

Sunset North Plaza ~ NWC US Hwy 19 & Sunset Point Rd.



**119,000 AADT
US Hwy 19
&
24,500 AADT
Sunset Point Rd**

Other Tenants include,

Busy Bee Dinner, Sunset Pub, CBD/Vape Barber, Chiropractor, Dog Groomer, Hair Salon, Massage, Nail Salon, and Veterinary Animal Hospital



Property Features:

Gross Leasable	18,751sf
Year Built:	1973
Construction:	CBS Block & Stucco
Parking Spaces	80
Parking Ratio	4.27 per 1,000sf

Available Space:

2550 - West End Cap	2,175sf
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Rental Rates:

Base Rent:	\$25.00 per sf
Additional Rent (Est. Taxes, Ins. & CAM)	\$6.00 per sf

Note: All rents subject to Sales Tax

www.RetailAssetManagementInc.com

Street Front Retail

**2550 - 2576 Sunset Point Road
Clearwater, FL 33765**

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