### **SUNSET POINT 19**

### **FOR LEASE**

23666 US HWY 19 N, CLEARWATER, FL 33765



### **LOCATION DESCRIPTION**

Located at the SWC of Sunset Point Road and US 19 - one of Clearwater's busiest intersections

### **PROPERTY HIGHLIGHTS**

- 4,000 SF endcap space available
- 1,800 SF 2nd Generation restaurant space available
- Retailers include Sprouts, Hobby Lobby, Cost Plus World Market, DSW, Old Navy, Five Below, Kirkland's and Barnes & Noble
- Traffic Counts (AADT): Sunset Point Rd 27,500; US 19 -127,500



<b>DEMOGRAPHICS</b>	1 MILE	3 MILES	5 MILES
Total Population	12,505	109,566	233,301
Daytime Population	14,399	111,212	227,936
Households	6,539	50,905	106,557
Average HH Income	\$75,956	\$88,508	\$90,504



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#### **JEREMY KRAL**



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SUITE	TENANT NAME	SPACE SIZE
A0A	Barnes & Noble	27,830 SF
A0K	Sprouts Market	31,998 SF
B0A	Hobby Lobby	55,000 SF
COA	Idolize Brows & Beauty	1,098 SF
COB	Magnolia Soap and Bath Co.	1,613 SF
COC	Carters	5,000 SF
COD	Kirkland's	7,500 SF
COM	DSW	15,300 SF
COR	Old Navy	15,300 SF

SUITE	TENANT NAME	SPACE SIZE
D0A	Cost Plus World Market	18,300 SF
DOD	Scan Design	33,330 SF
D0H	Five Below	8,050 SF
D0K	Coast Dental	4,500 SF
D0R	Popshelf	10,800 SF
E0A	Available	4,000 SF
E0G	Occupied	400 SF
ЕОН	Sunset Sub Shoppe	1,000 SF
E0J	Great Clips	1,000 SF

SUITE	TENANT NAME	SPACE SIZE
E0K	H&R Block	1,500 SF
E0M	Nail Spa	2,000 SF
E0R	Dominos Plzza	1,500 SF
G0A	Mr. & Mrs. Crab	6,000 SF
НОА	Row House	2,062 SF
НОС	Golftec	2,138 SF
H0F	Available	1,800 SF
R0A	Lenscrafters	5,798 SF
R0B	Burger King	3,000 SF



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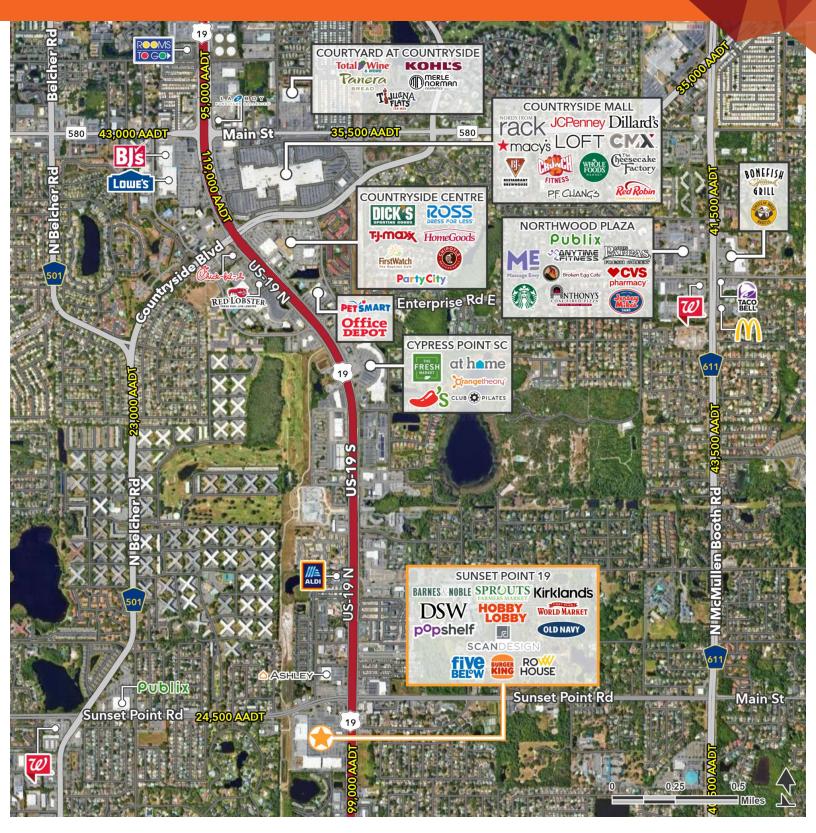
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