



THE
BOARDWALK
COMPANY
A Real Estate Services Company

JOHN QUATTROCKI

President / Broker

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LICENSED REAL ESTATE BROKER

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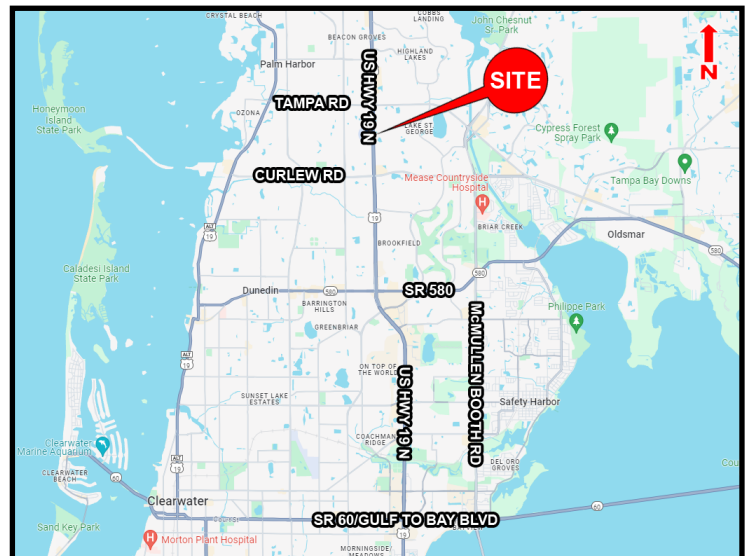
FOR SALE 12,300^{sf} RETAIL BLDG

U.S. Hwy. 19 Frontage



31541 U.S. Hwy 19 N
Palm Harbor, FL 34684

- **FOR SALE– 12,300SF** mol Commercial Building
- Direct Ingress / Egress access to U.S. Hwy 19
- Excellent exposure & U.S. Hwy. 19 pylon signage available!
- 5/1,000 sf parking ratio
- North Clearwater / Palm Harbor location with easy access to roadway systems.
- Approx 1 1/2 miles north of Countryside Mall.
- Daily traffic count of 76,000 vehicles per day per FDOT.
- **PRICE: \$4,000,000**



31640 U.S. Highway 19 North, Palm Harbor, FL 34684 Tele:727.784.1007 Fax:727.784.1008

www.boardwalkcompany.com

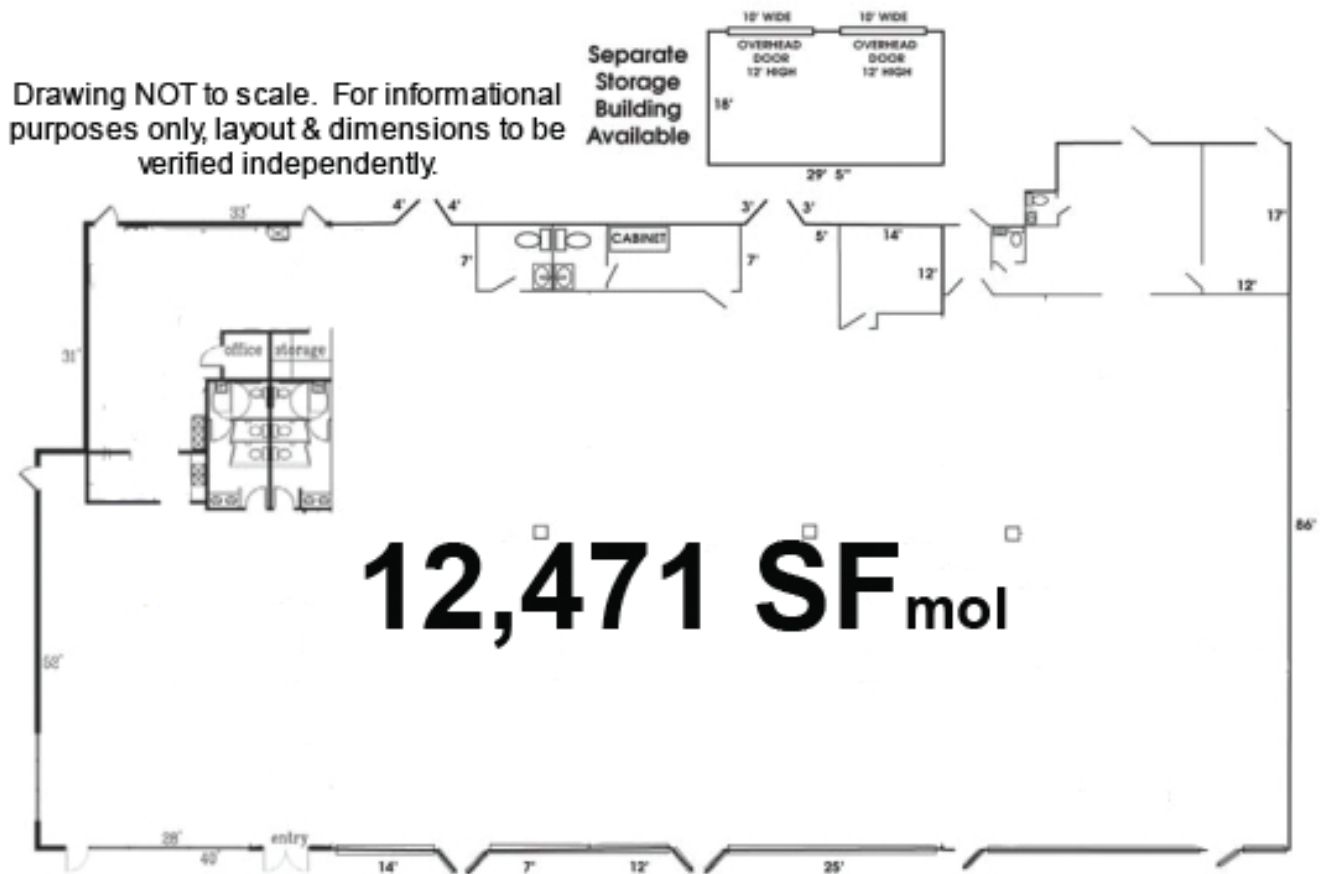
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2023 DEMOGRAPHICS

| | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
|---------------|---------------|----------------|----------------|
| POPULATION | 10,524 | 88,559 | 187,017 |
| HOUSEHOLDS | 4,486 | 41,305 | 86,350 |
| AVG HH INCOME | \$97,642 | \$85,078 | \$87,951 |

Source: CoStar



Address: 31541 U.S. Hwy 19 N
Palm Harbor, FL 34684

Zoning: CP: Commercial Parkway

Property ID: 07-28-16-00000-430-0110

Land Use: ROR : Res/Office/Retail

Building: 12,300 SF mol Retail Building

Flood Zone: X

Year Built: 1985

Real Estate Taxes: \$26,387

Land Dimensions: 200' x 275"

Price: \$4,000,000



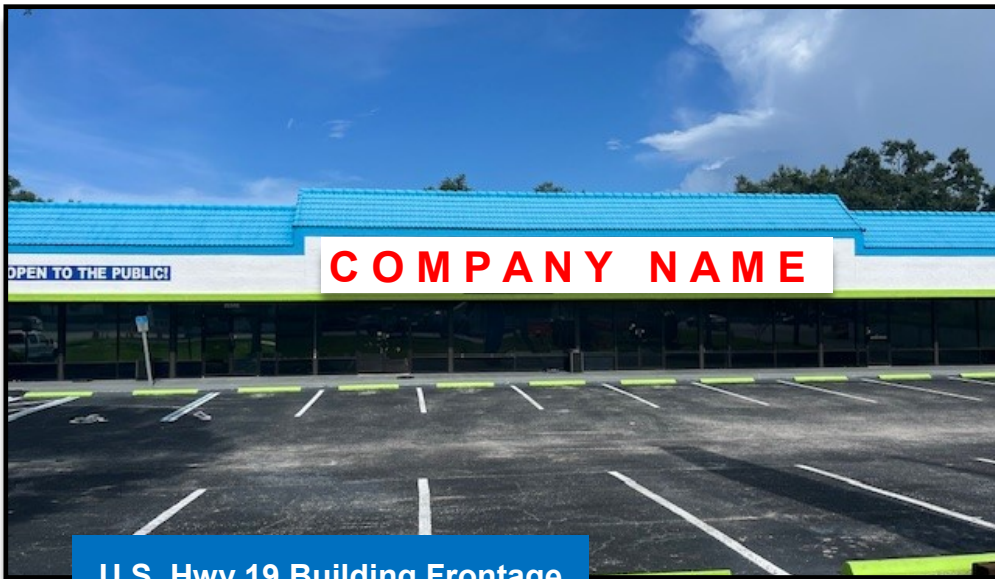
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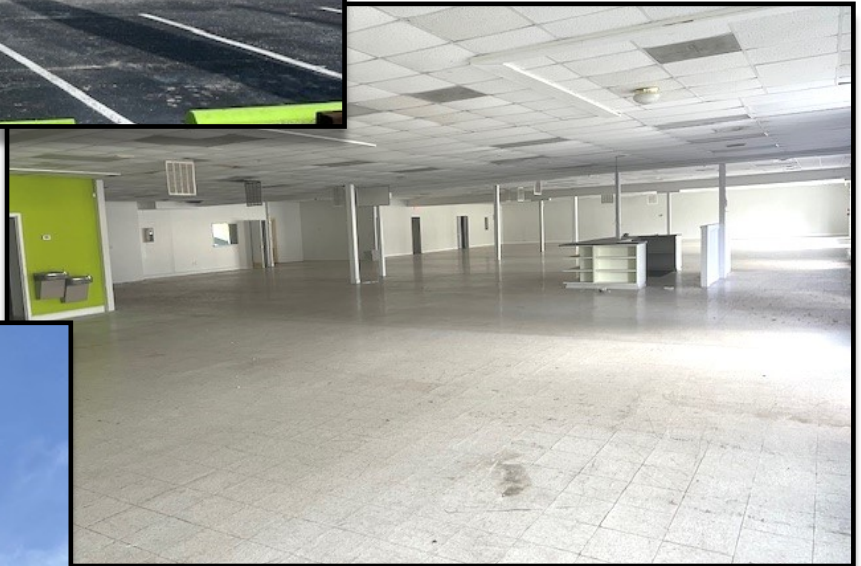
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Property Images



U.S. Hwy 19 Building Frontage



Building Interiors



U.S. Hwy 19 Pylon Signage



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