

FOR LEASE PRIME RETAIL SPACE - 2,100 SQ FT

34318 US HWY 19 N, PALM HARBOR, FL 34684



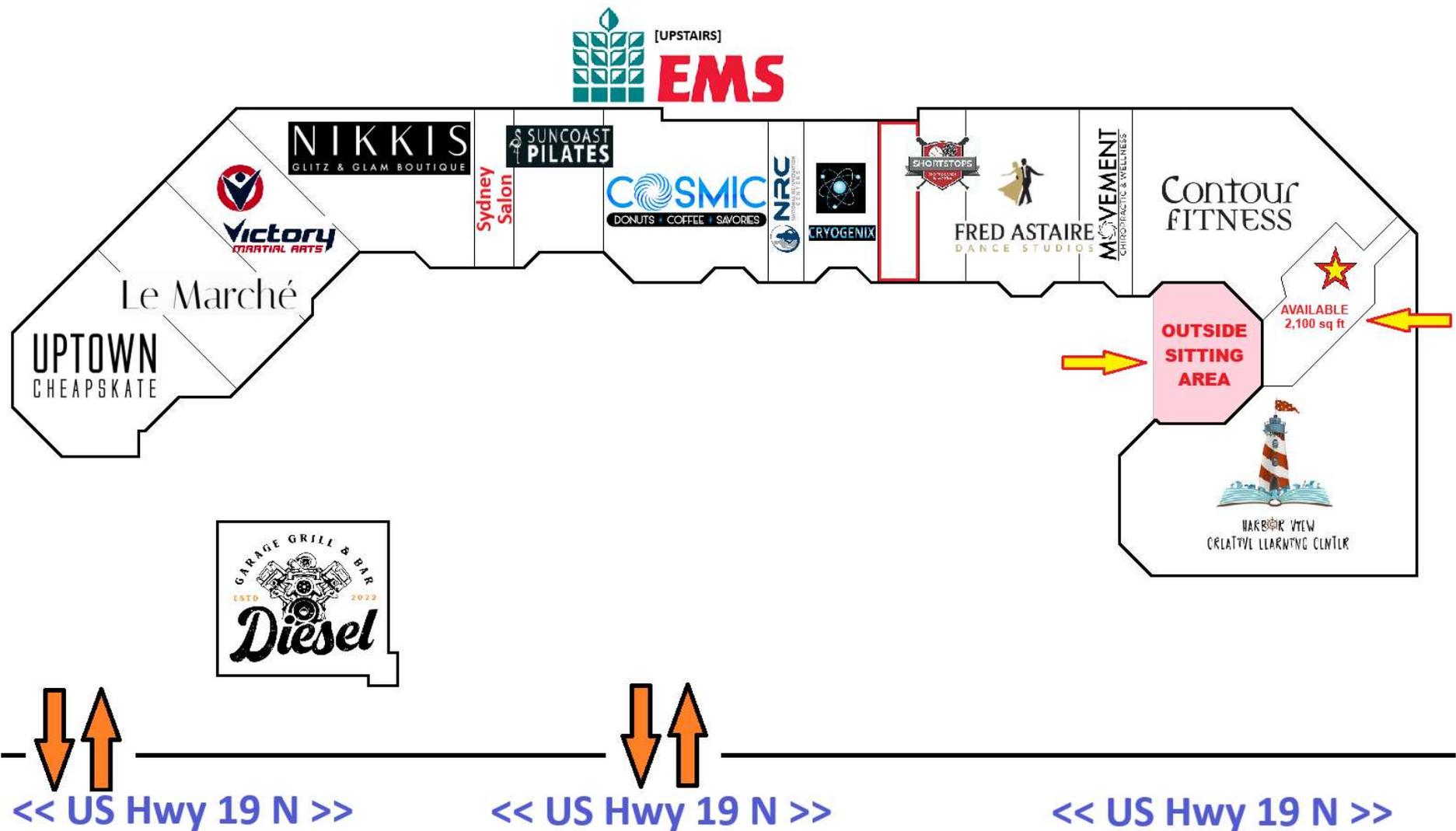
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▪ **BROKERS WELCOME** ▪

FOR LEASE - PRIME RETAIL SPACE - 2,100 SQ FT

- Prime retail space with an outside sitting area, located at a premier plaza in the heart of Palm Harbor
- Capitalize on over 93,000 cars per day passing in front of property with LED Billboard, Façade Signage, & Monument Signage
- Flexible layout options, perfect for variety of retail, medical, professional services, or restaurant uses
- Ample natural light & large window display area - benefit from maximum exposure to foot traffic and passing vehicles
- Dedicated outside sitting area available for a variety of uses



UNIT DETAILS & CONFIGURATION

UNIT DETAILS

ADDRESS

34318 US Hwy 19 N
Palm Harbor, FL 34684

UNIT SIZE

- 2,100 sq ft

POSITION AT PLAZA

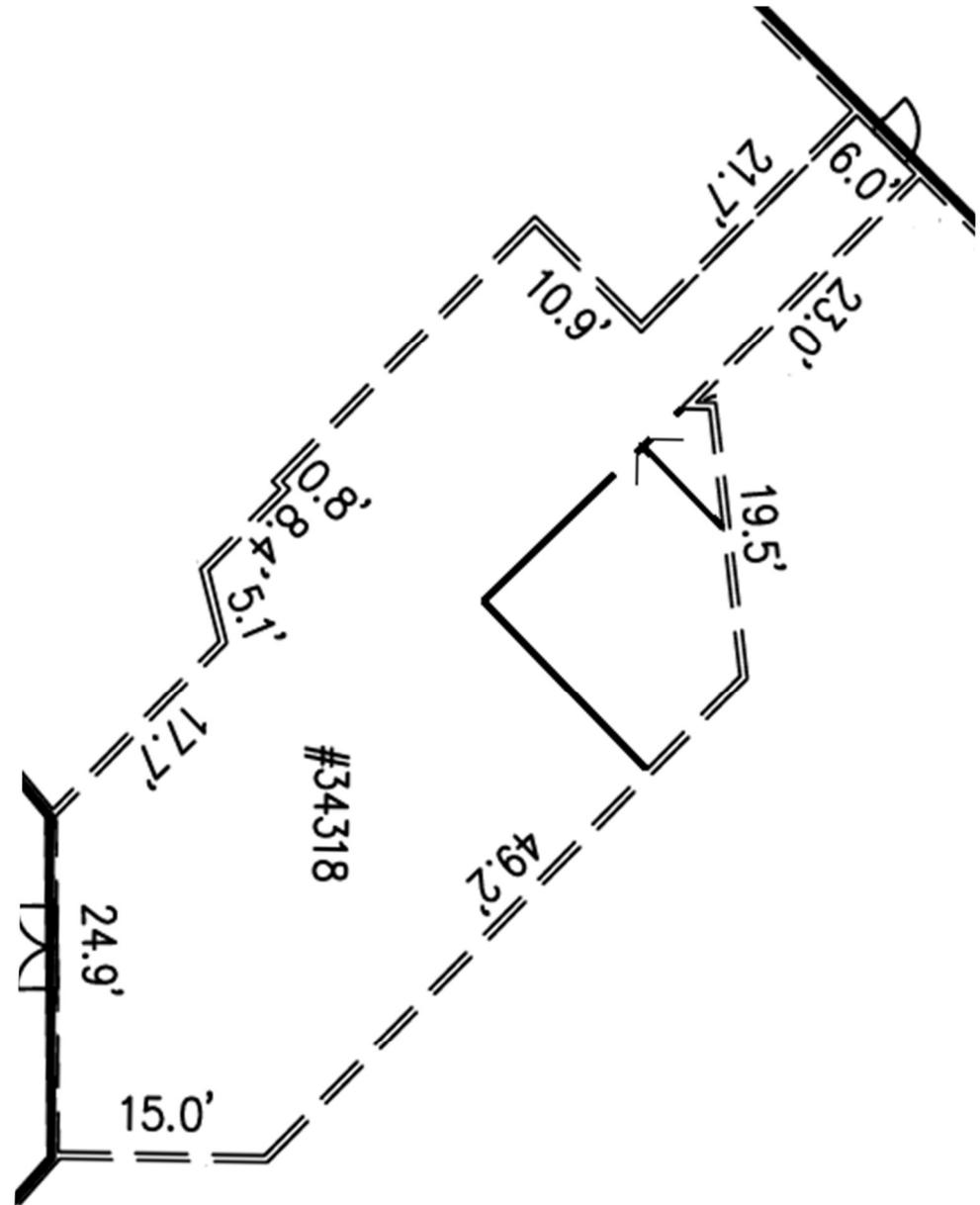
- In-Line

BUILD OUT / CONFIGURATION

- White Box
- Dining Area
- 12 ft ceilings

ADVERTIZING AVAILABILITY

- LED Billboard
- Monument Signage
- Façade Sign



OUTSIDE SITTING AREA

- Outside sitting courtyard area available
- Ideal for restaurant or food business
- Currently utilized as a decorative garden

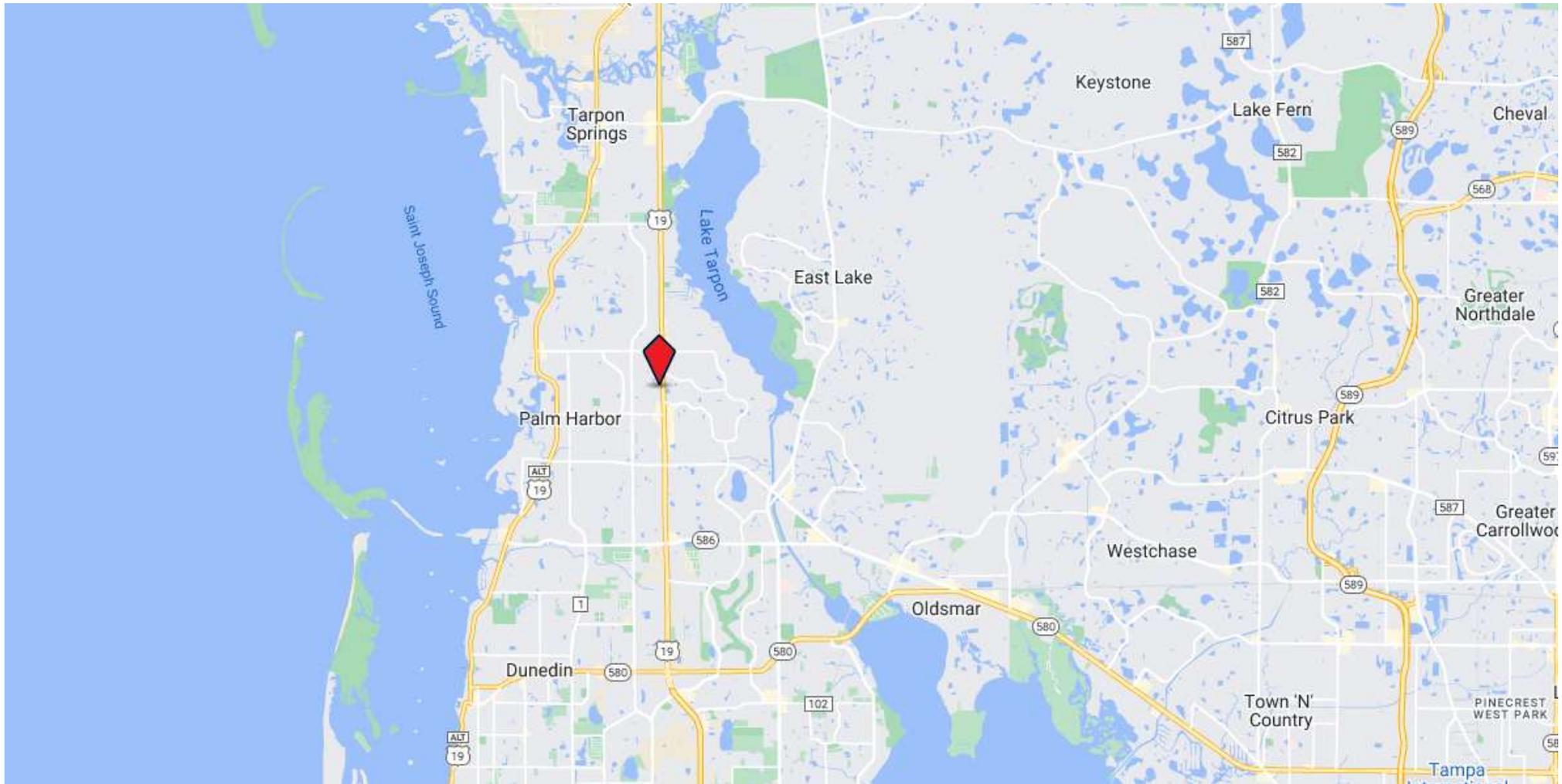


LED BILLBOARD SIGN ON US 19N | VIEWED BY 93,000 CARS PER DAY

- 16ft x 9ft **High Resolution LED double sided Billboard** Sign directly on US Hwy 19N
- Available for Immediate Tenant Advertising
- Have your advertisement seen by over 93,000 cars per day
- Utilize brand recognition to draw high volume of customers to your store
- Immediate entrance to Plaza from US Hwy 19N by Billboard Sign



AREA & PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Prime US Hwy 19N location with exceptional visibility, featuring 752 ft of frontage on US Hwy 19N
- High Resolution, Double Sided, LED Monument Billboard [16 ft x 9 ft] Advertising
- Annual Average Daily Traffic of 93,000 cars per day as reported by FDOT
- 420+ parking spaces
- Property manager on site

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LOCAL ATTRACTIONS | UPTOWN PALM HARBOR PLAZA



DISCLAIMER

Disclaimer

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All inquiries should be directed to ParkAvenueMgmt@gmail.com

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