33513 US HIGHWAY 19 N, PALM HARBOR, FL 34684

FOR LEASE

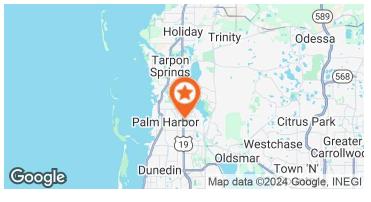


LOCATION DESCRIPTION

Highland Lakes Plaza is in Palm Harbor, FL, Pinellas County, in the rapidly growing Tampa Bay market

PROPERTY HIGHLIGHTS

- 1,750 SF 2nd gen restaurant endcap space available
- 1,960 SF outparcel available
- 1,000 3,150 SF retail space available
- New highly desirable grocer, Trader Joe's, coming into the shopping center
- Other retailers include Michaels, Orangetheory Fitness, Famous Footwear and more
- Dynamic US 19 Palm Harbor location with 85,500 cars per day



3 MILES DEMOGRAPHICS 1 MILE **5 MILES Total Population** 10,827 81,302 175,601 **Daytime Population** 13,699 69,588 160,961 Households 5.263 36.791 81.291 Average HH Income \$78,849 \$105,388 \$104,090



NICK ANTHONY

nick.anthony@tscg.com 813.373.4810

JEREMY KRAL

jeremy.kral@tscg.com 813.547.6804

ERIC BATTISTONE

eric.battistone@tscg.com 813.547.6804



NO WARRANTY EXPRESSED OR IMPLIED HAS BEEN MADE AS TO THE ACCURACY OF THIS INFORMATION, NO LIABILITY ASSUMED FOR ERRORS OR OMISSIONS.

33513 US HIGHWAY 19 N, PALM HARBOR, FL 34684

NEBRASKA AVENUE 1 2 14 3 13 Michaels Button 4 TRADER JOE'S 12 WEST LAKE ROAD 5 6 8 9 10 11 7 Achieva redit Union Not Included

U	S	Н	ŀ	G	ŀ	ľ	V	V	ŀ	ł.	Υ	1	9	85,500 AADT
---	---	---	---	---	---	---	---	---	---	----	---	---	---	-------------

SUITE	TENANT NAME	SPACE SIZE
1	Available	1,750 SF
2	IVXpress	2,000 SF
3	Available	1,250 SF
4	Anna's Massage Therapy	1,895 SF
5	Orangetheory Fitness	3,105 SF
6	T&C Dental	2,100 SF
7	7th Day Financial	1,050 SF
8	Available	3,150 SF

SUITE	TENANT NAME	SPACE SIZE
9	Trader Joe's	13,045 SF
10	At Lease	21,725 SF
11	Michaels	18,780 SF
12	Famous Footwear	4,750 SF
13	Available	1,000 SF
14	Available	1,750 SF
15	Available	1,960 SF



NICK ANTHONY

nick.anthony@tscg.com 813.373.4810

ERIC BATTISTONE

eric.battistone@tscg.com 813.547.6804



FOR LEASE

NO WARRANTY EXPRESSED OR IMPLIED HAS BEEN MADE AS TO THE ACCURACY OF THIS INFORMATION, NO LIABILITY ASSUMED FOR ERRORS OR OMISSIONS.

JEREMY KRAL

813.547.6804

jeremy.kral@tscg.com

33513 US HIGHWAY 19 N, PALM HARBOR, FL 34684

FOR LEASE









NICK ANTHONY nick.anthony@tscg.com 813.373.4810 JEREMY KRAL jeremy.kral@tscg.com 813.547.6804 ERIC BATTISTONE eric.battistone@tscg.com 813.547.6804



NO WARRANTY EXPRESSED OR IMPLIED HAS BEEN MADE AS TO THE ACCURACY OF THIS INFORMATION, NO LIABILITY ASSUMED FOR ERRORS OR OMISSIONS.

33513 US HIGHWAY 19 N, PALM HARBOR, FL 34684



NICK ANTH nick.anthony@ 813.373.4810

NICK ANTHONYJEREMY KRALnick.anthony@tscg.comjeremy.kral@tscg.com813.373.4810813.547.6804

ERIC BATTISTONE eric.battistone@tscg.com 813.547.6804



FOR LEASE

NO WARRANTY EXPRESSED OR IMPLIED HAS BEEN MADE AS TO THE ACCURACY OF THIS INFORMATION, NO LIABILITY ASSUMED FOR ERRORS OR OMISSIONS.