

## Property Overview

Address	30328 US Hwy 19 N., Clearwater, FL 33761
Zoning	CP-2
Flood Zone	B and X
Land Area	0.87 Acres
Parcel	18-28-16-00000-310-0100
NNN Income	\$230,000
Purchase Price	\$3,833,333 (6.00% Cap Rate)
Lease Expiration	09-30-2030

Eleven 5-year Extension options, with a 5% base rent escalation per option

## Demographics

	1 Mile	3 Miles	5 Miles
Population	11,528	101,402	205,845
Median HH Income	\$94,868	\$74,789	\$76,576
Average HH Income	\$122,345	\$104,321	\$108,570
Households	4,865	48,432	95,991
Employees	5,279	44,063	92,141
Median Age	48.0	54.2	52.7

## Property Highlights

- Hard Corner on US 19 N & Curlew Road
- Multiple access points
- High traffic count on US 19 N (76,500 VPD) & Curlew Rd (28,000 VPD)
- Absolute NNN Gross Lease
- Guaranteed by Walgreens Co.
- Out-parcel to Home Depot

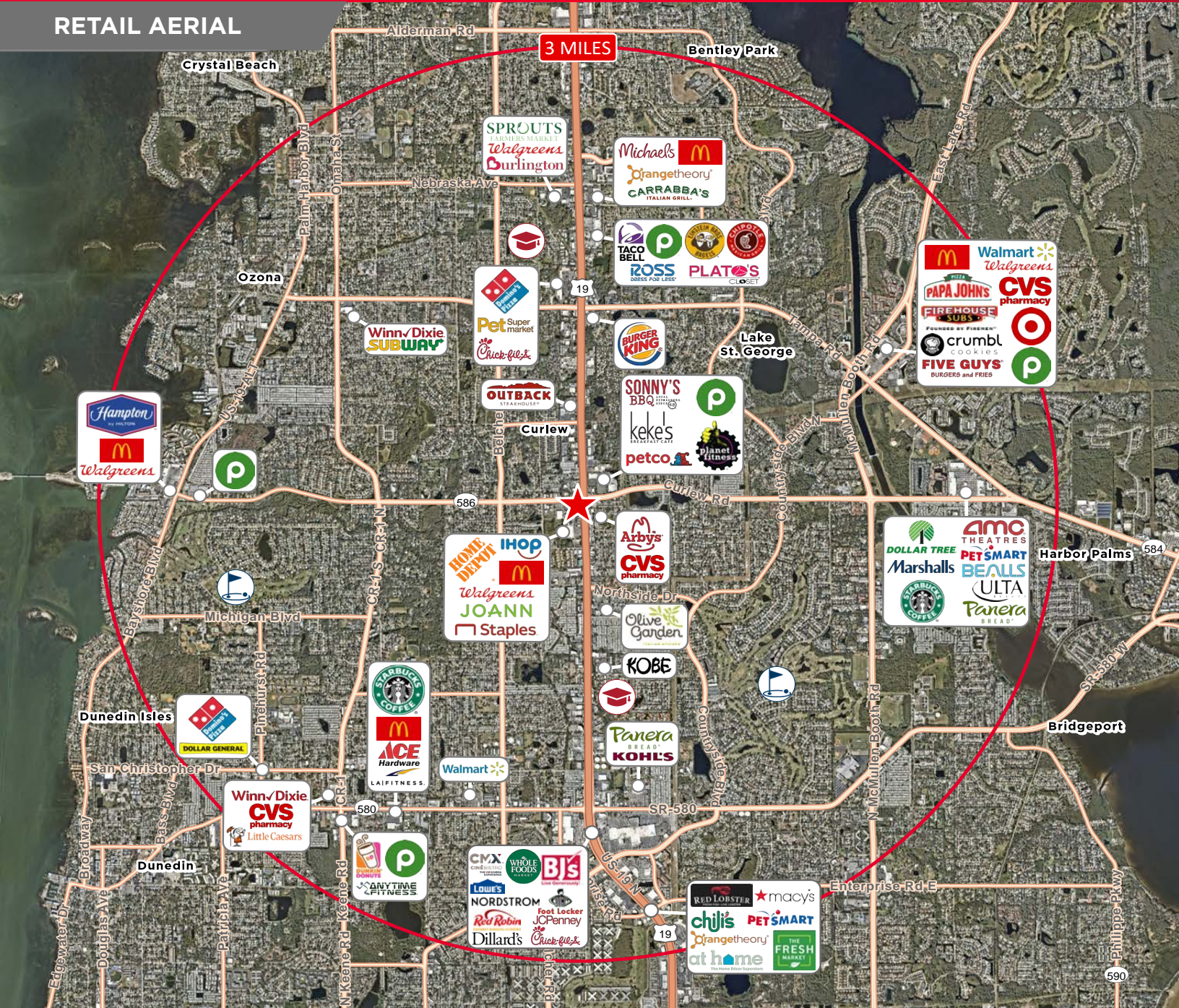
## LAND FOR SALE

**Patrick Berman**  
Managing Director  
+1 813 204 5363  
patrick.berman@cushwake.com

**Jason Donald**  
Managing Director  
+1 813 204 5329  
jason.donald@cushwake.com

One Tampa City Center  
Suite 3300  
Tampa, FL  
[cushmanwakefield.com](http://cushmanwakefield.com)

**RETAIL AERIAL**

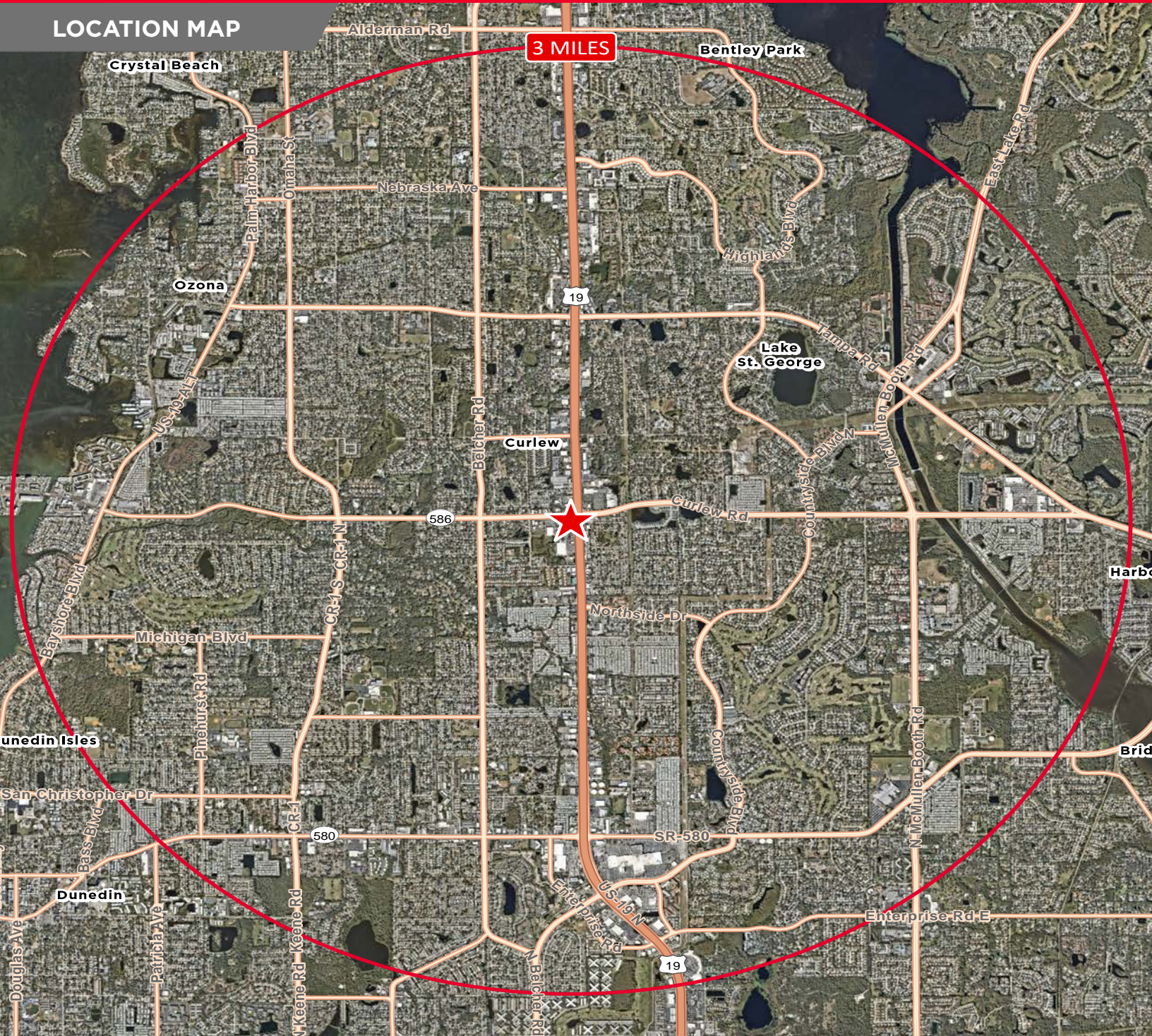


**Patrick Berman**  
Managing Director  
+1 813 204 5363  
patrick.berman@cushwake.com

**Jason Donald**  
Managing Director  
+1 813 204 5329  
jason.donald@cushwake.com

One Tampa City Center  
Suite 3300  
Tampa, FL  
[cushmanwakefield.com](http://cushmanwakefield.com)

**LOCATION MAP**



**Patrick Berman**  
Managing Director  
+1 813 204 5363  
patrick.berman@cushwake.com

**Jason Donald**  
Managing Director  
+1 813 204 5329  
jason.donald@cushwake.com

One Tampa City Center  
Suite 3300  
Tampa, FL  
**cushmanwakefield.com**