

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
- 2,062 SF 2nd Gen Gym space available
- 1,800 SF Former Restaurant space available
- Retailers include Sprouts, Hobby Lobby, World Market, DSW, Old Navy, Five Below, Kirkland's and Barnes & Noble
- Traffic Counts (AADT): Sunset Point Rd - 28,000; US 19 - 116,500



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	12,795	108,692	231,498
Daytime Population	14,399	111,212	231,280
Households	6,464	50,695	107,751
Average HH Income	\$84,337	\$99,046	\$101,442

TSCG

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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1	Barnes & Noble	27,830 SF	13	World Market	18,300 SF	22	H&R Block	1,500 SF
2	Sprouts Market	31,998 SF	14	Scandinavian Design	33,330 SF	23	Nail Spa	2,000 SF
3	Hobby Lobby	55,000 SF	15	Five Below	8,050 SF	24	Domino's Pizza	1,500 SF
5	Idolize Brows & Beauty	1,098 SF	16	Coast Dental	4,500 SF	26	Burger King	3,000 SF
6	Magnolia Soap and Bath Co.	1,613 SF	17	pOpshelf	10,800 SF	27	Lenscrafters	5,800 SF
8	Carters	5,000 SF	18	Available	4,000 SF	28	Available	1,800 SF
10	Kirkland's	7,500 SF	19	Occupied	400 SF	29	Golftec	2,138 SF
11	DSW	15,300 SF	20	Sunset Sub Shoppe	1,000 SF	30	Available	2,062 SF
12	Old Navy	15,300 SF	21	Great Clips	1,000 SF	31	Mr. & Mrs. Crab	6,000 SF

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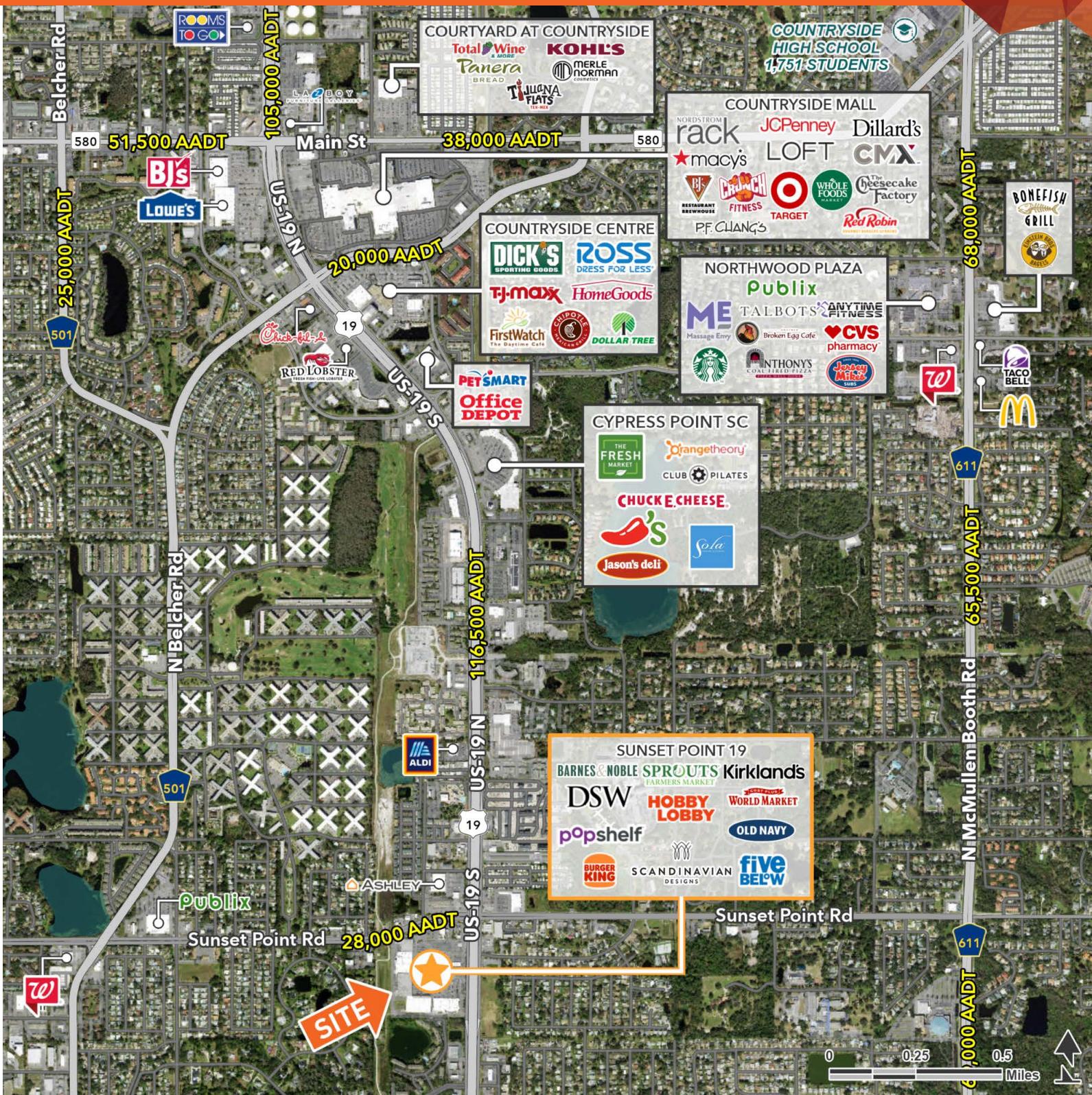
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