

FOR LEASE

PRIME RETAIL SPACE - 2,640 SQ FT

34254 US HWY 19 N, PALM HARBOR, FL 34684



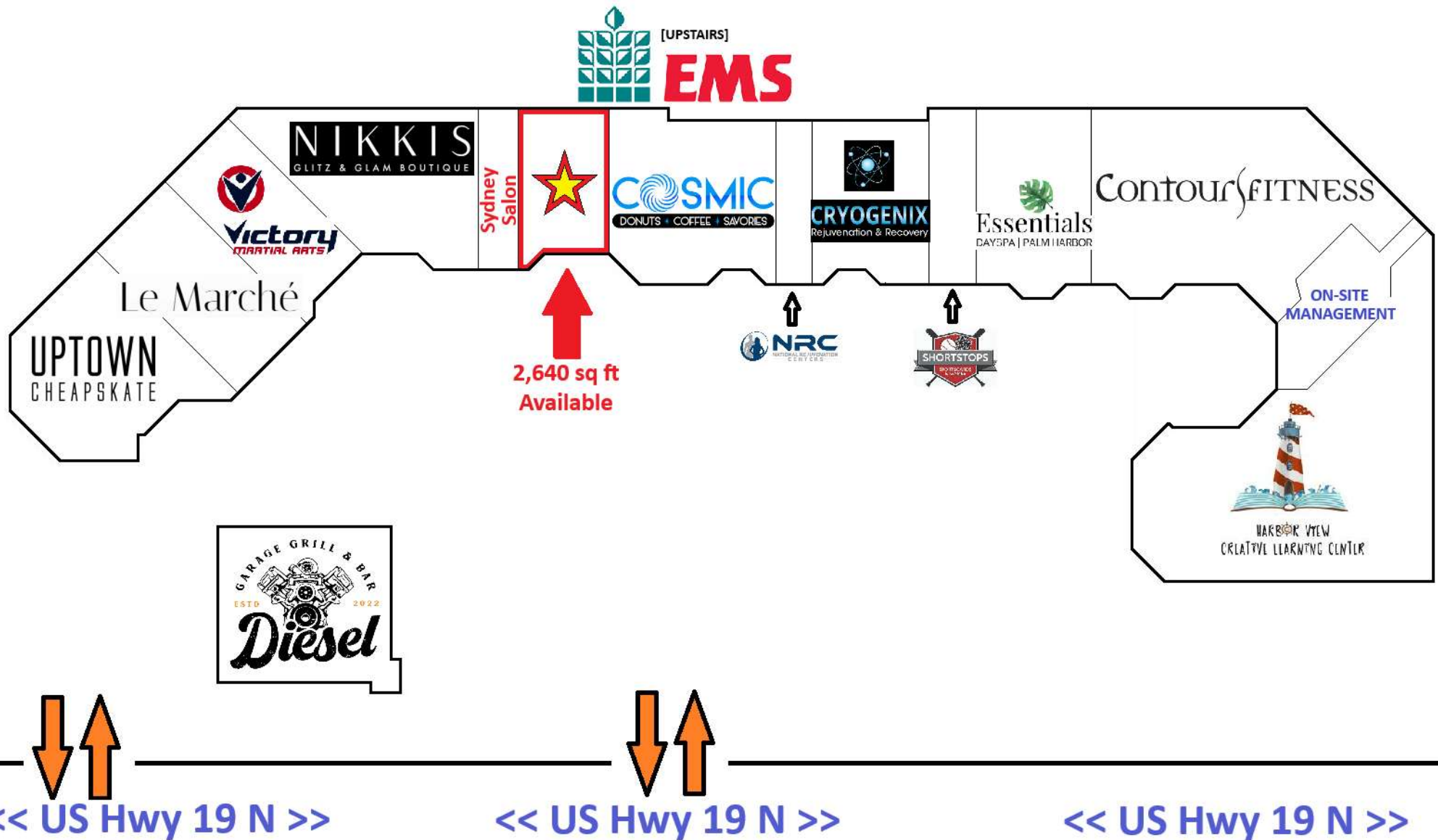
(727) 250-6000 • (917) 885-8866

ParkAvenueMgmt@gmail.com

▪ **BROKERS WELCOME** ▪

FOR LEASE - PRIME RETAIL SPACE - 2,640 SQ FT

- Prime retail space with unmatched exposure, centrally located in the heart of Palm Harbor
- Capitalize on over 93,000 cars per day passing in front of property with LED Billboard, Façade Signage, & Monument Signage
- Expansive 40-foot-wide storefront and commanding presence along busy US Hwy 19N
- Wide frontage, flexible layout options, perfect for variety of retail and medical uses
- Ample natural light & large window display area - benefit from maximum exposure to foot traffic and passing vehicles



DEDICATED FAÇADE SIGNAGE FACING US HWY 19N

YOUR SIGN HERE

Salon

Sydney



Birthday Parties
School Events
Corporate Events
Team Building
Networking Events
Parents' Night Out
Other Special Events



254



www.MindTrappedEscapeRoom.com



UNIT DETAILS & CONFIGURATION

UNIT DETAILS

ADDRESS

34254 US Hwy 19 N
Palm Harbor, FL 34684

UNIT SIZE

- 2,640 sq ft

POSITION AT PLAZA

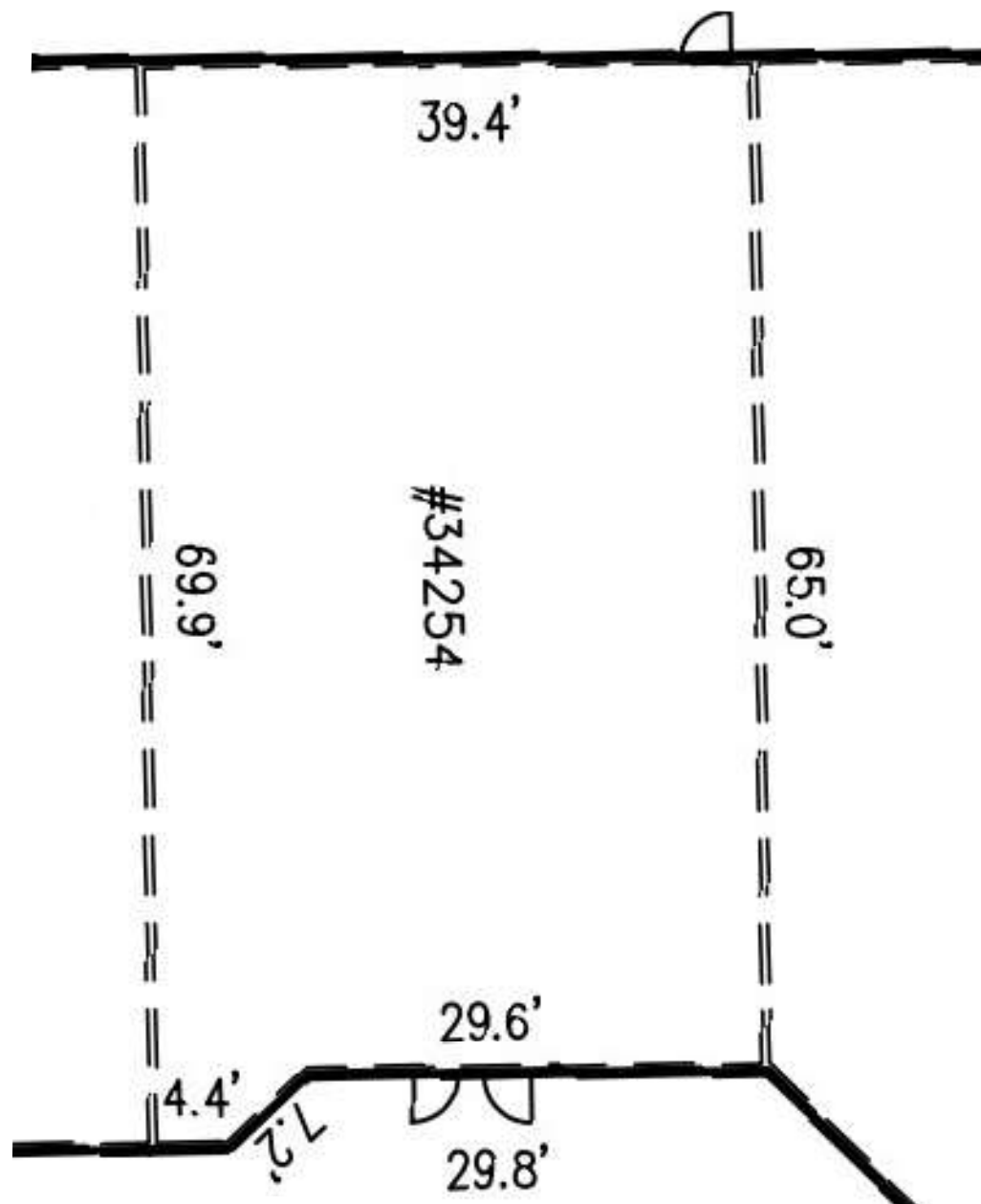
- Central, In-Line

BUILD OUT / CONFIGURATION

- White Box with Rest Room
- 12 ft ceilings

ADVERTIZING AVAILABILITY

- LED Billboard
- Monument Signage
- Façade Sign

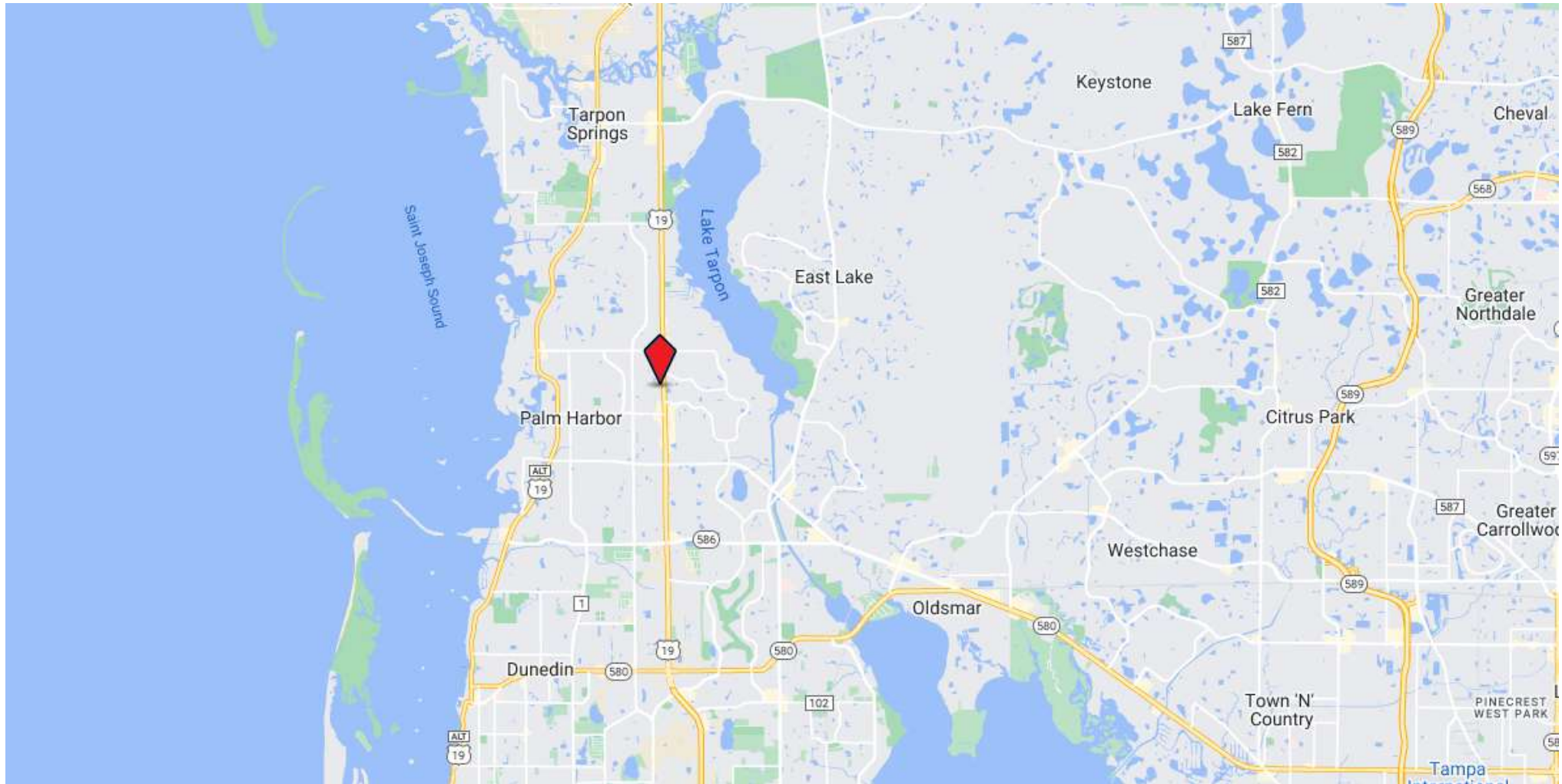


LED BILLBOARD SIGN ON US 19N | VIEWED BY 93,000 CARS PER DAY



- 16ft x 9ft **High Resolution LED double sided Billboard** Sign directly on US Hwy 19N
- Available for Immediate Tenant Advertising
- Have your advertisement seen by over 93,000 cars per day
- Utilize brand recognition to draw high volume of customers to your store
- Immediate entrance to Plaza from US Hwy 19N by Billboard Sign

AREA & PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Prime US Hwy 19N location with exceptional visibility, featuring 752 ft of frontage on US Hwy 19N
- High Resolution, Double Sided, LED Monument Billboard [16 ft x 9 ft] Advertising
- Annual Average Daily Traffic of 93,000 cars per day as reported by FDOT
- 420+ parking spaces
- Property manager on site

FOR LEASE - PRIME RETAIL SPACE - 2,640 SQ FT



LOCAL ATTRACTIONS | UPTOWN PALM HARBOR PLAZA



DISCLAIMER

Disclaimer

THIS DOCUMENT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY

This presentation has been prepared and compiled for potential brokers and / or tenants in order to provide a preliminary understanding of the property and to assist the recipient in making their own independent assessment and appraisal of the opportunity. This presentation does not purport to be complete or contain all of the information which a potential broker and / or tenant may require. No representation or warranty is made as to the accuracy, reliability or completeness of any information contained in this presentation.

All inquiries should be directed to ParkAvenueMgmt@gmail.com

This document does not create any legal obligation on any party.

For the Recipient: Any person or entity which has possession of this document in physical or in any other format