

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

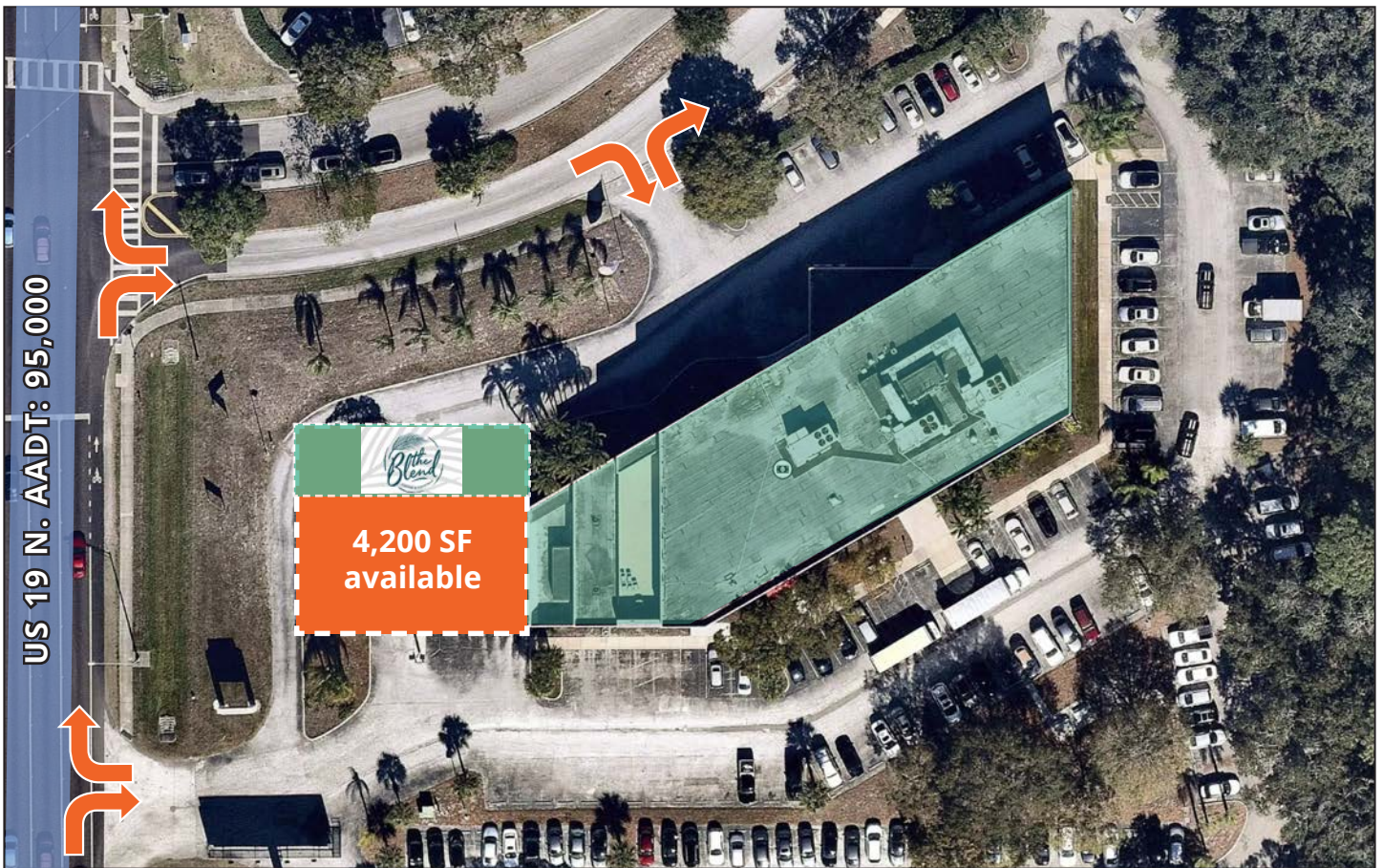
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# Property overview

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

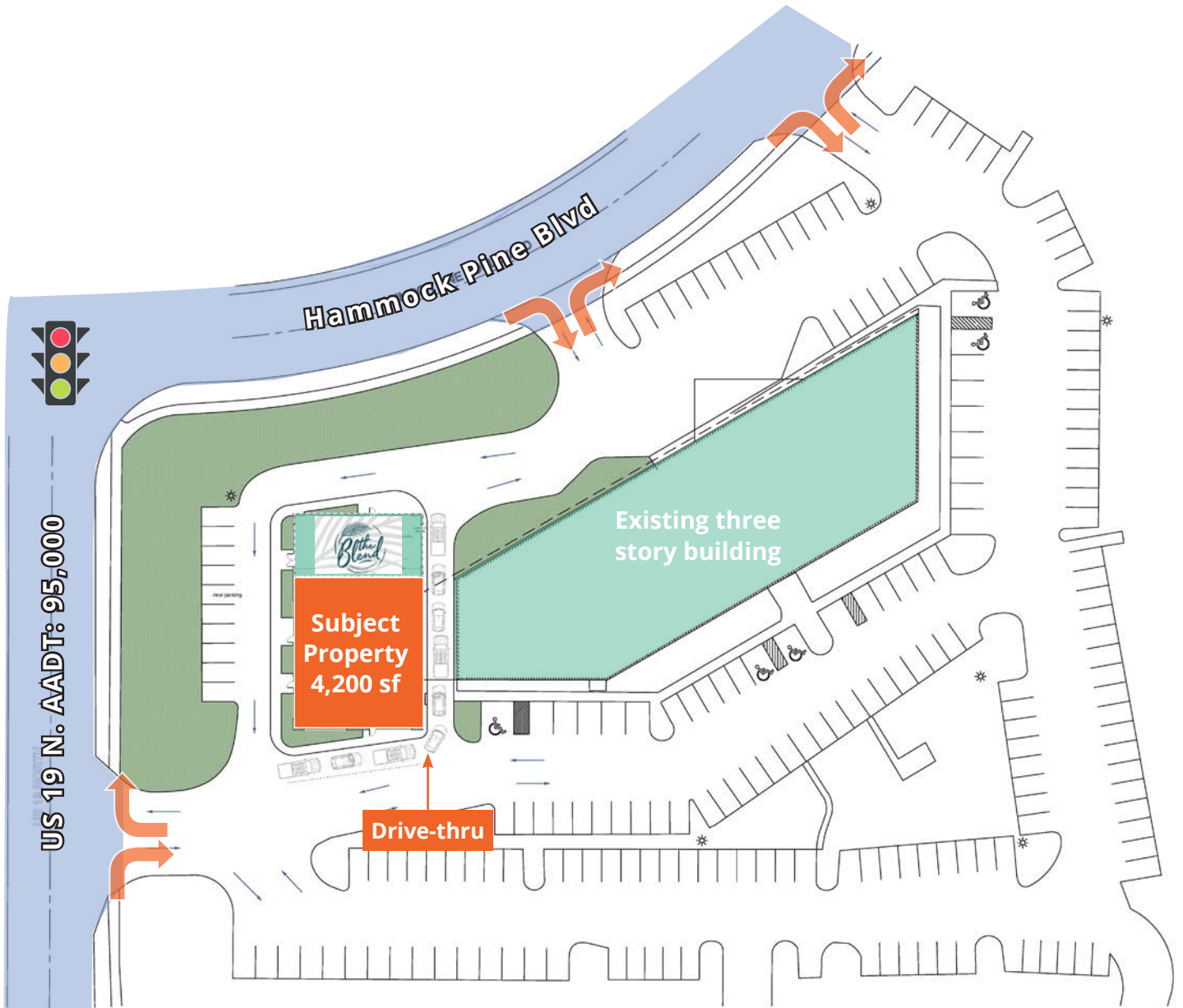
6 hospitals within close proximity to subject property



### Gas

Abundant gas/convenience stores within 3 mile radius

# Floor plan



# Aerial map



★ macy's  
verizon  
ANN TAYLOR  
LOFT  
Dillard's  
metro  
by T-Mobile  
JCPenney

COUNTRYSIDE Mall  
CMX CINEMAS  
Red Robin GOURMET BURGERS AND BEWS  
tropical SMOOTHIE CAFE  
RESTAURANT BREWHOUSE  
Chick-fil-A  
P.F. CHANG'S

The Cheesecake Factory  
Starbucks

On Top of the World.  
Clearwater

LOWE'S

greekcity cafe

grow financial  
federal credit union

WHOLE FOODS MARKET

Wawa

BJ's

KOHL'S

FIFTH THIRD BANK

Steak Shake

NORDSTROM rack

Hyundai

Lexus

Doztec  
made in return.

Maple Lanes  
Countryside

TRANSMISSIONS  
AAMCO  
TOTAL CAR CARE

19

AADT: 95,000

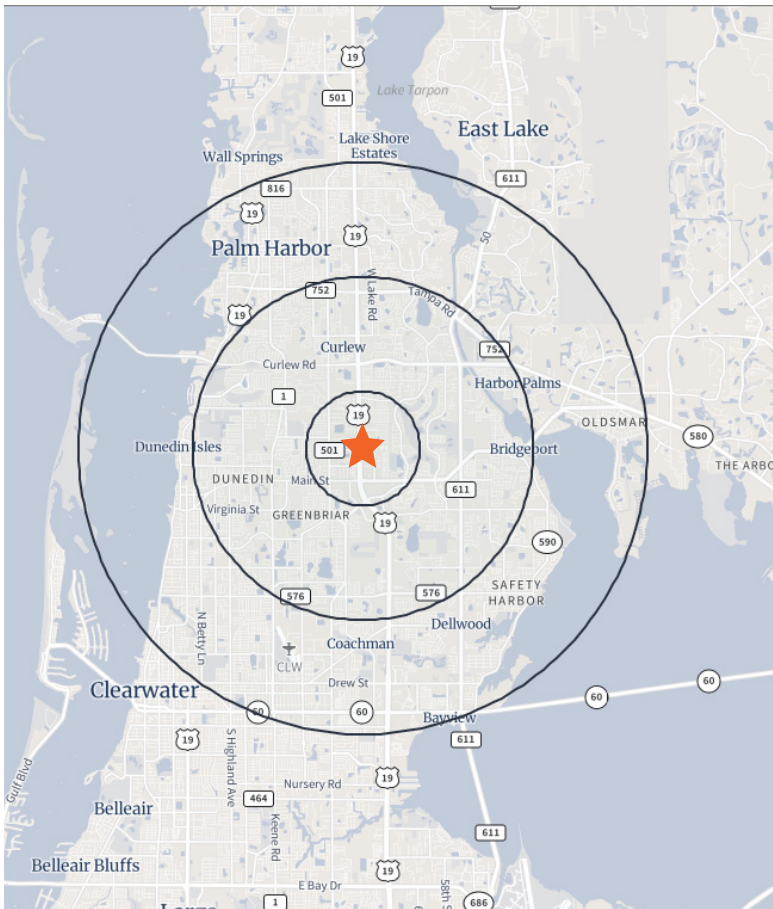
ROOMS TO GO

THE NATIONAL

Subject property

Blended

# 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.

<b>Population</b>	<b>1 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
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
<b>Households &amp; Income</b>	<b>1 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
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
<b>Businesses</b>	<b>1 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
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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