

Winning  
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# 31515 US Highway 19 North

**31515 US HIGHWAY 19 NORTH**  
**PALM HARBOR, FL 34684**

*Presented By:*

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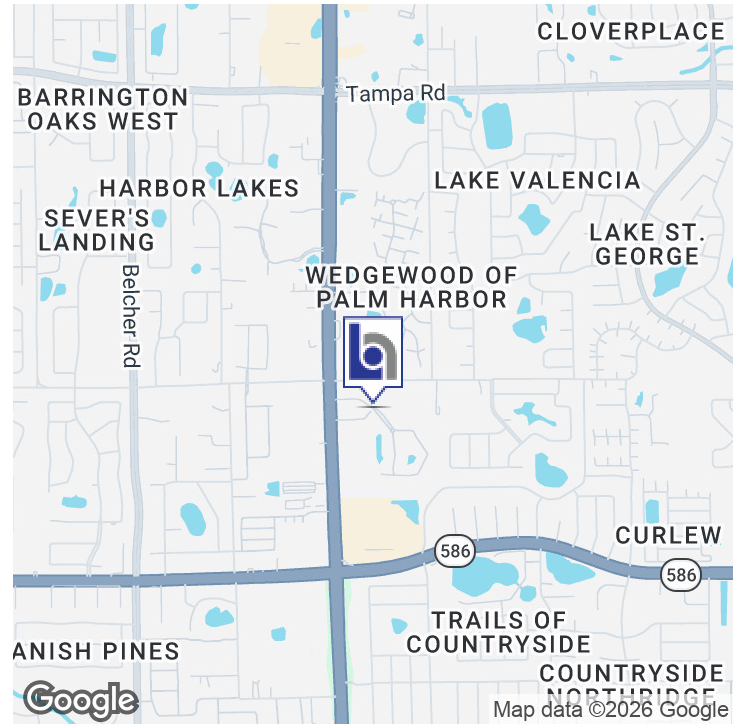
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**bounat**

Boutique Firm | National Reach



# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	5,500 SF
Available SF:	N/A
Lot Size:	0.92 Acres
Number of Units:	2
Price / SF:	\$258.97
Cap Rate:	6.39%
NOI:	\$95,914
Lease Type:	NNN - Modified

## PROPERTY OVERVIEW

Introducing an exceptional investment opportunity in Palm Harbor, FL. Strategically located on 0.92 acres in Pinellas County, Florida's most densely populated county. This prime property, is comprised of two buildings: 4,000 SF building, a 1,500 SF building and a billboard lease. Can provide an attractive return on investment with 100% occupancy. The appealing location in thriving Palm Harbor ensures a strong consumer base and high visibility for many businesses. The building offers an ideal investment with a solid foundation for long-term rent growth. Flexibility with in-place income for potential redevelopment opportunities exist. In addition to ancillary credit income (billboard) with considerable low market rents, provides an investor substantial upside.

## PROPERTY HIGHLIGHTS

- Building 1: 4,000 SF & Building 2: 1,500 SF & Billboard
- 100% occupancy
- Located on US Highway 19 N
- 95,000 vehicles per day
- 3 tenants: Knology, Vinson HVAC & Clear Channel
- Ancillary income from billboard
- Prime redevelopment opportunity - 0.92 acre parcel
- NNN Leases - modified



## Property Description



### **PROPERTY DESCRIPTION**

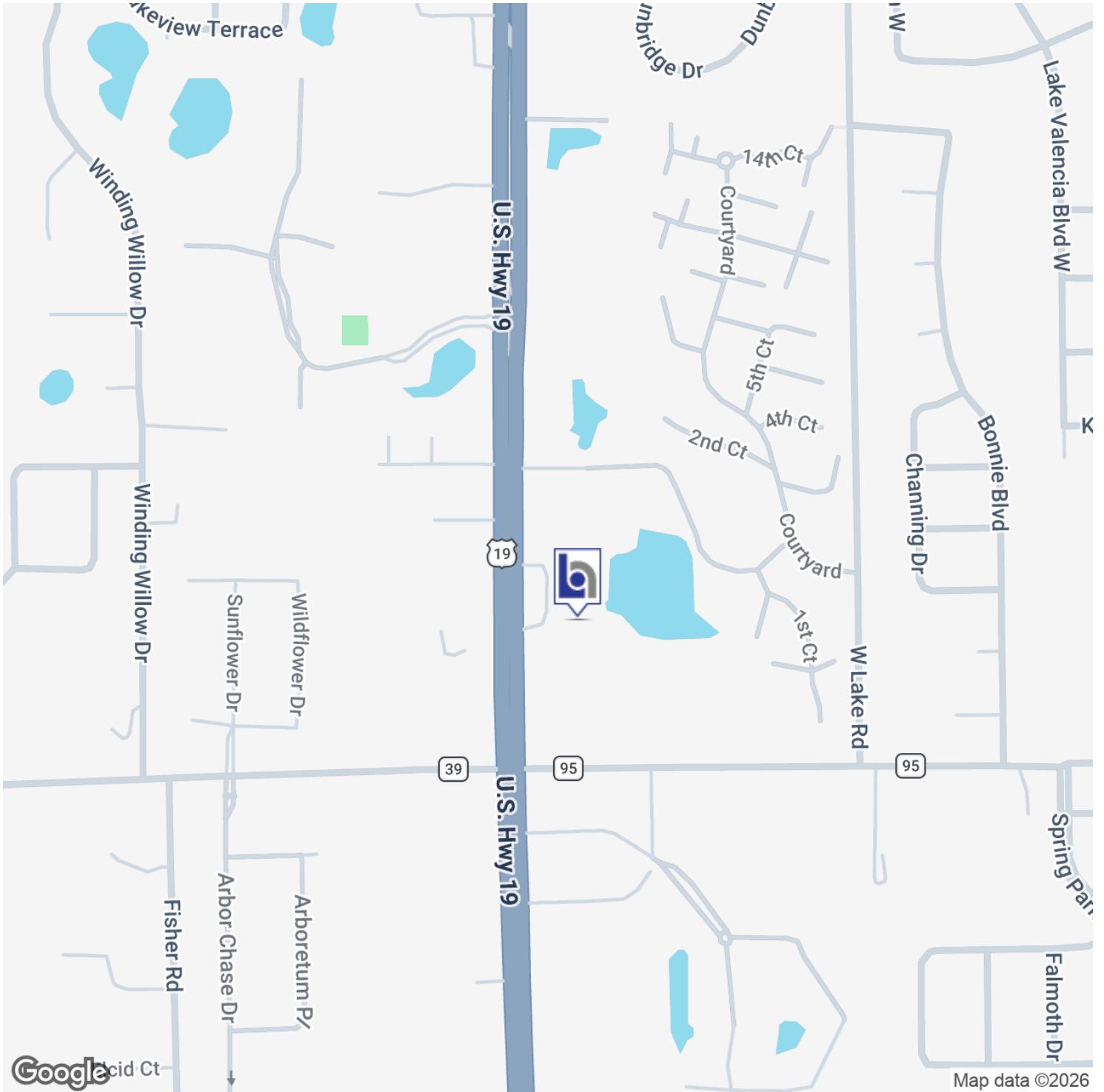
Introducing an exceptional investment opportunity in Palm Harbor, FL. Strategically located on 0.92 acres in Pinellas County, Florida's most densely populated county. This prime property, is comprised of two buildings: 4,000 SF building, a 1,500 SF building and a billboard lease. Can provide an attractive return on investment with 100% occupancy. The appealing location in thriving Palm Harbor ensures a strong consumer base and high visibility for many businesses. The building offers an ideal investment with a solid foundation for long-term rent growth. Flexibility with in-place income for potential redevelopment opportunities exist. In addition to ancillary credit income (billboard) with considerable low market rents, provides an investor substantial upside.

### **LOCATION DESCRIPTION**

This property is strategically located with excellent frontage on US Highway 19 N in Palm Harbor, FL. US Highway 19 is the main north/south thoroughfare with an average car count of 95,000 VPD. With its proximity to the picturesque Innisbrook Golf Resort, known for its championship courses and luxury accommodations, the area offers appeal to potential retail investors. The charming downtown district showcases a variety of boutique shops, restaurants, and cafes. The nearby Gulf beaches and popular tourist destinations contribute to a steady stream of visitors, providing abundant opportunities for retail investment success in this dynamic locale.



# Location Map





# Aerial Map



## 2026 Income & Expense Summary

10/16/2025

Use	S.F.	Rent Per S.F.	Tenant	Annual Rent	Annual Tax Reimbursement	Lease Commencement	Lease Expiration	Lease Comments
Bill Board	N/A	N/A	Clear Channel	\$14,593.66	\$0.00	1/18/2006	1/17/2046	Pays base of \$5000/yr. or 20% of sales annually - billboard. Annual rent included % rent
Server Facility	1,500	\$ 20.88	Knology	\$31,316.04	\$4,220.04	11/1/2023	10/31/2033	Hub for cable. T may pay annually or monthly, pays porportionate share of property taxes. 50% of real estate taxes paid annual.
HVAC Co.	4,000	\$ 12.50	Vinson HVAC	\$50,000.04	\$7,089.60	12/1/2020	12/31/2027	pays 84% RE Tax, pays monthly, annual tru up. Pays property ins.
				\$95,909.74	\$11,309.64			

Gross Income: \$107,219.38

Expenses	Annual
Liability Insurance	\$867.15
2025 Taxes	\$9,658.25
3% Mgmt Fee	\$2,877.29
<b>Total Expenses</b>	<b>\$13,403</b>

**NOI** \$93,817

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**28384 US Highway 19 N**

Clearwater, FL 33761 (Pinellas County) - North Pinellas Submarket



Retail

Sold	1/15/2026	Land Area	0.69 AC/30,056 SF
Sale Price	\$1,800,000 (\$300.00/SF)	Actual Cap Rate	7.48%
GLA	6,000 SF	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7495359
Built	2003	Parcel Numbers	19-28-16-07290-000-0060



Type	Name	Location	Phone
Recorded Buyer	Petrishan Holdings LLC	Tarpon Springs, FL 34688	-
True Buyer	Petrignani, Shannon	Tarpon Springs, FL 34688	(727) 945-8365
Recorded Seller	Happy Feet Us 19 Llc	Clearwater, FL 33761	-
True Seller	Ellen Kushner	Davie, FL 33328	(954) 723-7999

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**34900 US Highway 19 N**

Palm Harbor, FL 34684 (Pinellas County) - North Pinellas Submarket



Retail

Sold	7/31/2025	Land Area	0.64 AC/27,878 SF
Sale Price	\$1,184,500 (\$216.62/SF)	Sale Comp Status	Research Complete
GLA	5,468 SF	Sale Comp ID	7271703
Price Status	Confirmed	Parcel Numbers	31-27-16-00000-340-0130
Built	1983	Sale Conditions	REO Sale



Type	Name	Location	Phone
Recorded Buyer	Logos Real Estate Mgmt LLC	Clearwater, FL 33761	(727) 331-8258
True Buyer	Logos Real Estate Mgmt LLC	Clearwater, FL 33761	(727) 331-8258
Recorded Seller	Store Master Funding Ix	Scottsdale, AZ 85255	-
True Seller	STORE Capital Corporation	Scottsdale, AZ 85255	(480) 256-1100

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**29383 Us Highway 19 N**

Clearwater, FL 33761 (Pinellas County) - North Pinellas Submarket



Retail

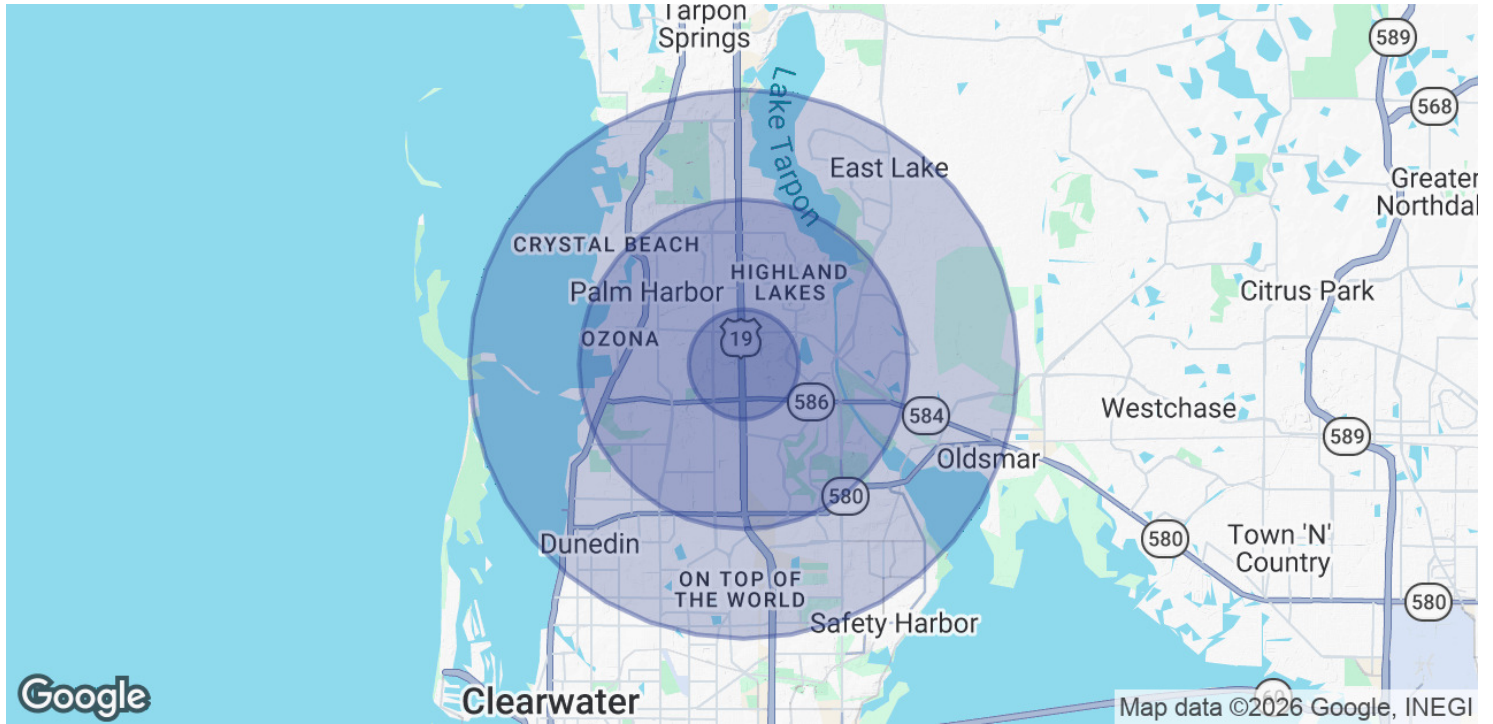
Sold	3/31/2025	Land Area	0.67 AC/29,185 SF
Sale Price	\$1,350,000 (\$314.69/SF)	Sale Comp Status	Research Complete
GLA (% Leased)	4,290 SF (0%)	Sale Comp ID	7136687
Price Status	Full Value	Parcel Numbers	19-28-16-61516-000-0030
Built	1989	Sale Conditions	High Vacancy Property +1



Type	Name	Location	Phone
Recorded Buyer	29383 Llc	-	-
True Buyer	Sean McAuley	Clearwater, FL 33763	(734) 837-9330
Recorded Seller	Midflorida Credit Union	-	(863) 438-4376
True Seller	MIDFLORIDA Credit Union	Lakeland, FL 33801	(863) 688-3733



# Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	11,766	95,777	194,522
Average Age	45.5	51.3	51.0
Average Age (Male)	41.5	49.2	49.2
Average Age (Female)	46.7	52.6	52.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,704	42,833	86,386
# of Persons per HH	2.5	2.2	2.3
Average HH Income	\$107,388	\$100,246	\$103,565
Average House Value	\$397,559	\$371,438	\$370,836

2023 American Community Survey (ACS)