

PLYMOUTH PLAZA

26750 US HWY 19 N CLEARWATER FL 33761

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EMPOWERING COMMUNITIES THROUGH EXCEPTIONAL REAL ESTATE SOLUTIONS

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COMPANY OVERVIEW

GAIN PROPERTY GROUP

At Gain Property Group, we are committed to redefining the commercial real estate landscape in Florida. Our firm specializes in providing comprehensive real estate solutions with a focus on personalized service, local expertise, and innovative strategies. Whether you are looking to lease, buy, or manage commercial properties, we deliver results that exceed expectations.

OUR SERVICES

- **Property and Asset Management:** We manage properties with precision to ensure smooth operations and maximum profitability. Our proactive approach includes everything from routine maintenance to strategic asset enhancement.
- **Leasing:** Our team excels in attracting high-quality tenants and negotiating lease terms that optimize the value of your property. We ensure your commercial spaces are leased quickly and efficiently.
- **Sales & Acquisition:** We guide clients through the complexities of buying and selling commercial properties. Our market insights and negotiation skills help secure the best possible outcomes.
- **Tenant Representation:** We work diligently to find and secure ideal commercial spaces for tenants. Our goal is to align property solutions with your business objectives, ensuring optimal location and terms.

WHY CHOOSE GAIN PROPERTY GROUP?

- **Localized Expertise:** With in-depth knowledge of the Florida commercial real estate market, we provide insights and opportunities that global firms may overlook.
- **Personalized Service:** We believe in building strong relationships through personalized attention and tailored solutions. Each client receives the focus and dedication they deserve.
- **Flexibility and Agility:** Our regional focus allows us to adapt swiftly to market changes and client needs, providing faster and more effective solutions.
- **Commitment to Excellence:** We uphold the highest standards of service, ensuring that every transaction is handled with professionalism and integrity.

Our Mission: To revolutionize the commercial real estate experience by delivering exceptional value through our localized expertise, personalized service, and innovative approaches.

Our Address: 26750 US HWY 19 N #110 Clearwater FL 33761

PROPERTY DETAILS

Plymouth Plaza, located at 26750 US Highway 19 N, Clearwater, FL 33761, is a 54,121 SF Class B office building offering adaptable office spaces suitable for medical and business offices. This five-story building features ample parking with a 354-car garage and offers prominent monument signage for tenants. Situated in the North Pinellas submarket of Tampa Bay, it provides direct access to US Highway 19 N, enhancing its convenience for commuting.

The building is ideally positioned across from Westfield Countryside Mall, which offers a variety of dining, retail, and entertainment options. This prime location also benefits from the vibrant and business-friendly environment of the Countryside area in Clearwater. Available office spaces range from 800 SF to full floor options of up to 11,162 SF, allowing flexibility to meet diverse tenant needs.

PROPERTY HIGHLIGHTS

- **Location:** 26750 US Highway 19 N, Clearwater, FL 33761
- **Building Size:** 54,121 SF
- **Building Class:** Class B
- **Floors:** Five-story office building
- **Parking:** Ample parking in both garage and outside of garage
- **Signage:** Prominent monument signage available for tenants
- **Accessibility:** Direct access to US Highway 19 N

COMMUNITY

Located in the vibrant and business-friendly Countryside area of Clearwater

MARKET

Situated in the North Pinellas submarket of Tampa Bay, FL

NEARBY AMENITIES

- Across from Westfield Countryside Mall
- Variety of dining, retail, and entertainment options

OFFICE SPACES

- Available spaces range from 800 SF to full floor options of up to 11,162 SF
- Adaptable for medical and business offices



PLYMOUTH PLAZA



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LOCATION HIGHLIGHTS

LOCATION AND ACCESSIBILITY

Plymouth Plaza is located at 26750 US Highway 19 N, Clearwater, FL 33761, in the North Pinellas submarket of Tampa Bay. The building offers direct access to US Highway 19 N, providing excellent connectivity for commuting and easy access to major transportation routes.

TRANSPORTATION AND INFRASTRUCTURE

The location benefits from well-developed infrastructure and transportation networks. With direct access to US Highway 19 N, it is easily accessible for employees and clients. Additionally, the proximity to major highways facilitates convenient travel to neighboring cities and regions within Tampa Bay.



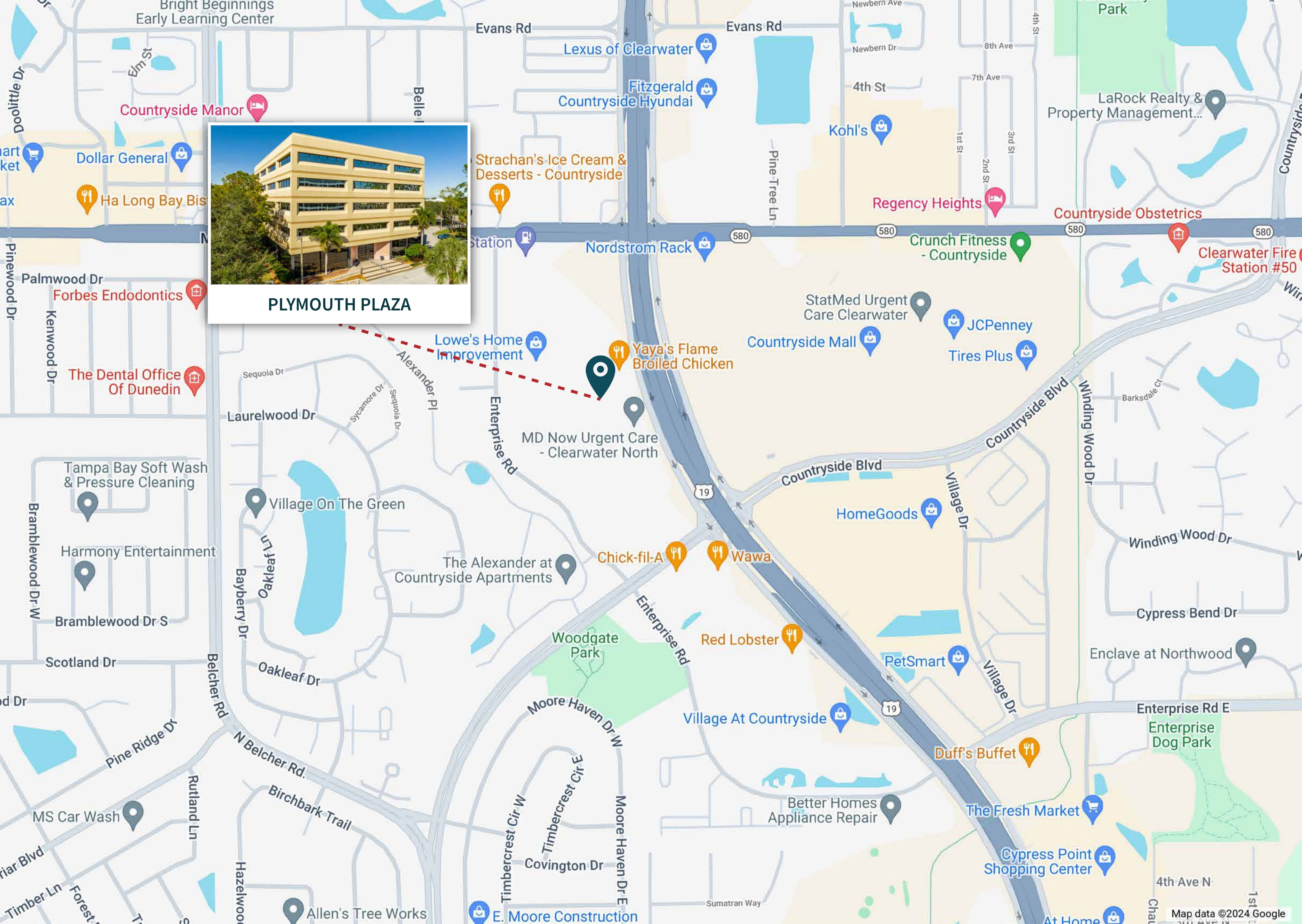
NEARBY AMENITIES

The property is ideally situated across from Westfield Countryside Mall, a premier shopping destination offering a wide range of dining, retail, and entertainment options. Tenants and visitors can enjoy convenient access to various services and leisure activities, enhancing the overall appeal of the location.





PLYMOUTH PLAZA



AERIAL MAP



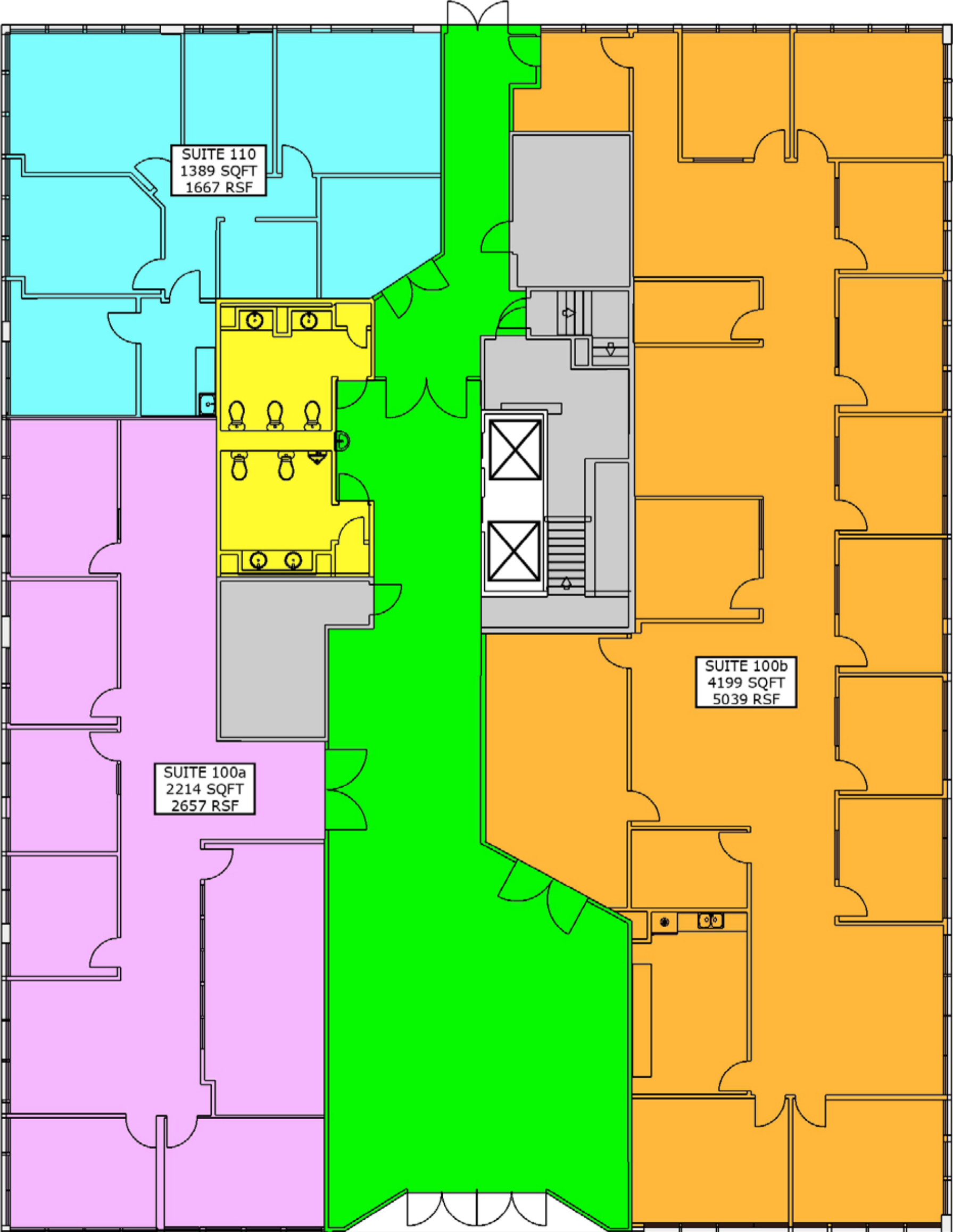


DEMOGRAPHICS

POPULATION			
	1 MILE	3 MILE	5 MILE
2010 Population	13,182	103,658	224,249
2023 Population	14,553	102,708	227,788
2028 Population Projection	14,492	100,298	223,485
Annual Growth 2010-2023	0.8%	-0.1%	0.1%
Annual Growth 2023-2028	-0.1%	-0.5%	-0.4%
Medium Age	58	51.7	49.1
Bachelor's Degree or Higher	30%	30%	29%
US Armed Forces	16	104	201

FLOOR PLANS

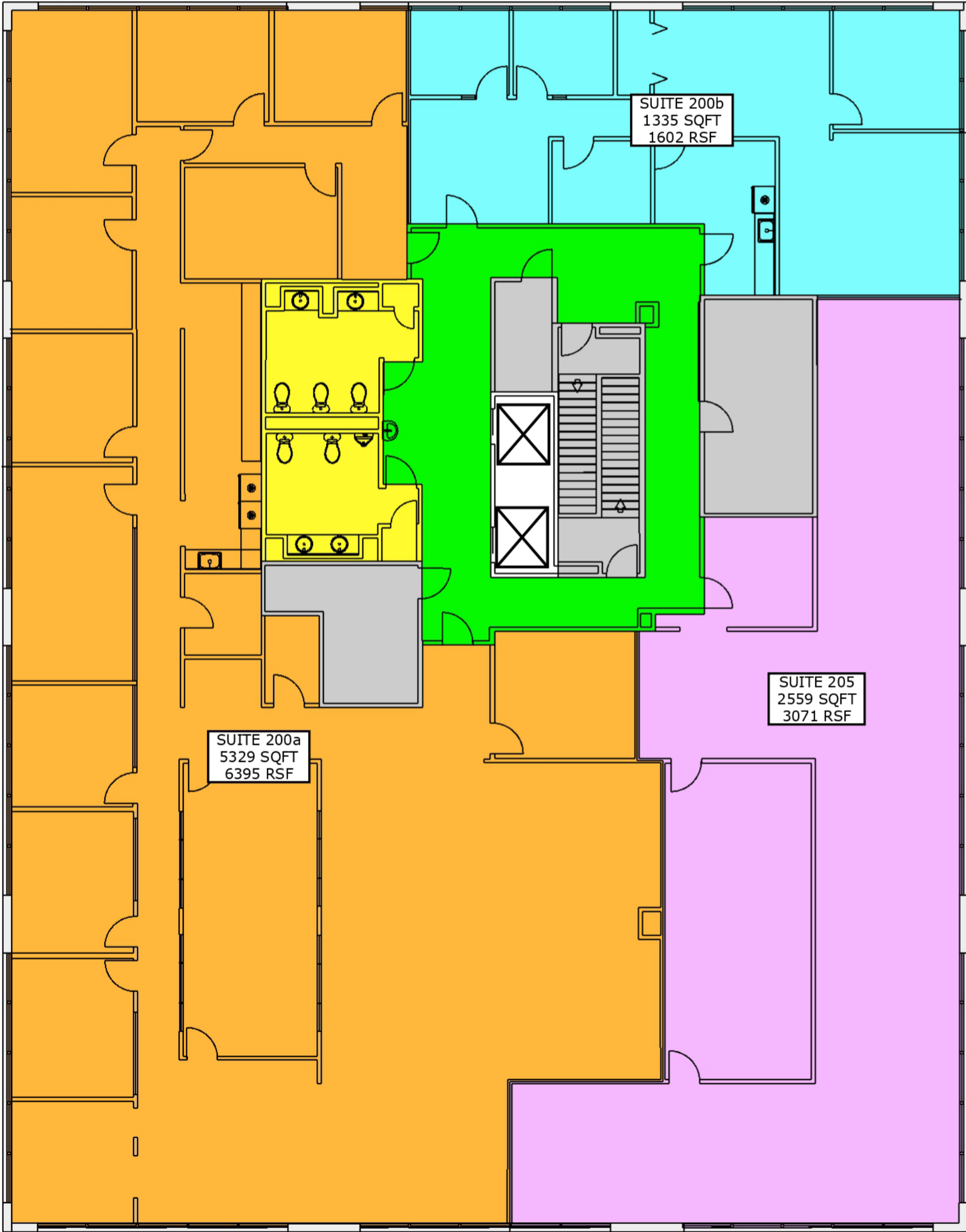
FIRST FLOOR



Total Rentable: 10997
Total Usable: 7801

FLOOR PLANS

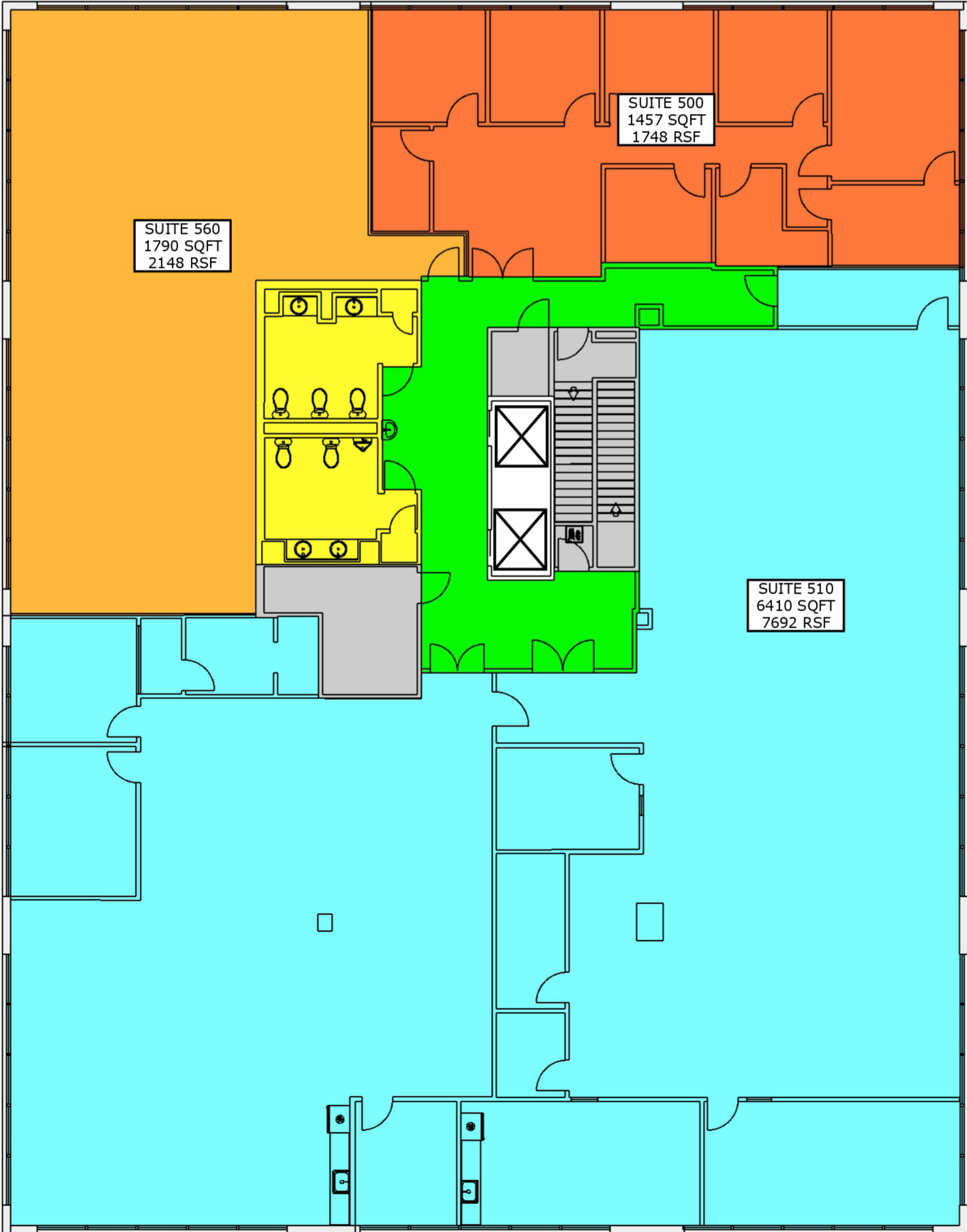
2ND FLOOR



Total Rentable: 11070
Total Usable: 9223

FLOOR PLANS

5TH FLOOR

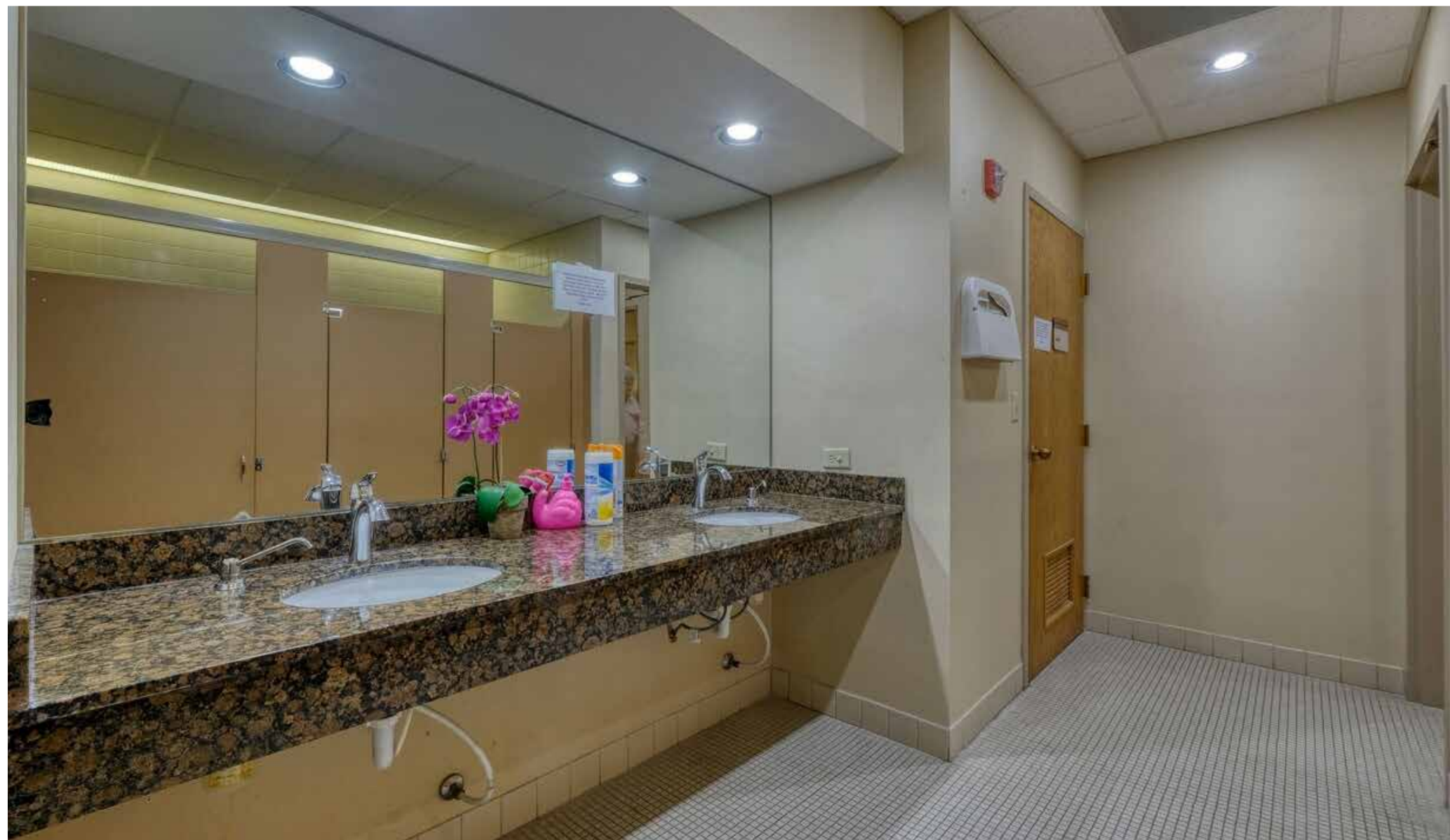


Total Rentable: 111072
Total Usable: 9657

PROPERTY EXTERIOR PHOTOS



PROPERTY INTERIOR PHOTOS



DISCLAIMER

This Offering Memorandum has been prepared by Gain Property Group for informational purposes only and does not purport to contain all the information necessary to evaluate an investment in the property located at 26750 US Hwy 19 N Clearwater FL 33761 (the “Property”). The information contained herein has been obtained from sources believed to be reliable, but Gain Property Group makes no representations or warranties, express or implied, as to the accuracy or completeness of the information. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the Property.

Prospective tenants should conduct their own independent investigation and analysis of the Property and the information contained in this Offering Memorandum. Gain Property Group disclaims any and all liability for representations or warranties, expressed or implied, contained in, or for omissions from, this Offering Memorandum or any other written or oral communication transmitted to prospective tenants in the course of their evaluation of the Property. The Property is subject to prior lease, withdrawal from the market, and change in terms without notice.

CONFIDENTIALITY STATEMENT

This Offering Memorandum is confidential and is furnished solely for the purpose of evaluating a possible lease of the Property. The information contained herein, including all text, photographs, maps, and other materials, is proprietary to Gain Property Group and may not be distributed, reproduced, or used by any other party without the prior written consent of Gain Property Group. By accepting this Offering Memorandum, the recipient agrees to keep all information contained herein confidential and to use this Offering Memorandum only for the purpose of evaluating a possible lease of the Property.

All inquiries or requests for additional information regarding the Property should be directed to the contact person listed in this Offering Memorandum. Prospective tenants and their representatives should not contact any employees, tenants, or other parties affiliated with the Property without prior approval from Gain Property Group.

Gain Property Group reserves the right to request the return of this Offering Memorandum and any other materials distributed in connection with the evaluation of the Property.

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