Santek Management, LLC  
 C:727.314.5689  
 wkochenour@santekmanagement.com

COMMERCIAL Real Estate  
**R** REALTOR

The information contained herein was collected from sources deemed to be reliable, however Santek Management, LLC, it's agents and clients, cannot be responsible for changes, errors, omissions, withdrawal, & or prior sale.