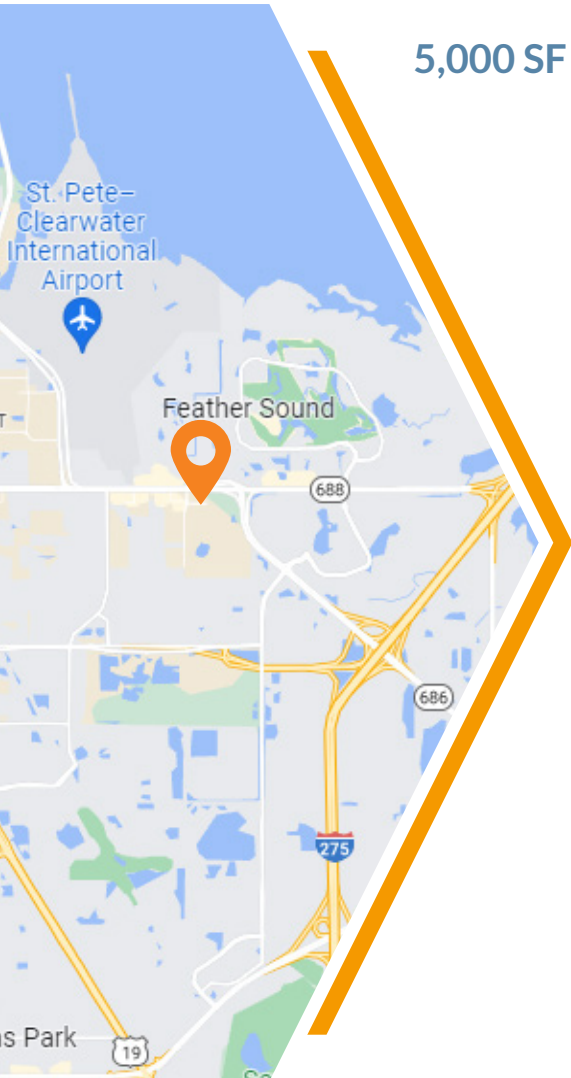




5,000 SF AVAILABLE WITH WAREHOUSE & MULTIPLE OFFICES

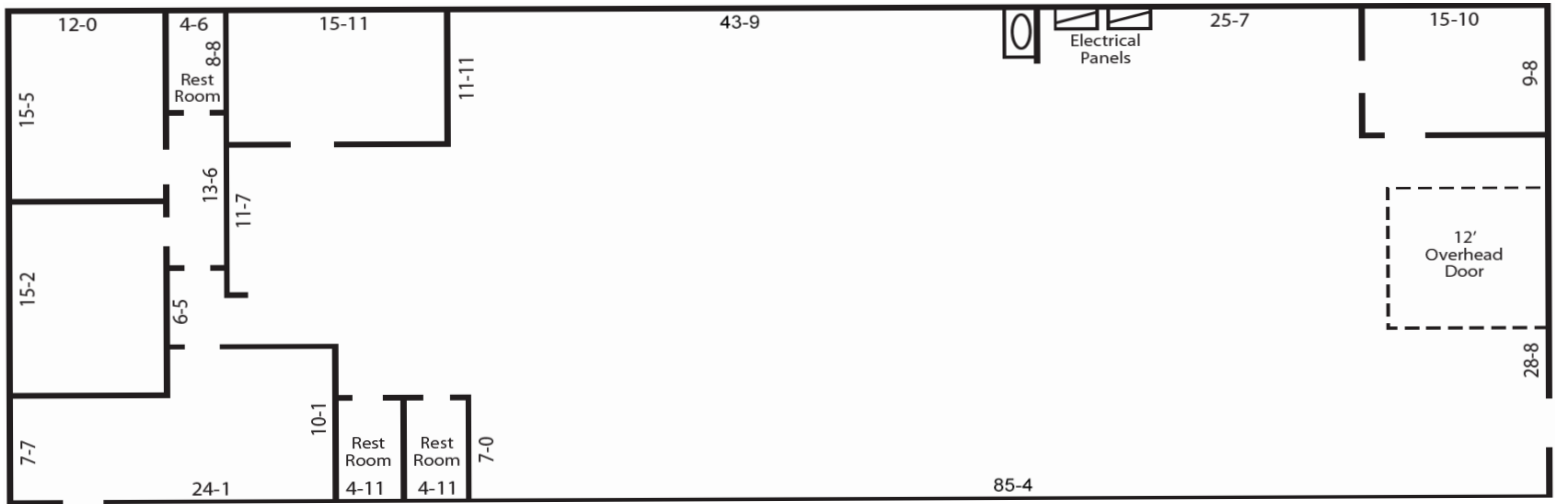


- » Exclusive office space with 24/7 access
- » Tenant-controlled HVAC
- » Surface parking
- » Two ADA-compliant bathrooms and one shower
- » Conveniently located east of US 19 and west of I-275, just 1 mile from the St. Pete - Clearwater Airport
- » Easy access to Tampa, St. Pete, and Clearwater
- » Property fronts Ulmerton Road, just west of Raymond James Financial, with road access off of Tech Drive
- » Space offers office infrastructure for distribution, including roll top door at rear entrance
- » Ample parking & traffic signaled intersection
- » Spectrum/Verizon internet capability
- » 2022 Traffic: 39,842 AADT Ulmerton Rd & Roosevelt Blvd N

| Demographics | 1-mile | 3-mile | 5-mile |
|--------------------|-----------|-----------|----------|
| 2023 Population | 11,474 | 75,267 | 142,664 |
| Daytime Employment | 4,251 | 8,125 | 18,973 |
| Average HH Income | \$107,790 | \$101,445 | \$98,396 |
| Median Age | 35 | 35.5 | 37.4 |

Leasing Contact: Wanda De Boer | Managing Director - Retail Services
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The information contained herein was obtained from sources believed reliable; however, RPM Realty Management, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



TECH DRIVE

3193 Tech Dr., St. Petersburg, FL 33716



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