

CURLEW CROSSING

30180 US HWY 19 N, CLEARWATER, FL 33761

FOR LEASE

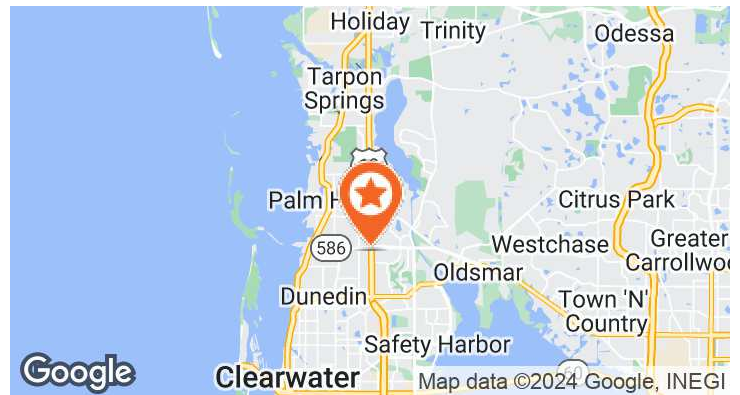


LOCATION DESCRIPTION

Located at the signalized and heavily trafficked intersection of US Hwy 19 & Curlew Rd

PROPERTY HIGHLIGHTS

- 2,104 SF endcap space available
- 664 SF, 995 SF, & 1,251 SF inline spaces available
- 207,071 SF Shopping Center anchored by Home Depot, Staples & Jo-Ann Fabrics
- High density, great incomes & daytime population
- The center fronts the busiest highway (US 19) in Pinellas County and offers a dynamic tenant mix
- Traffic Counts (AADT): US 19 - 95,000; Curlew Rd - 28,000



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	12,207	102,811	207,905
Daytime Population	12,046	97,382	199,332
Households	5,340	48,942	95,545
Average HH Income	\$86,601	\$84,798	\$86,643



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SUITE	TENANT NAME	SPACE SIZE
1	Home Depot	100,200 SF
2	Staples	17,055 SF
3	Anytime Fitness	5,233 SF
4	Southern Steer Butcher	2,650 SF
5	H&R Block	1,250 SF
6	JOANN Fabrics	49,865 SF
7	Available	2,104 SF
8	Available	664 SF

SUITE	TENANT NAME	SPACE SIZE
9	Available	1,251 SF
10	Available	995 SF
11	Sue's Alterations	601 SF
12	Country Squire Barber	527 SF
13	Guidewell Urgent Care	6,317 SF
14	Walgreens	14,739 SF
15	IHOP	4,335 SF
16	Applebee's	4,600 SF



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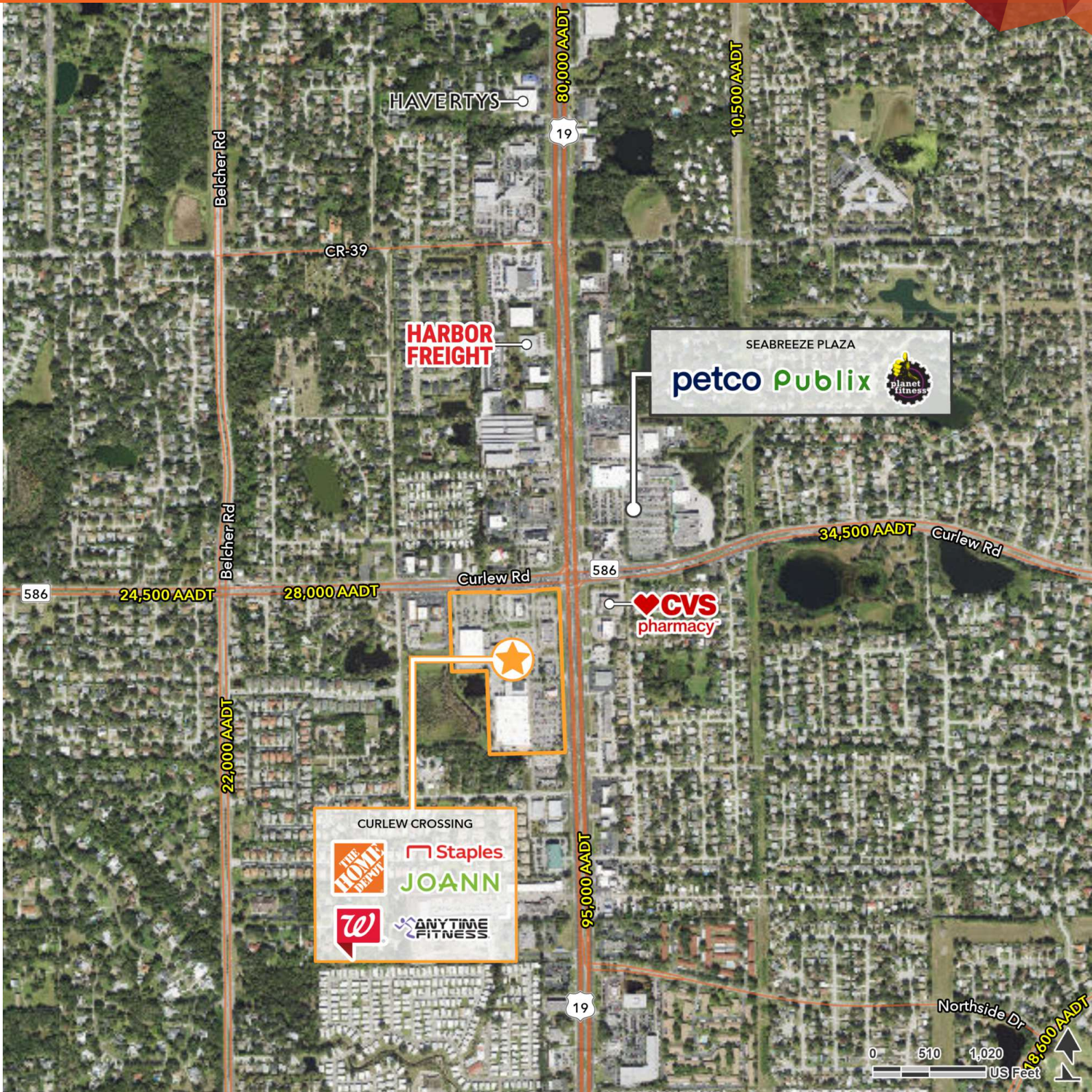
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