

**RETAIL PROPERTY FOR LEASE**



**26489 US Hwy 19  
Clearwater, FL**



**119,000 AADT**

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### LOCATION DESCRIPTION

This 2500 SF space for lease is the perfect blend of large retail anchors, specialty shops and restaurants. Retailers include Dick’s Sporting Goods, TJ Maxx, HomeGoods, Party City, and Ross Dress for Less. This location is on the primary north/south arterial in the western Tampa MSA, and its impressive list of tenants and proximity to Westfield Countryside make it Clearwater’s premier shopping destination.

### PROPERTY HIGHLIGHTS

- 2,500 SF former furniture store available
- 12 parking spaces and additional parking available\*
- Surrounded by Retail, Grocery Stores, Medical Offices and the Westfield Countryside Mall

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$25.00 SF/yr (NNN)
<b>Number of Units:</b>	1
<b>Available SF:</b>	2,500 SF
<b>Building Size:</b>	5,497 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
<b>Total Households</b>	51,261	105,853	237,640
<b>Total Population</b>	109,270	231,793	531,616
<b>Average HH Income</b>	\$98,862	\$95,880	\$102,981

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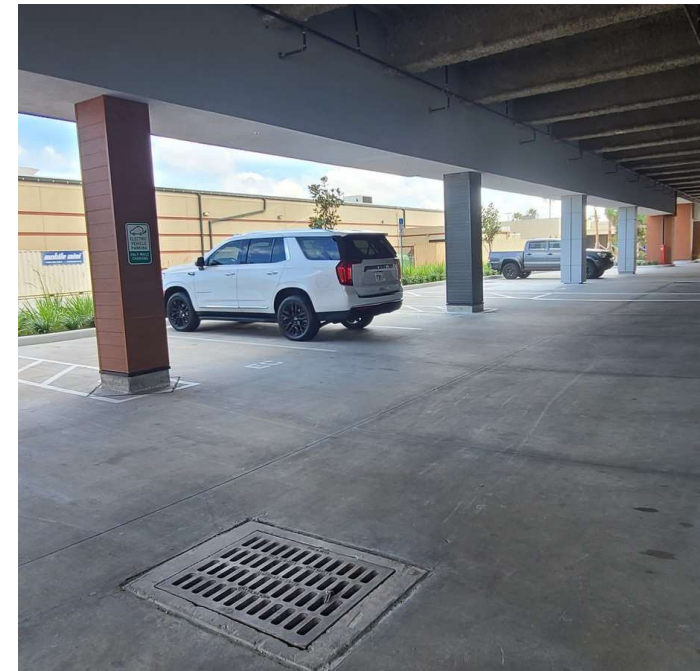
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# Additional Photos

26489 Us Highway 19 N, Clearwater, FL 33761



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# Demographics

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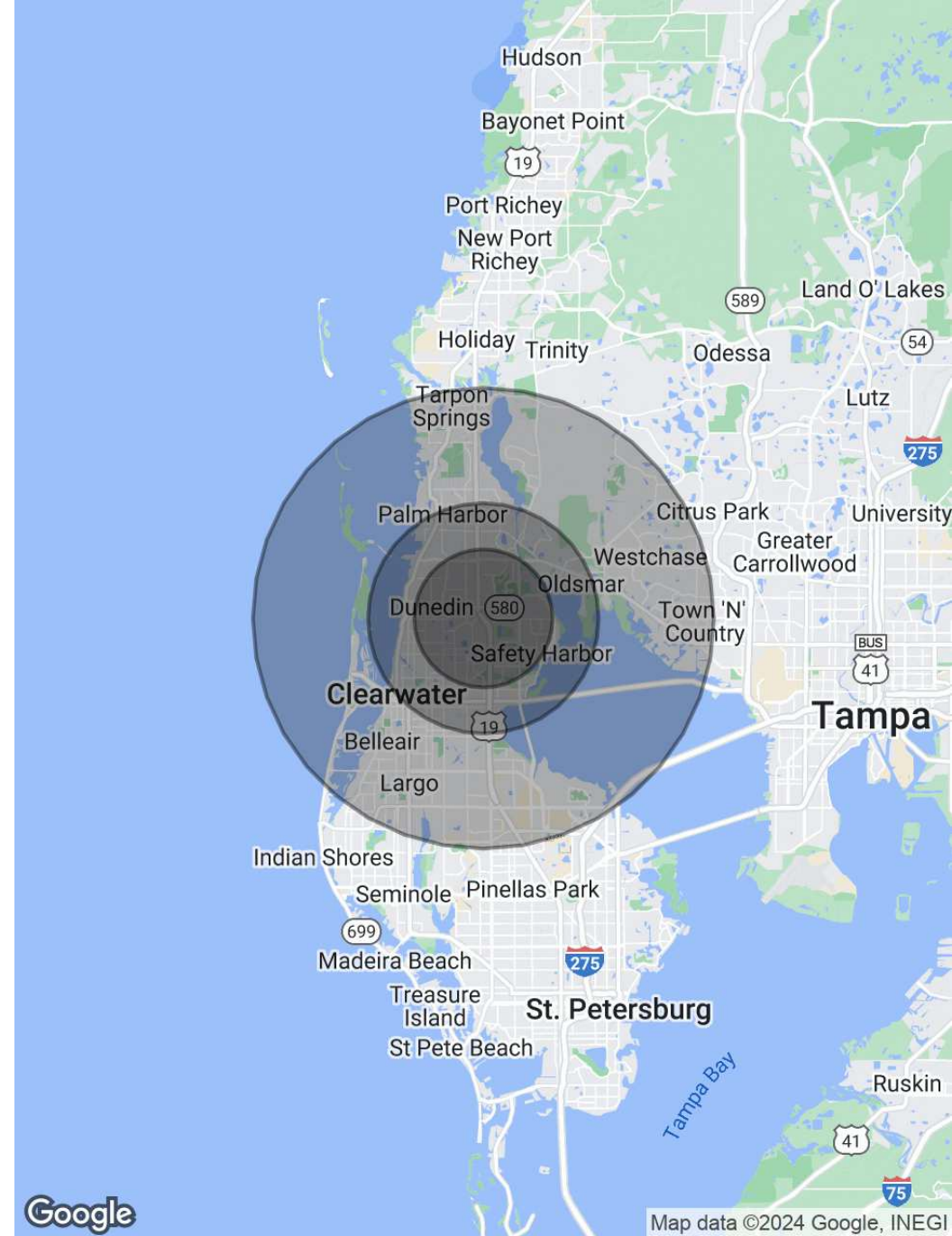
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	109,270	231,793	531,616
Average Age	50	48	47
Average Age (Male)	48	47	46
Average Age (Female)	51	49	48

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	51,261	105,853	237,640
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$98,862	\$95,880	\$102,981
Average House Value	\$366,005	\$379,521	\$403,010

## TRAFFIC COUNTS

AADT	119,000/day
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Demographics data derived from AlphaMap



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# Meet the Team

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