

Leased - 1,800 SF



Class A Retail Space For Lease

- 4,200 sf newly built jewel box is available on U.S. Highway 19 is to be built contiguous to the existing building.
- The property offers excellent visibility and is within close proximity to a variety of dining and shopping amenities.
- Conveniently located directly on Highway 19 N in Clearwater just between Curlew Road and Countryside Mall. The property location benefits from regional access provided via I-275, US-19 and two international airports.



Close proximity to a variety of restaurants, shops, and other amenities



Abundant parking on site



Construction beginning soon



Easy access to and from U.S. Highway 19

For further information

Nick Robinson, Senior Vice President
352 565 4517
nick.robinson@avisonyoung.com

Nick Mastro, Senior Associate
813 444 5334
nick.mastro@avisonyoung.com

avisonyoung.com

Property overview

The Property is directly off of Highway 19 N in Clearwater just between Curlew Road and Countryside Mall. The Property location benefits from regional access provided via I-275, US-19 and two international airports. Clearwater is just off the I-75 corridor; situated on the Gulf of Mexico, just 22 miles from Tampa on Florida's stunning west coast.



Shopping

Numerous shopping conveniences within a 3 mile radius



Dining

Over 24 dining options within a 1 mile radius



Hotels

Several hotels within a 3 mile radius



Hospital

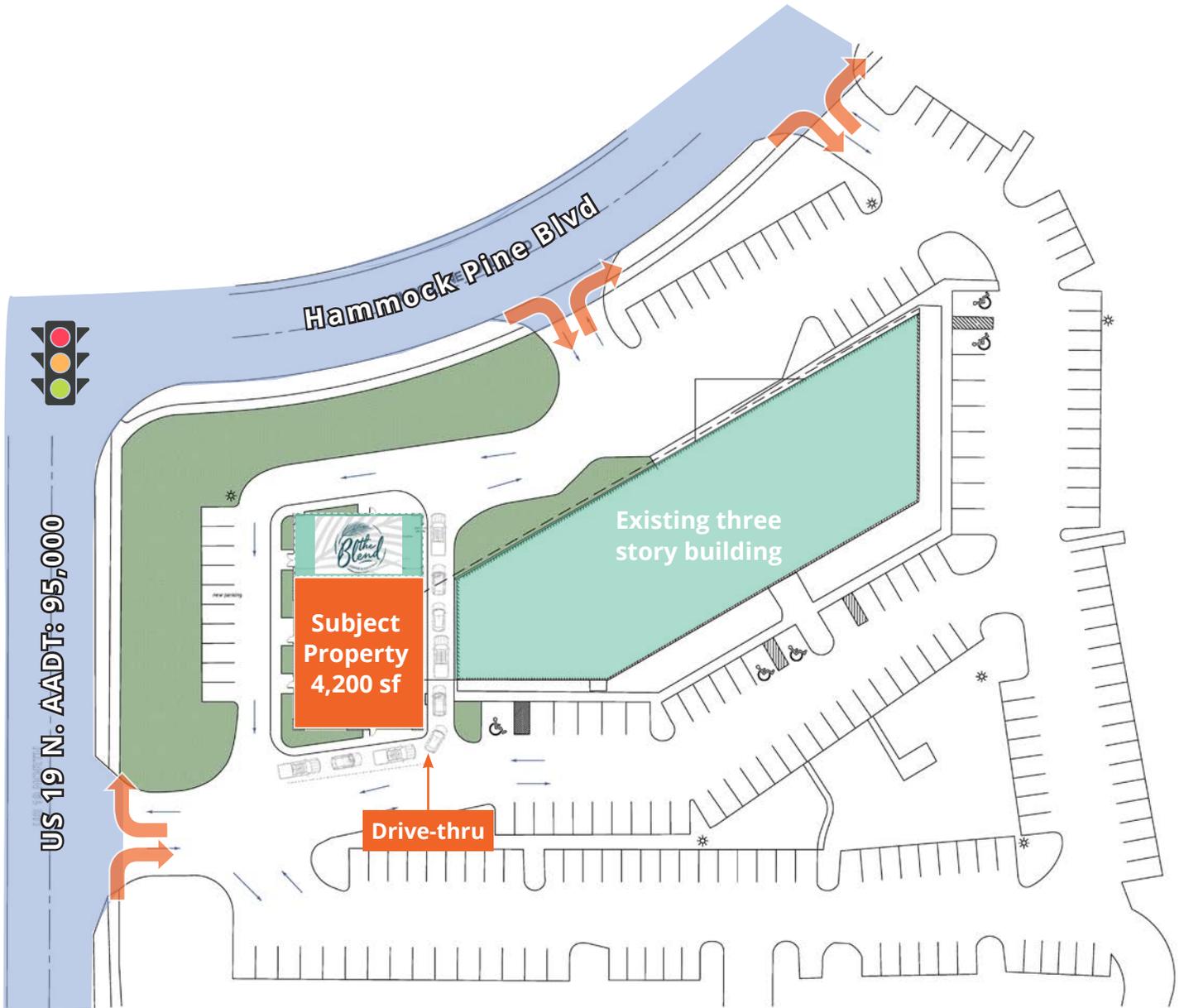
6 hospitals within close proximity to subject property



Gas

Abundant gas/convenience stores within 3 mile radius

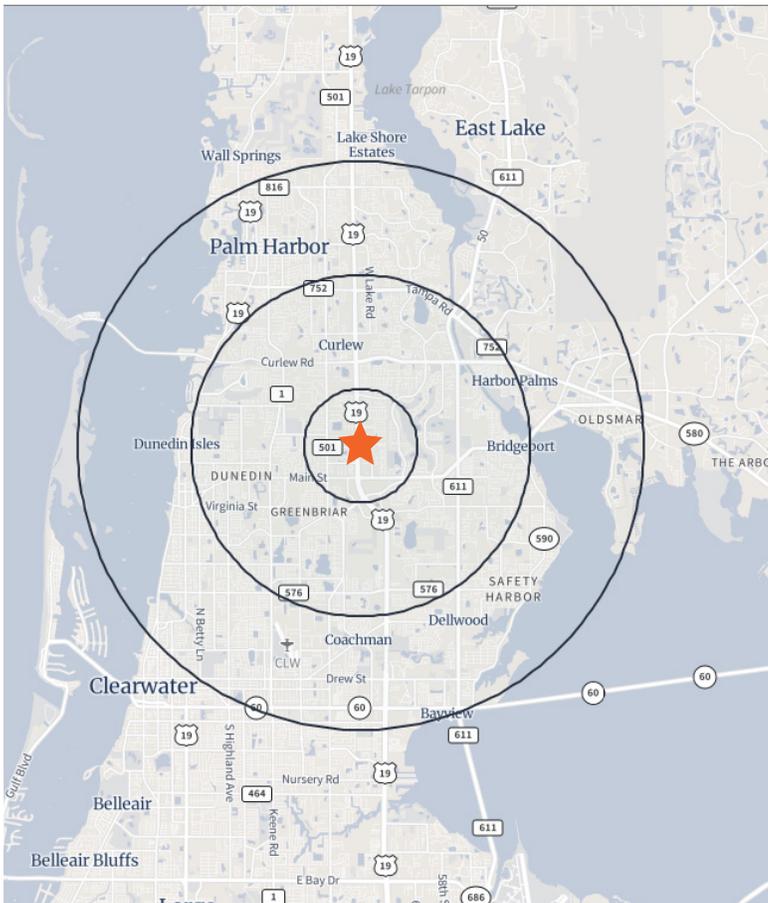
Floor plan



Aerial map



Demographics



Population: Over 227,919 people within a five mile radius.



Density: Over 103,570 households within a five mile radius.



Income: Average household income of \$112,447 within a five mile radius.



Home Value: Median home value of \$379,844 within a five mile radius.



Employment: Employment population of over 99,533 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	13,512	107,666	227,919
Median age	61.3	55.7	51.1
Median age (Male)	60.0	53.3	48.9
Median age (Female)	62.4	57.5	53.0
Households & Income	1 Miles	3 Miles	5 Miles
Total households	7,388	51,416	103,570
# of persons per HH	1.82	2.06	2.15
Average HH income	\$89,932	\$114,870	\$112,447
Average house value	\$334,492	\$358,429	\$379,844
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	1,003	4,859	11,675
Total employees	8,221	41,148	99,533

**If you would like to discuss this further,
please get in touch.**

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