



# Tradewinds S.C.

Key Largo, FL

Key West (FL)



**Susana Hernandez-Hazzi**  
Leasing Representative  
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AERIAL



GROSS LEASABLE AREA (GLA)	160,651 SF
PARKING SPACES	648





DENSITY AERIAL

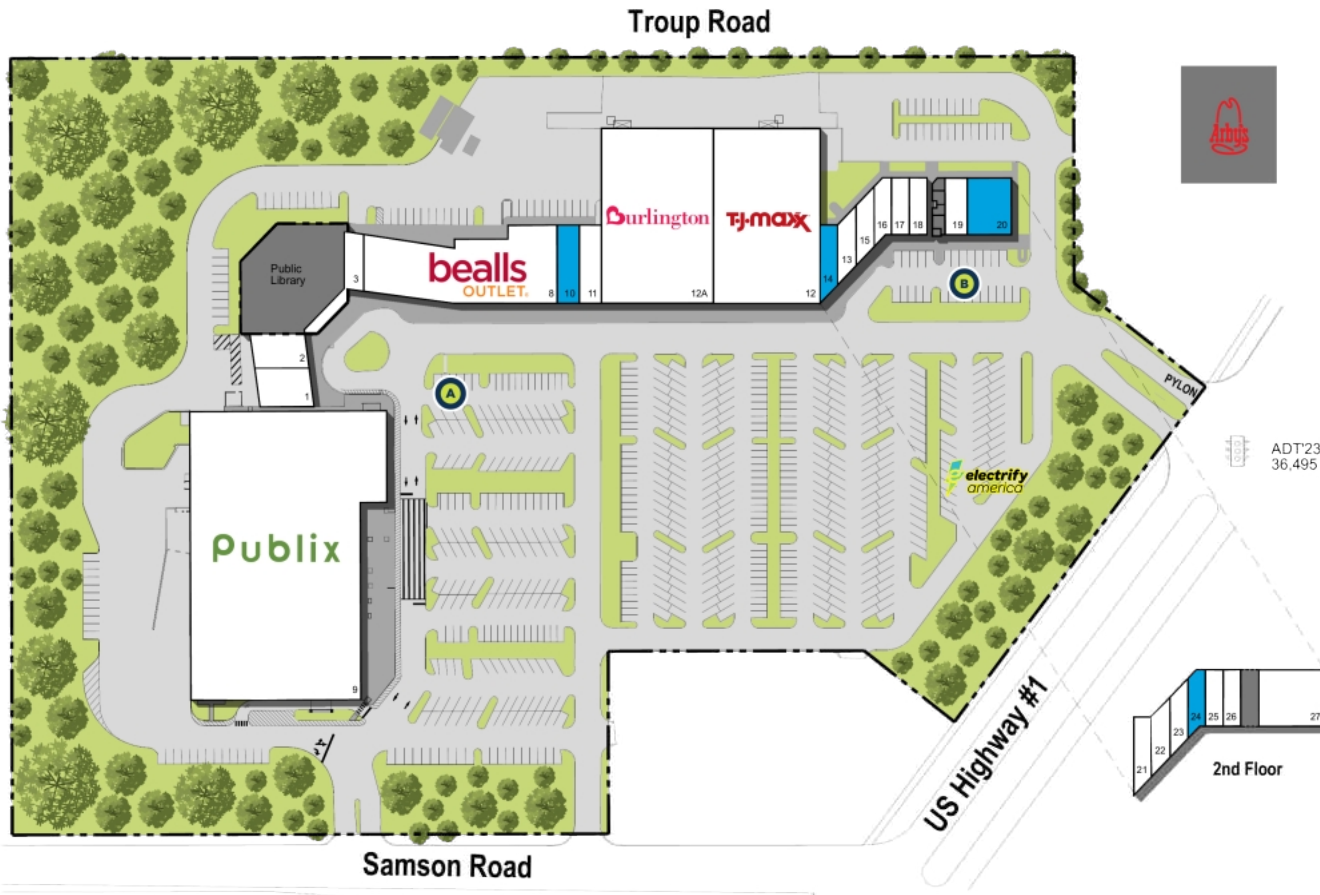
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■ Available ■ Non-Controlled ● Curbside Pick-up



	TENANT	SQ FT
1	Monroe County Board of County	2,400
2	Monroe County Tax Collector	2,400
3	Pool King	1,200
8	Bealls Outlet	14,571
9	Publix	64,080
10	Available (Former Restaurant)	2,231
11	Tradewinds Liquors	2,231
12	TJ Maxx	23,000
12A	Burlington	23,603
13	First State Bank	1,385
14	Available	1,378
15	AT&T	1,274
16	Fernandez The Bull Cuban Cafe	1,282
17	Florida Keys Jewelry	1,247
18	The UPS Store	1,227
19	T & T Nails	1,415
20	Available (Former Restaurant)	3,353
21	Epic Title Group	1,415
22	Elite Medical Transport	1,280
23	H&R Block	1,280
24	Available	1,297
25	Otto Insurance Group	756
26	Florida Keys Windows	1,696
27	Cirque Salon Studios	4,650

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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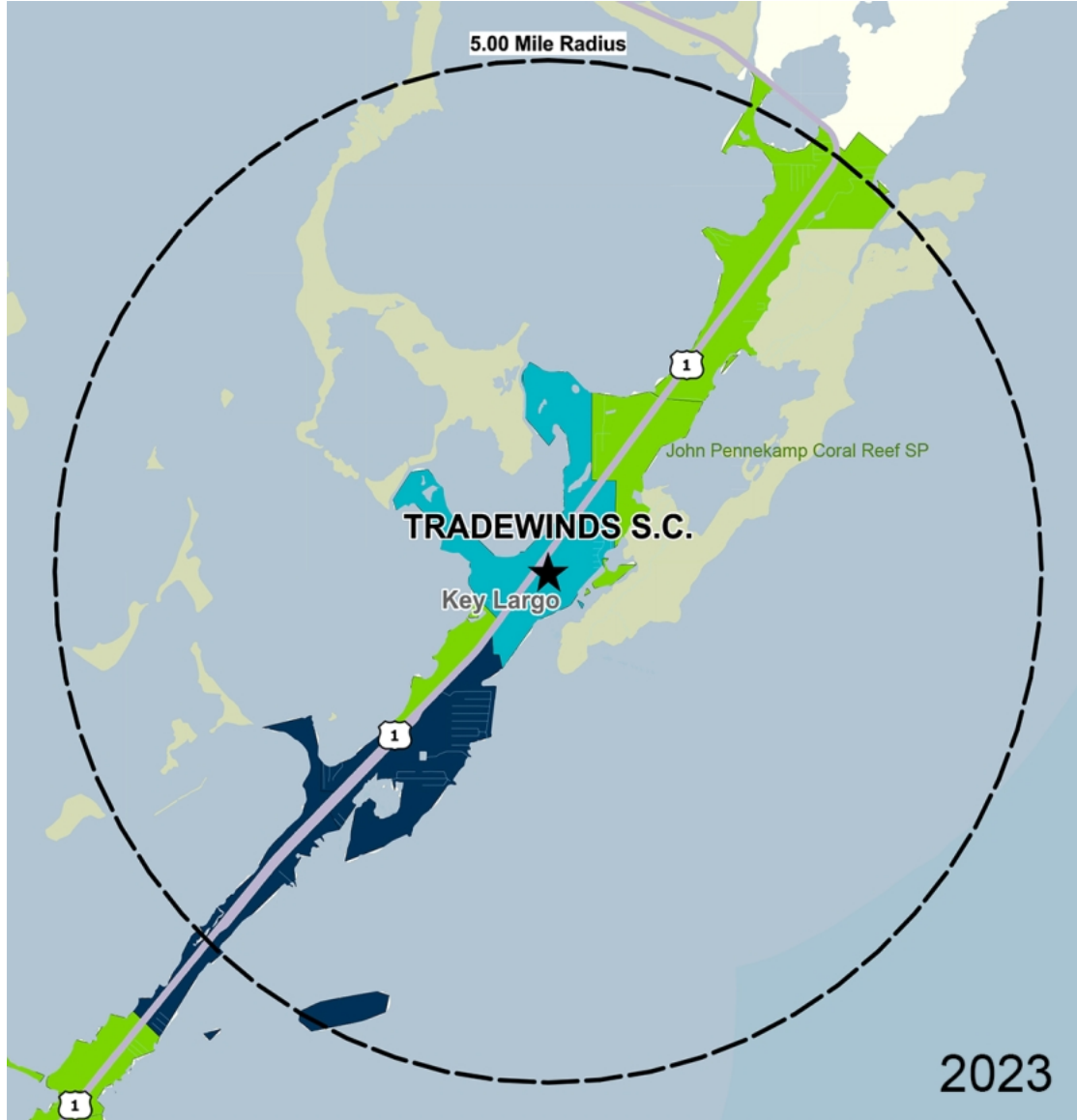




COMPETITION MAP

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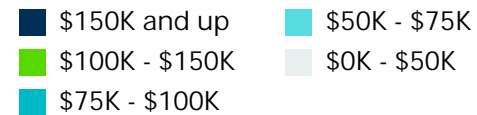
by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	2,478	7,984	10,489
Daytime Pop	1,916	7,219	9,940
Households	1,066	3,557	4,701
Average HH Income	\$71,124	\$102,109	\$105,807
Median HH Income	\$56,040	\$71,178	\$72,122
Per Capita Income	\$30,663	\$45,585	\$47,499

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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US Hwy. 1 & Samson Rd., Key Largo, FL



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