

# ALDERMAN PLAZA

35104-35388 US Highway-19 North  
Palm Harbor, FL 34684



**SUTTON**   
PROPERTIES INC

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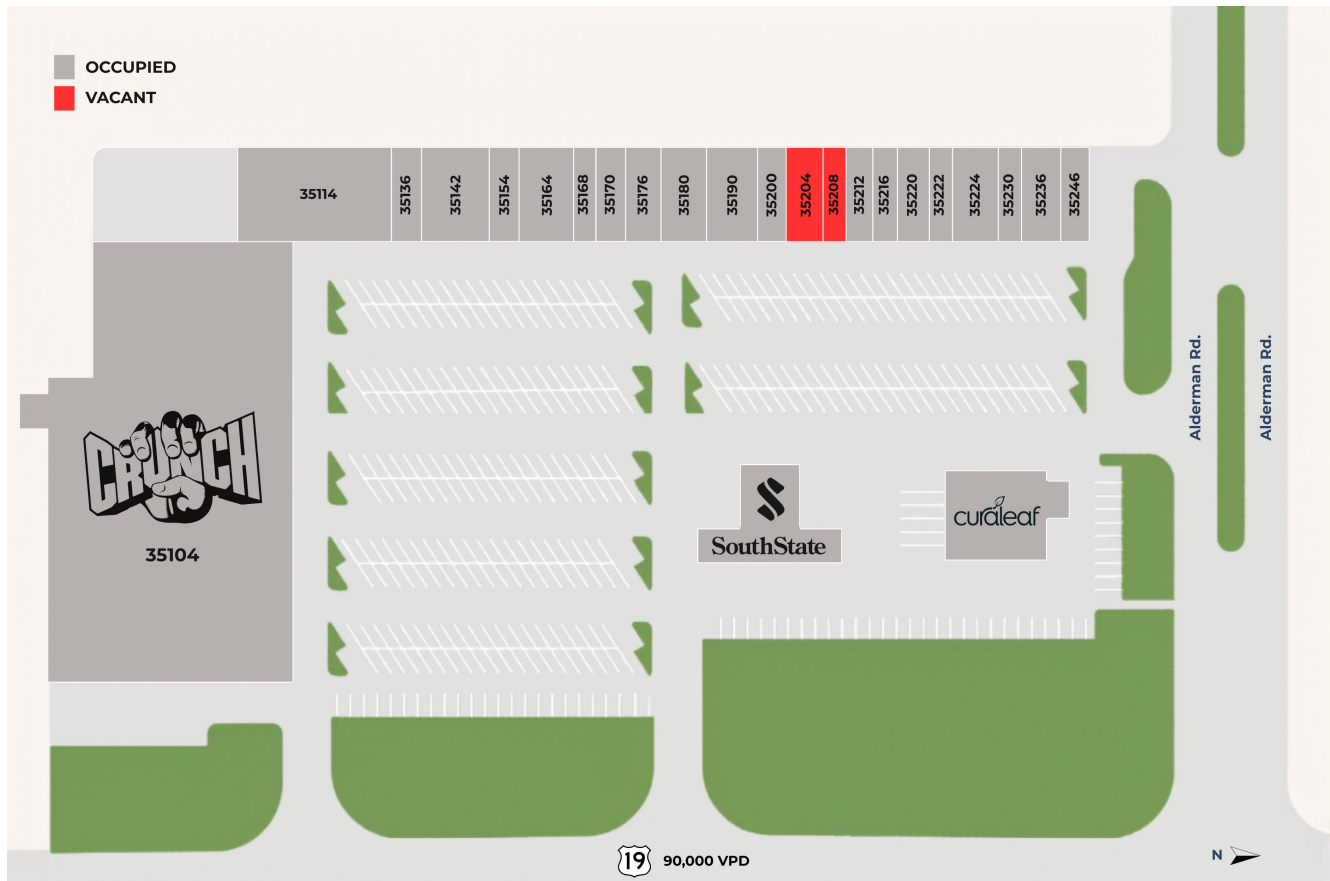
## SUMMARY & HIGHLIGHTS

- Immediate Occupancy | 900 - 2,400 SF
- High-visibility location at the prime Pinellas County signalized intersection of US-19 North and Alderman Road
- 98% occupied
- Over 90,000 vehicles pass daily
- Five access driveways
- Newly opened 51,000 square foot Crunch Fitness
- Pylon signage accessible directly from US-19 North
- Ample on-site parking
- Neighboring tenants include Publix, Trader Joe's, Sprouts Farmers Market, and Walmart Supercenter

DEMOGRAPHICS	3 mi	5 mi	10 mi
Population	74,129	156,793	476,217
Total Households	33,290	71,669	209,815
Average HH Income	\$115,102	\$115,338	\$109,141
Median Age	51.9	53.4	48.7

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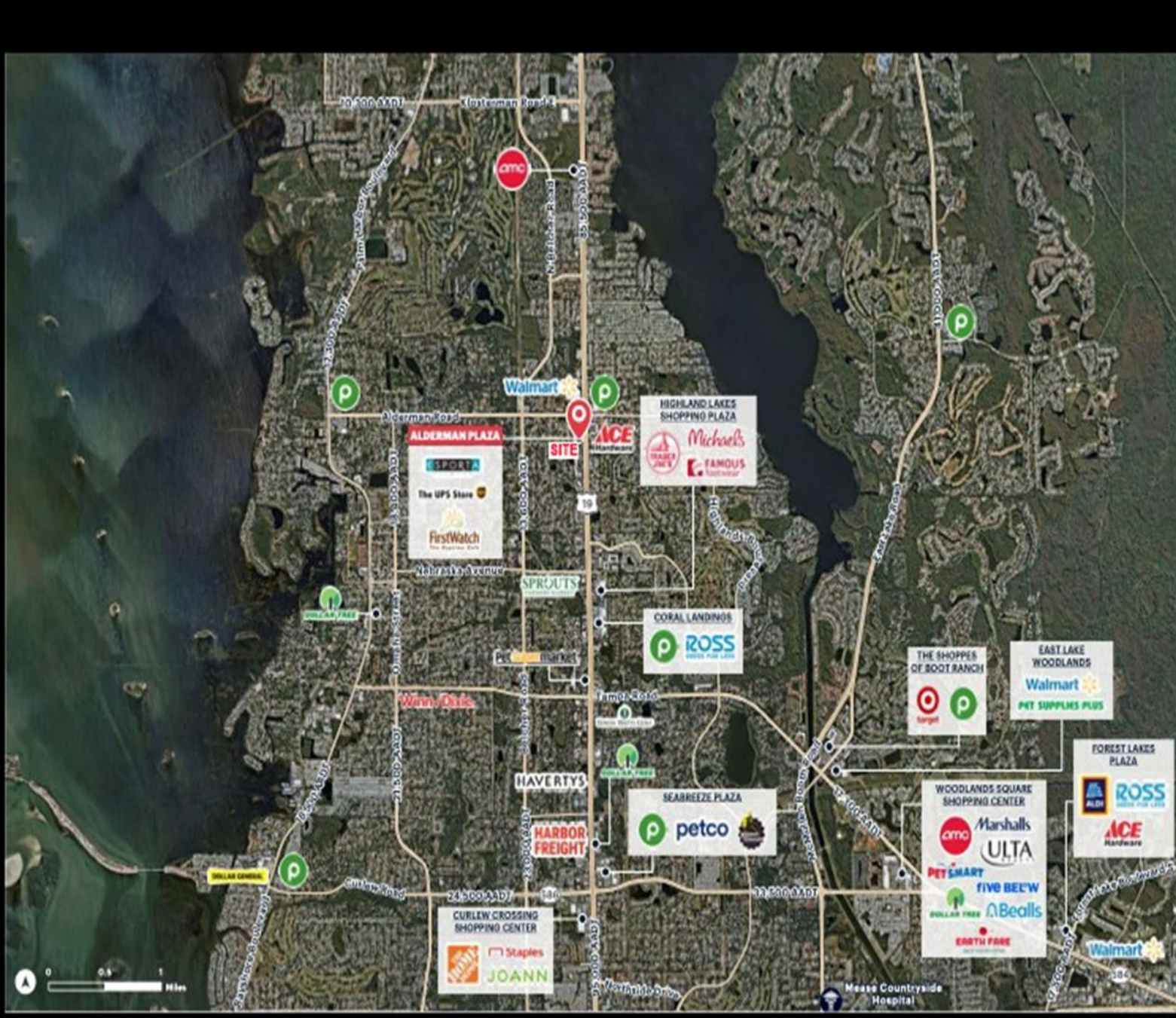
TENANT	SUITE #
Crunch Fitness	35104
SalonPLEX	35114
Uncorked Wine Bar	35136
First Watch Restaurant	35142
The Fresh Monkee	35154
Excellent Nails	35164
Phone Repair & More	35168
Opti-Mart	35170
Great Expressions Dental	35176
Recover Room	35180
Living Young Center	35190
Latin Bowl Restaurant	35200

TENANT	SUITE #
VACANT – 1500 SF	35204
VACANT – 900 SF	35208
Luke’s Barber Shop	35212
Cricket Wireless	35216
Big Momma’s BBQ	35220
D’Lite Ice Creamery	35222
Audibel Hearing Center	35224
Royal Cleaners	35230
Domoishi	35236
The UPS Store	35246
SouthState Bank	35320
Curaleaf Dispensary	35388

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## AREA RETAIL MAP



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Leasing Contact

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