

FOR SALE



Prime Clearwater Investment 8.42% Cap Rate For Sale

28384 Us Highway 19 N
Clearwater, FL 33761



Swapna Shah

813.789.4142

swapna.shah@expcommercial.com
www.expcommercial.com

Section 1

Property Information



Property Summary

FOR SALE



PROPERTY DESCRIPTION

Prime Clearwater Location: Positioned directly on US Hwy 19 N, one of Pinellas County's busiest commercial routes, offering exceptional visibility and exposure.

Fully Leased Income Asset: 100% occupied with 2 long-term lease in place, generating a stable NOI of \$134,654/year at a competitive 8.42% cap rate.

Flexible Zoning: Ideal for a variety of uses, including retail, showroom, medical, or office space.

Ample Space: 6,000 sq ft of functional building area on a 0.69-acre lot.

Strong Market Fundamentals: Located in Clearwater, a high-demand market experiencing steady commercial growth.

PLEASE DO NOT VISIT THE PROPERTY DIRECTLY - BY APPOINTMENTS ONLY CALL SWAPNA SHAH AT 813-789-4142

All information has been obtained from market research, county records and the seller. Prospective buyers are advised and encouraged to conduct their own due diligence to verify the accuracy and authenticity of all documents and information provided.

OFFERING SUMMARY

Sale Price:	Upon request
Number of Units:	2
Lot Size:	29,983 SF
Building Size:	6,000 SF
NOI:	\$134,654.00
Cap Rate:	8.47%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	570	2,060	7,114
Total Population	1,109	3,827	13,484
Average HH Income	\$78,181	\$73,290	\$77,369

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Section 2

Location Information



Location Description

FOR SALE

LOCATION

Strategically located on US Highway 19 N, one of Pinellas County's most heavily traveled commercial corridors, this property offers unmatched visibility and accessibility. The site benefits from high daily traffic counts, strong surrounding retail presence, and proximity to major residential communities. Clearwater's robust economy, steady population growth, and thriving business environment make this a prime location for both investors and tenants seeking long-term stability and value.

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Complete Highlights

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HIGHLIGHTS

Location: Clearwater US Hwy 19 N frontage, high visibility

Occupancy: 100% occupied with 2 long-term lease in place; \$134K NOI, 8.42% cap

Zoning: Retail, office, medical, showroom

Building: 6,000 sq ft on 0.69 acres

Market: Clearwater, strong growth and demand

Investment: Stable income, long-term value

Traffic: Traffic along US-19 in Clearwater exceeds 100,000 vehicles daily in many areas.



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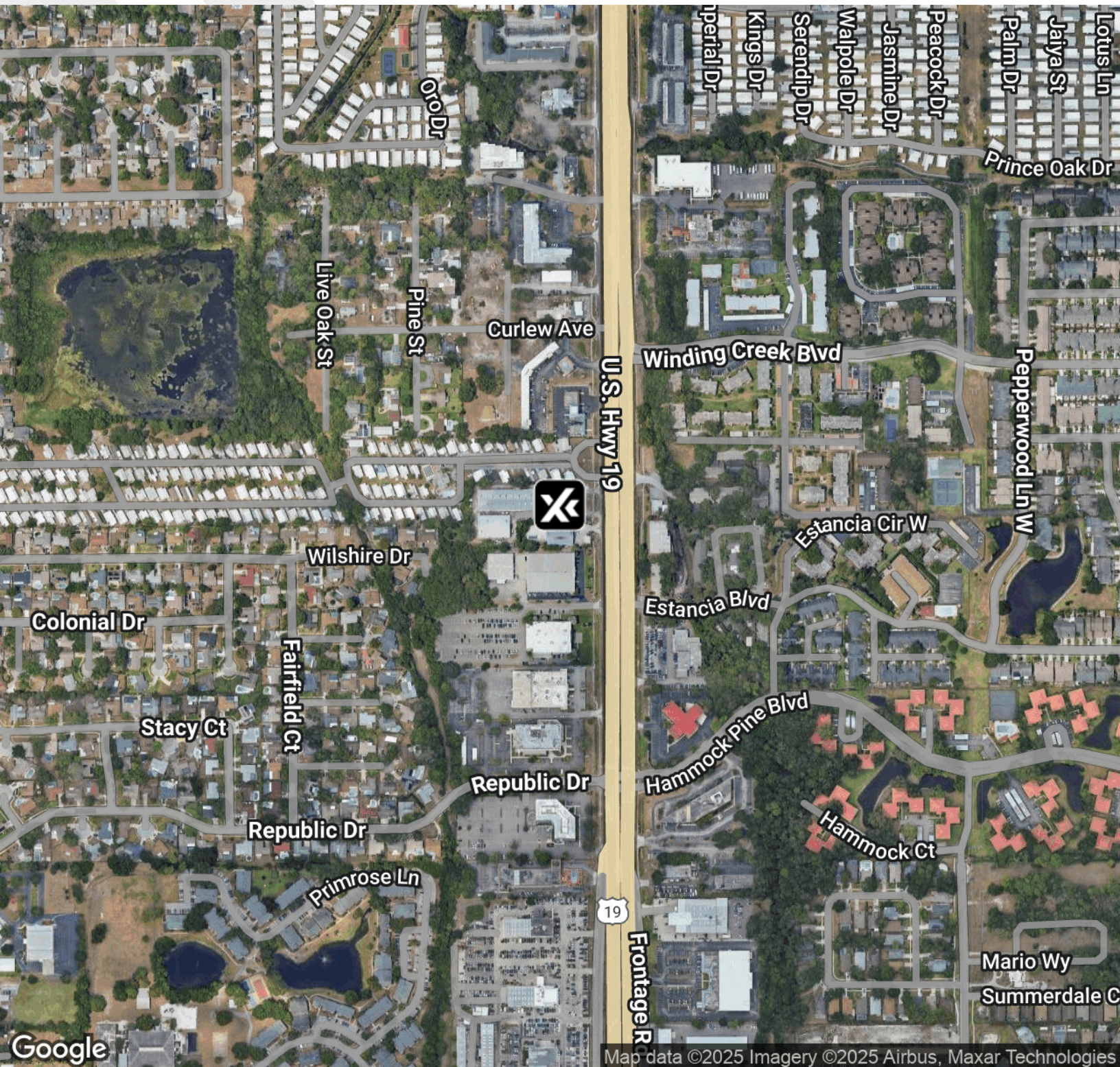
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Location Map

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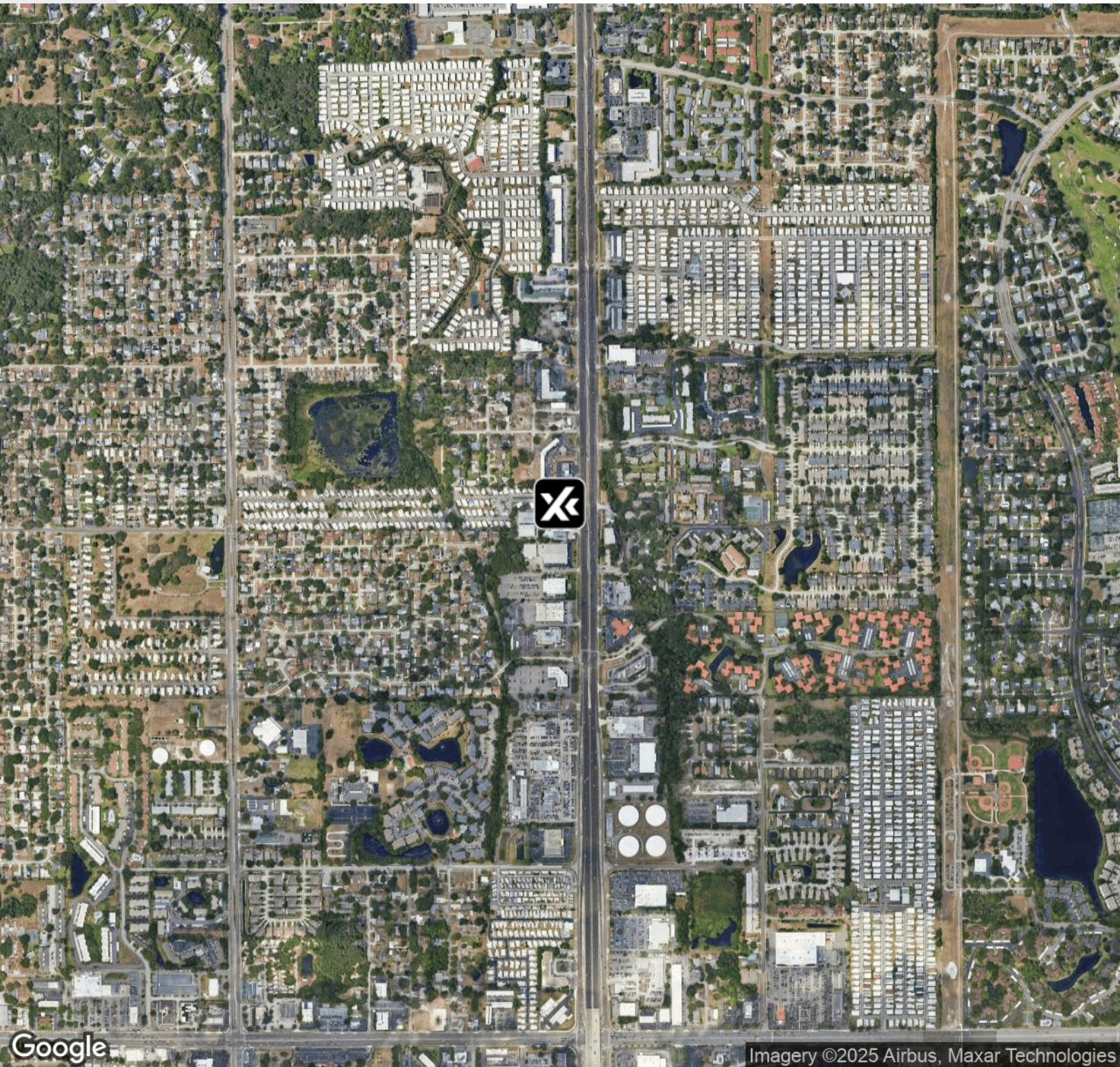
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Aerial Map

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Section 3

Sale Comparables



COMPARABLES

FOR SALE

Address	Size	Dist (mi)	Sale Date	Sale Price	Price/SF	Cap Rate
26200 US Highway 19	10,400 SF	1.47	Oct 2023	3,150,000.00 USD	302.88 USD	
32700 US Highway 19	4,552 SF	2.72	Dec 2023	1,650,000.00 USD	362.48 USD	
31650 US Highway 19	8,000 SF	2.04	Aug 2024	2,975,000.00 USD	371.88 USD	7.9%
29383 Us Highway 19	4,290 SF	0.63	Mar 2025	1,350,000.00 USD	314.69 USD	

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Section 4

Advisor Bios



Advisor Bio 1

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SWAPNA SHAH

swapna.shah@expcommercial.com

Direct: 813.789.4142

FL #SL3429384

PROFESSIONAL BACKGROUND

With over 30 years of deep roots in the Tampa Bay area and a stellar reputation in commercial real estate, Swapna Shah is a trusted advisor known for delivering results with integrity, expertise, and a client-first approach. Her commitment to achieving client goals has earned her repeat business, lasting relationships, and an impressive track record of success across a diverse portfolio of transactions.

Swapna specializes in complex commercial real estate deals, including hotel and motel sales (ranging from \$2 million to \$200+ million), office and medical spaces, retail plazas, land acquisitions, investment properties, and 1031 exchanges. Her ability to navigate intricate negotiations, secure optimal terms, and guide clients through smooth closings makes her a standout professional in a highly competitive market.

Known for her strategic thinking and persuasive negotiation skills, Swapna consistently exceeds client expectations. Her reputation is built not only on results, but on a personalized and consultative approach that puts client interests at the forefront—before, during, and long after the transaction.

Clients describe Swapna as professional, responsive, and dedicated—a partner who listens carefully, communicates clearly, and delivers with precision. Whether representing first-time investors or seasoned developers, she brings unmatched value, insight, and tenacity to every deal.

Areas of Expertise:

- Hotel & Motel Sales
- Office & Medical Spaces
- Commercial Plazas & Buildings
- Investment Properties
- 1031 Exchange Transactions
- Land Acquisition & Development

Beyond her real estate success, Swapna is also recognized as a community leader, bringing decades of service and insight to the region she calls home. Her extensive network, in-depth market knowledge, and unwavering commitment make her the go-to professional for commercial real estate in Tampa Bay and beyond.

Testimony Links

https://drive.google.com/file/d/1O3tzScGjq1D1V9DPR1nhkekIRSn11DLP/view?usp=drive_link

https://drive.google.com/file/d/1M6lPEk8cRA_JYrv1xCG2WL5NFSH78Fz/view?usp=sharing

eXp Commercial

10752 DEERWOOD PARK BOULEVARD SUITE 100
Jacksonville, FL 32256
855.452.0263

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