

SHOPPES AT PARK PLACE

Park Blvd. Traffic Count: 70,000 ADT

REGIONAL OPEN-AIR RETAIL CENTER SHADOW-ANCHORED BY TARGET

(TARGET IS SEPARATELY OWNED AND NOT INCLUDED IN THE OFFERING)



CONTACT

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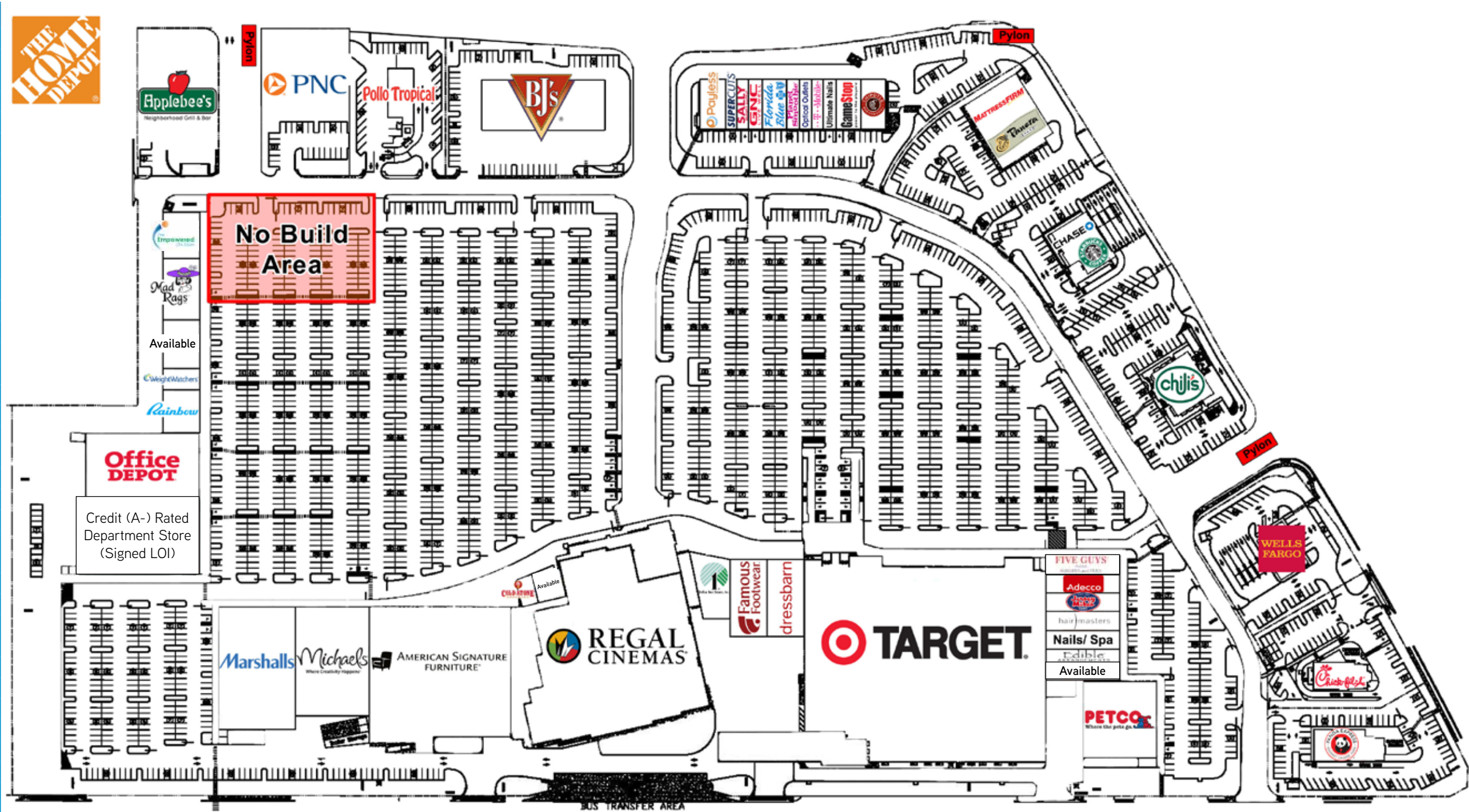


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7200 US Highway 19 North Pinellas Park, Florida



Tenant	Unit	GLA
Petco	P-C	15,000
Available	RK-01	2,100
Edible Arrangements	RK-02	859
Nail Trap and Day Spa	RK-03	1,200
Hairmasters	RK-04	1,200
Jersey Mikes	RK-05	1,500
Adecco	RK-06	1,500
Five Guys	RK-07	3,515
Dress Barn	RJ-1	7,500
Famous Footwear	RJ-2	7,500
Dollar Tree	RJ-3	6,715
Regal Cinemas	P-T	73,000
Available	R-D1	2,396
Cold Stone Creamery	R-D2	1,200
American Signature	P-E	50,000
Michaels	P-F-1	21,348
Marshalls	P-F-2	30,000
Credit Tenant (A-) (Signed LOI)	P-G	20,125
Office Depot	P-H	20,000
Rainbow Store	RI-01	4,200
Weight Watchers	RI-02	1,725
Available	RI-06	4,500
Madrags	RI-07	6,500
Empowered Life Stores	RI-08	4,260
Applebee's Bar & Grill	OP-01	5,000
PNC Bank	OP-02	4,500
Pollo Tropical	OP-03	3,125
BJ's Brewhouse	OP-04-05	8,466
Payless Shoes	R6-01	2,800
Supercuts	R6-02	1,200
Sally Beauty Supply	R6-03	1,300
GNC	R6-04	1,200
Blue Cross Blue Shield	R6-05	2,001
Planet Smoothie	R6-06	1,200
Optical Outlet	R6-07	1,500
T-Mobile	R6-08	2,800
Ultimate Nail	R6-09	1,200
GameStop	R6-10	3,100
Chipotle	R6-12	2,600
Mattress Firm	OP-07B	6,000
Panera Bread	OP-07A	5,000
Chase Bank	OP-08A	3,500
Starbucks	OP-08B	1,800
Chili's (not included)	OP-09	6,000
Wells Fargo	OP-10	4,312
Chick-Fil-A	OP-11	5,000
Panda Express	OP-12	4,125
Target (not included)	---	134,600



Introduction

Mike Milano, CCIM, MAI and Christopher Pollard, J.D., of the Milano-Glickman Team at Colliers International are pleased to offer the exclusive listing for Shoppes at Park Place, a 500,000± square foot regional open-air retail center, shadowed-anchored by a Target Department Store, located at the intersection of US Highway 19 and Park Boulevard in Pinellas Park, Florida.

Shoppes at Park Place contains 359,572 square feet of improvements; of which 71,729 square feet are located on ten separate outparcels. A unique aspect of Park Place is the inclusion of all but one (Chili's Bar & Grill Restaurant) of the eleven original outparcels that are located along Park Boulevard and US Highway 19. The entire property being offered for sale consists of twelve parcels.

Two primary strengths of this trophy asset are its position within the Tampa MSA and its inclusion of all but one outparcel. Park Place is located in the center of Pinellas County, which is Florida's most densely populated county. This well-known and successful asset is one of the only regional open-air malls with a 5-mile radius that doesn't touch the coastline, giving the center a superior trade area population base.

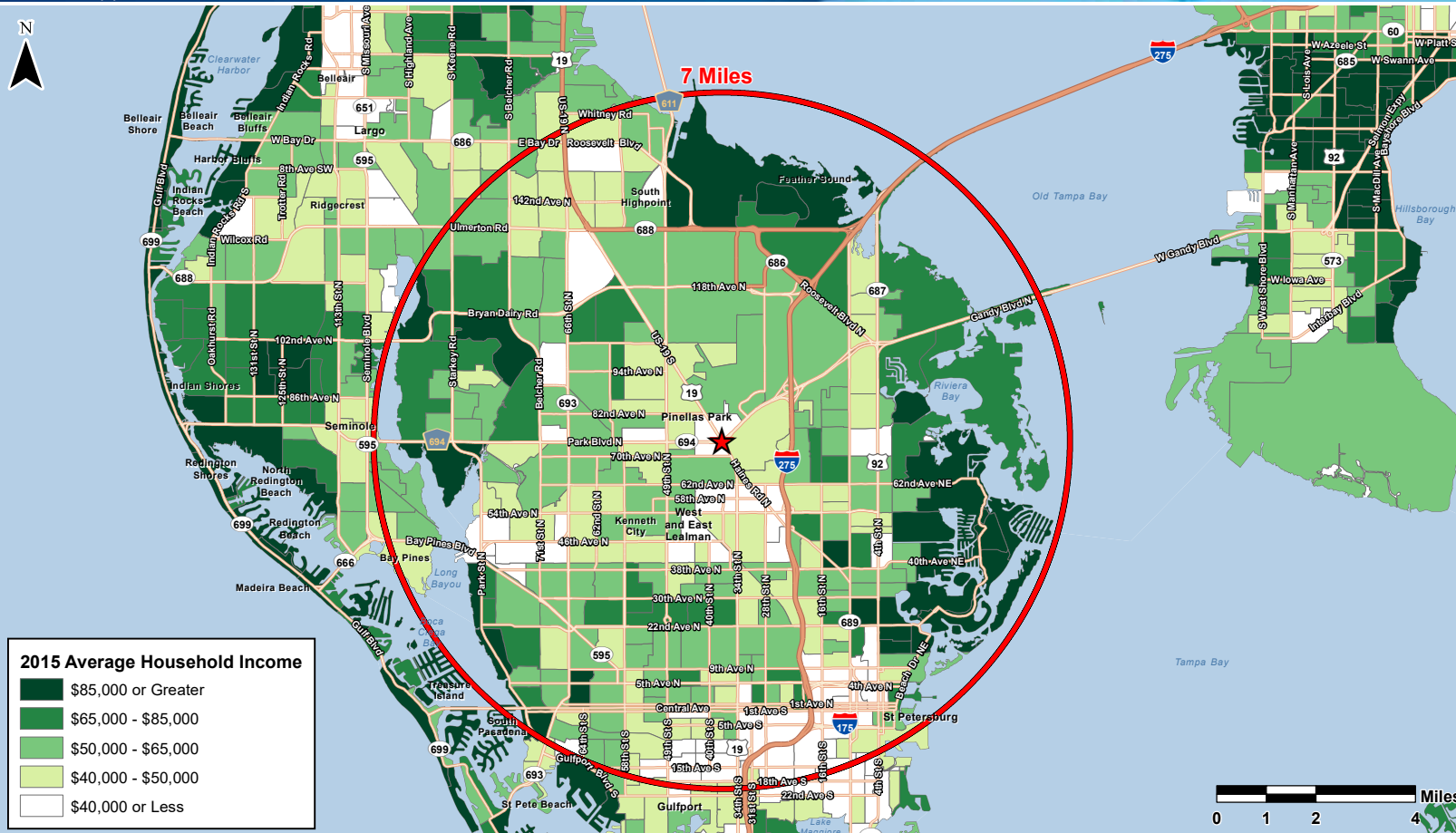
Property Profile

Property Location:	7200 US Highway 19 North Pinellas Park, FL 33781
Land Size (Total):	55± Acres
Land Size (Offered):	42± Acres
Improvement Size	
Total GLA Included in this Offering:	359,572 SF
Target (separate ownership & not included):	134,600 SF
Chili's Restaurant (separate ownership & not included):	6,000 SF
Total Center GLA:	500,172± SF
Year Built:	2004 - 2006



Average Household Income

The Shoppes at Park Place



DEMOGRAPHICS

7200 US HIGHWAY 19 NORTH, PINELLAS PARK, FL 33781

	3-Mile Radius	5-Mile Radius	7-Mile Radius
Total Population	111,132	271,273	427,546
Daytime Population	54,082	182,552	271,767
Average Household Income	\$51,381	\$57,605	\$59,669

Shoppes at Park Place is located at a major intersection (Park Blvd and US Hwy 19) in the center of the most densely populated county in FL. Park Place is one of the most significant developments within south Pinellas County and contains several destination retailers. The trade area of Park Place goes well beyond a seven-mile radius. The trade area extends to the eastern and western coastal lines, which includes residences with average household incomes of greater than \$100,000 (see heat map above). Therefore, the average household income levels depicted in a one, three and five mile radius understate the actual household income within the trade area for Park Place.

