

FOR LEASE

# Seabreeze Plaza

30535-30725 U.S. Hwy 19 N, Palm Harbor, FL 34684



## Property Highlights:

- **GLA:** 146,673 SF
- Anchored by a high volume Publix
- Located in one of the fastest growing counties in Florida
- Within commuter distance of Tampa & St. Petersburg
- Densely developed area with a variety of free standing retailers, small specialty centers, neighborhood & community centers & power centers
- **Join These Retailers:** Publix, Petco, Planet Fitness, and Vision Works
- **Traffic Counts:** U.S. Highway 19 - 75,937 ADT  
Curlew Road - 33,000 ADT

	1 Mile	3 Mile	5 Mile
<b>Total Population</b>	13,008	100,020	201,429
<b>Average HH Income</b>	\$78,345	\$72,303	\$73,726



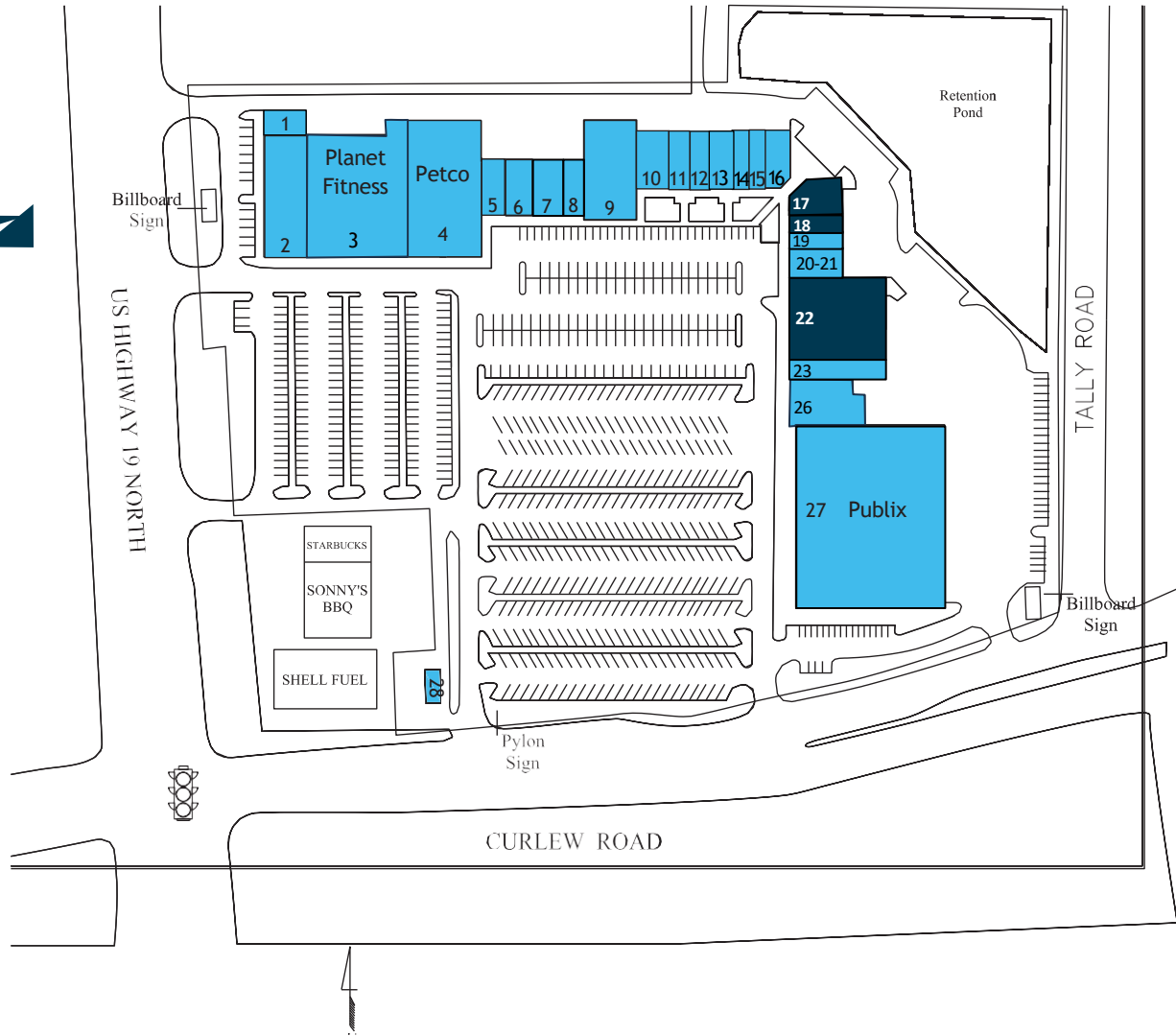
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## TENANT LIST

1	The UPS Store	1,500 SF
2	Vision Works	7,500 SF
3	Planet Fitness	19,000 SF
4	Petco	15,059 SF
5	Barber Shop / Jewelers	1,730 SF
6	Dr. Dang Ha	2,540 SF
7	Joey's NY Style Pizza	2,800 SF
8	HotWorx	1,750
9	My Salon Suite	7,800 SF
10	SalonCentric	2,800 SF
11	Dr. Seiler, Chiropractor	1,400 SF
12	Pinellas Federal Credit Union	1,400 SF
13	Seabreeze Lounge	2,820 SF
14	Hibachi Restaurant	1,141 SF
15	Asian Kitchen	1,675 SF
16	Ocean Nails and Spa	1,974 SF
17	<b>AVAILABLE</b>	<b>2,924 SF</b>
18	<b>AVAILABLE</b>	<b>1,300 SF</b>
19	Happy Lemon Tea & Boba	1,300 SF
20-21	MassageLuxe	2,750 SF
22	<b>AVAILABLE</b>	<b>12,270 SF</b>
23	Emporium Liquor	1,600 SF
26	New Tenant Coming Soon	4,800 SF
27	Publix	44,840 SF
28	Curfew Car Wash	2,000 SF
<b>TOTAL</b>		<b>146,673 SF</b>

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Est. # of Customers Annually

 **317,000**

Est. # of Visits Annually

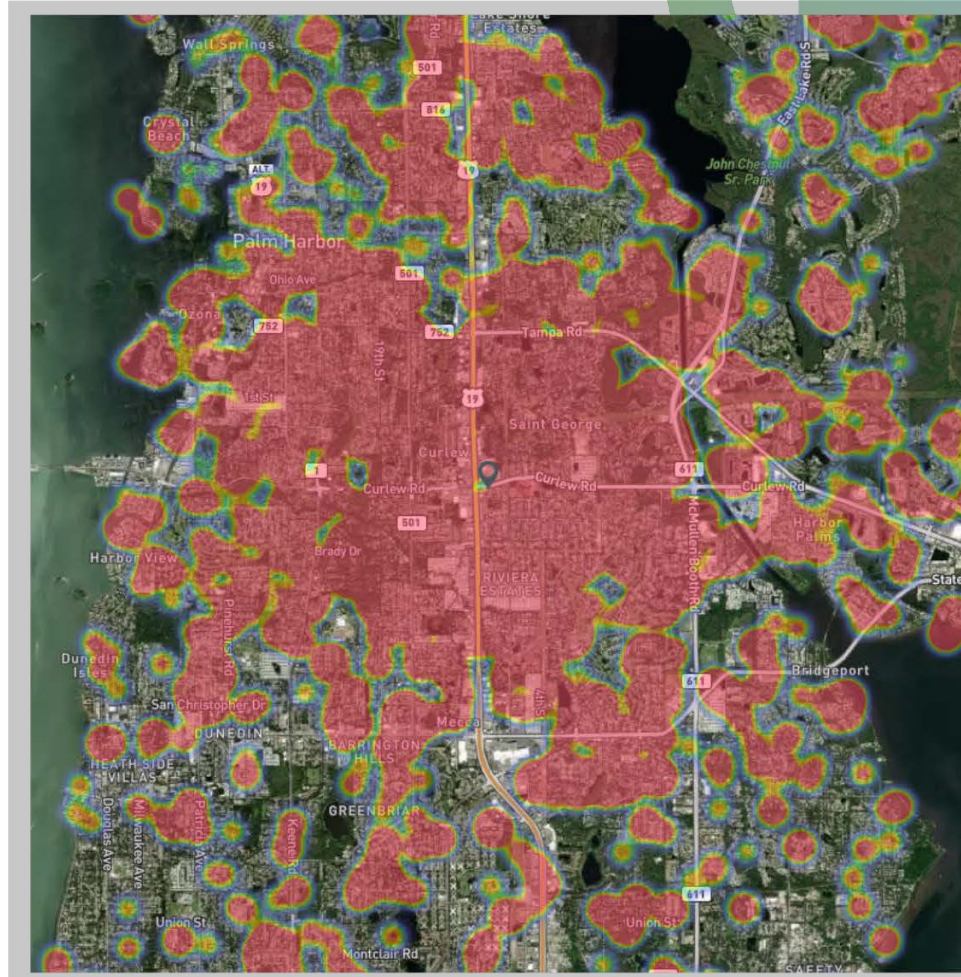
 **2.1 Million**

Avg. Length-of-Stay/ Visit

 **54 Min**

Avg. Visits / Customer

 **6.71**



Red, orange, and yellow colors represent the location of 60% of site visitors  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))

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