



ADDRESS

**28909 US Hwy 19
Clearwater, FL 33761**

PROPERTY FEATURES

- Highly Visible Property
- Monument/Building Signage
- High VPD of around 80k
- Ample Parking Per Building

	1 Mile	3 Miles	5 Miles
Total Households:	6,525	53,661	97,978
Total Population:	13,151	111,198	214,929
Average HH Income:	\$85,599	\$98,224	\$100,323

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

TERRY EASTMAN, P.A.

Senior Commercial Advisor | Broker Associate

941.914.2936

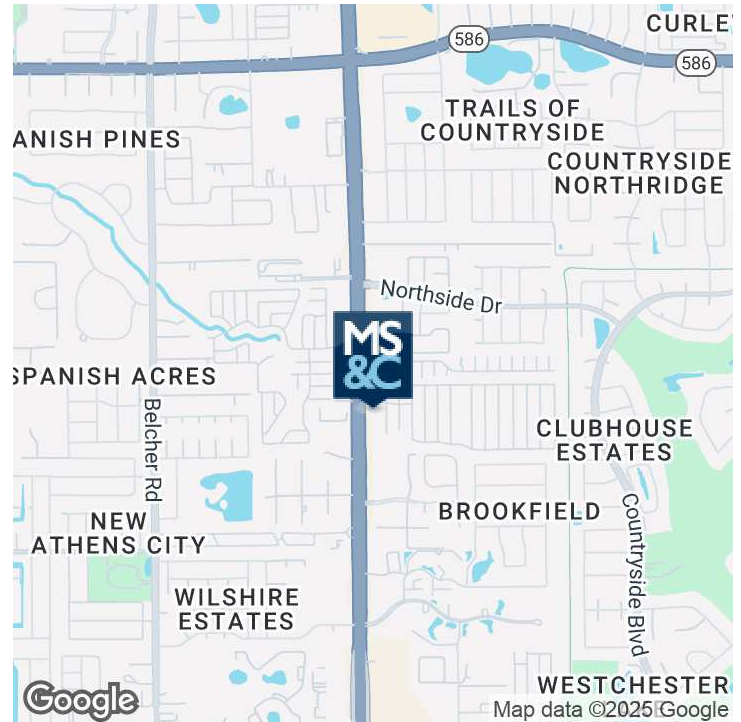
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Commercial

SERENDIPITY PLAZA PROFESSIONAL OFFICE/RETAIL BUILDING

28909 US HWY 19, CLEARWATER, FL 33761



OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN- \$7.00psf)
Building Size:	25,600 SF
Available SF:	1,480 SF
Lot Size:	2.61 Acres
Year Built:	1982
Zoning:	CP - Unincorporated Pinellas County
Market:	Clearwater
Submarket:	Country Side Estates

PROPERTY OVERVIEW

Property is available to lease on a NNN basis with tenants responsible for direct payment of utilities and interior suite maintenance and responsible to reimburse Landlord for property taxes, property insurance, and common area maintenance on a prorata basis.
Credit and Background Check Required.

PROPERTY HIGHLIGHTS

- Highly Visible Property
- Monument/Building Signage
- High VPD of around 80k
- Ample Parking Per Building

Michael Saunders & Company



Licensed Real Estate Broker

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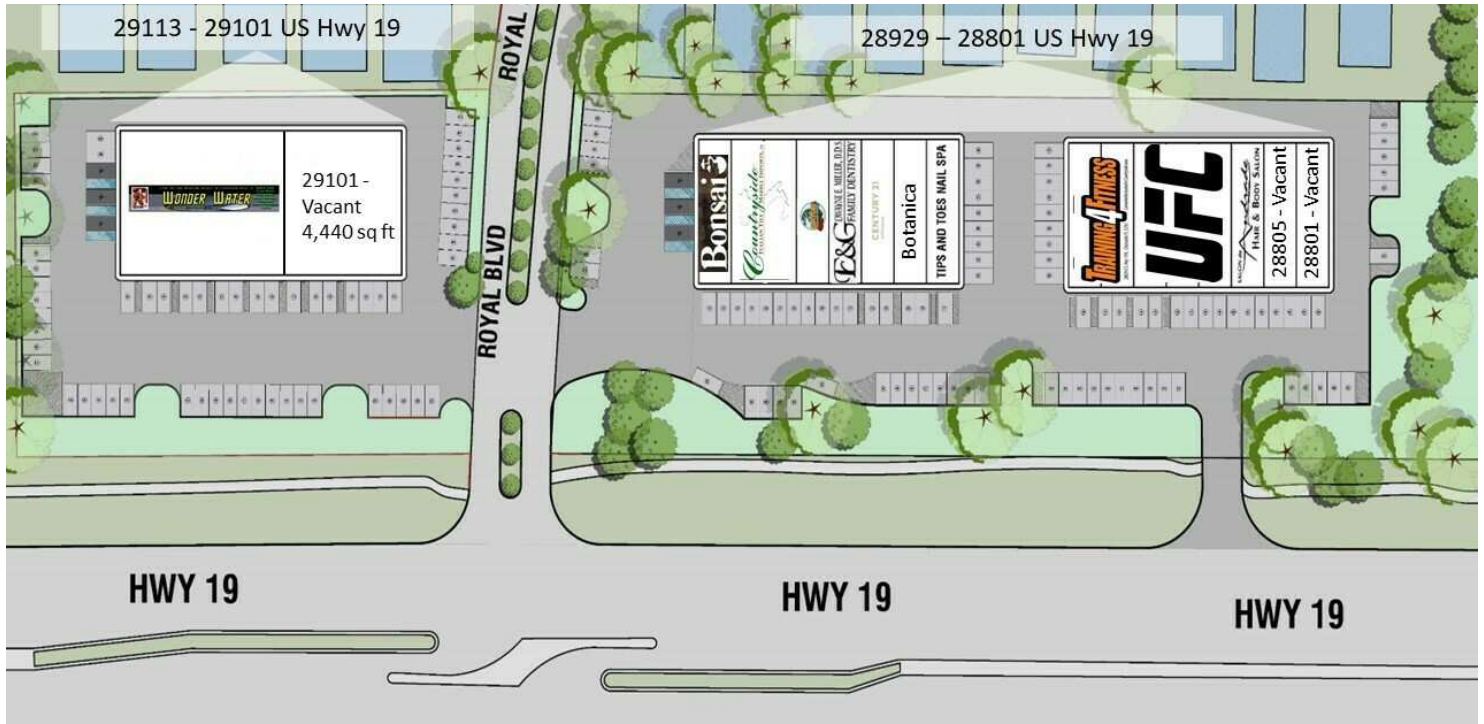
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LEASE INFORMATION

Lease Type:	NNN (~\$7.00psf)	Lease Term:	60 months
Total Space:	1,480 SF	Lease Rate:	\$14.00 - \$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
28805 Serendipity Plaza	Available	1,480 SF	NNN	\$14.00 SF/yr	Retail space consisting of two large open areas, two restrooms, one private office, utility room and a back double door entrance for deliveries.
28809 Serendipity Plaza	Available	1,480 SF	NNN	\$16.00 SF/yr	Retail space fully built out as a hair salon. The salon features 9 style stations, 3 hair dryer space, three sink shampoo area with built in cabinets, one room for facials or massages, two chair pedicure station, private office, two restrooms and a large storage and laundry room space.



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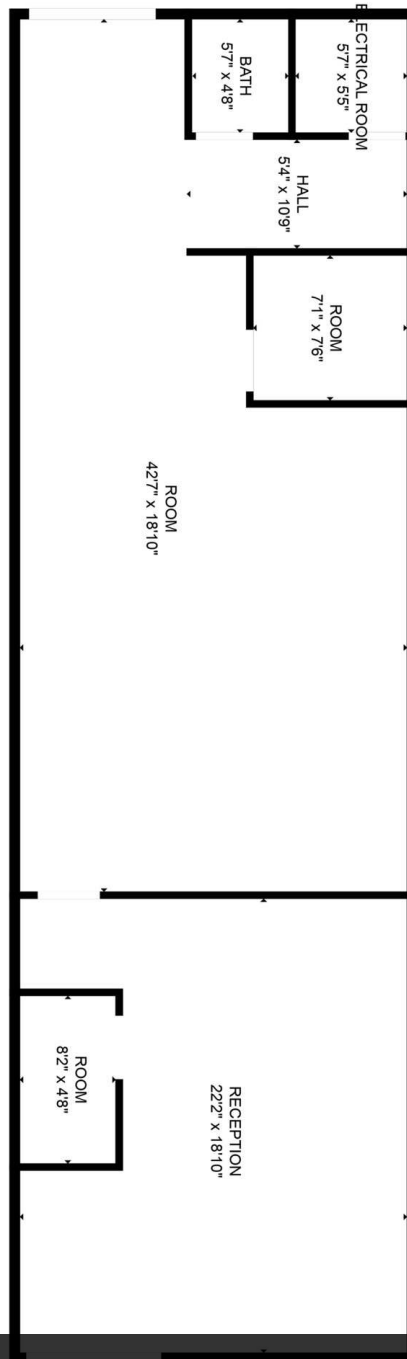


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Caption: Dimensions are approximate. Space is 1480 Square Feet.

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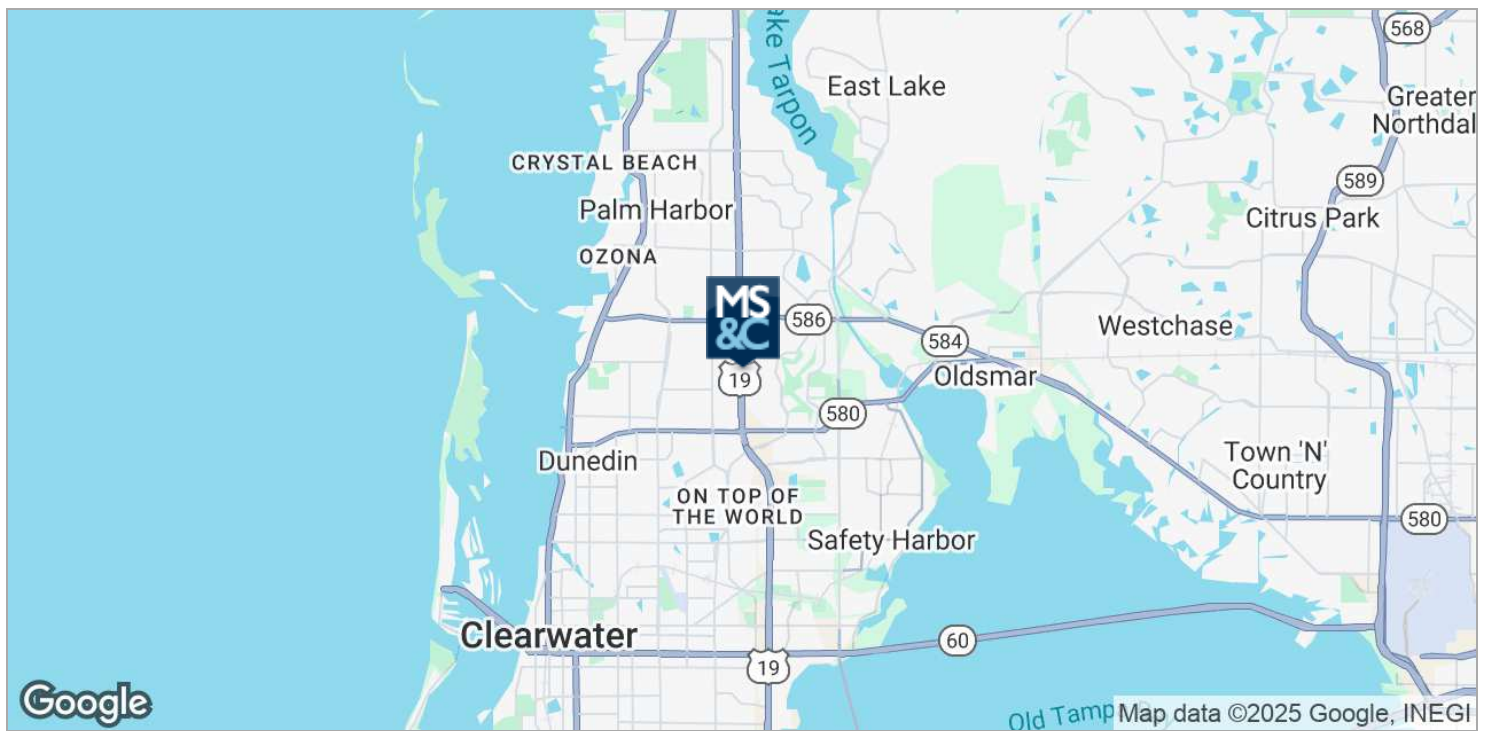




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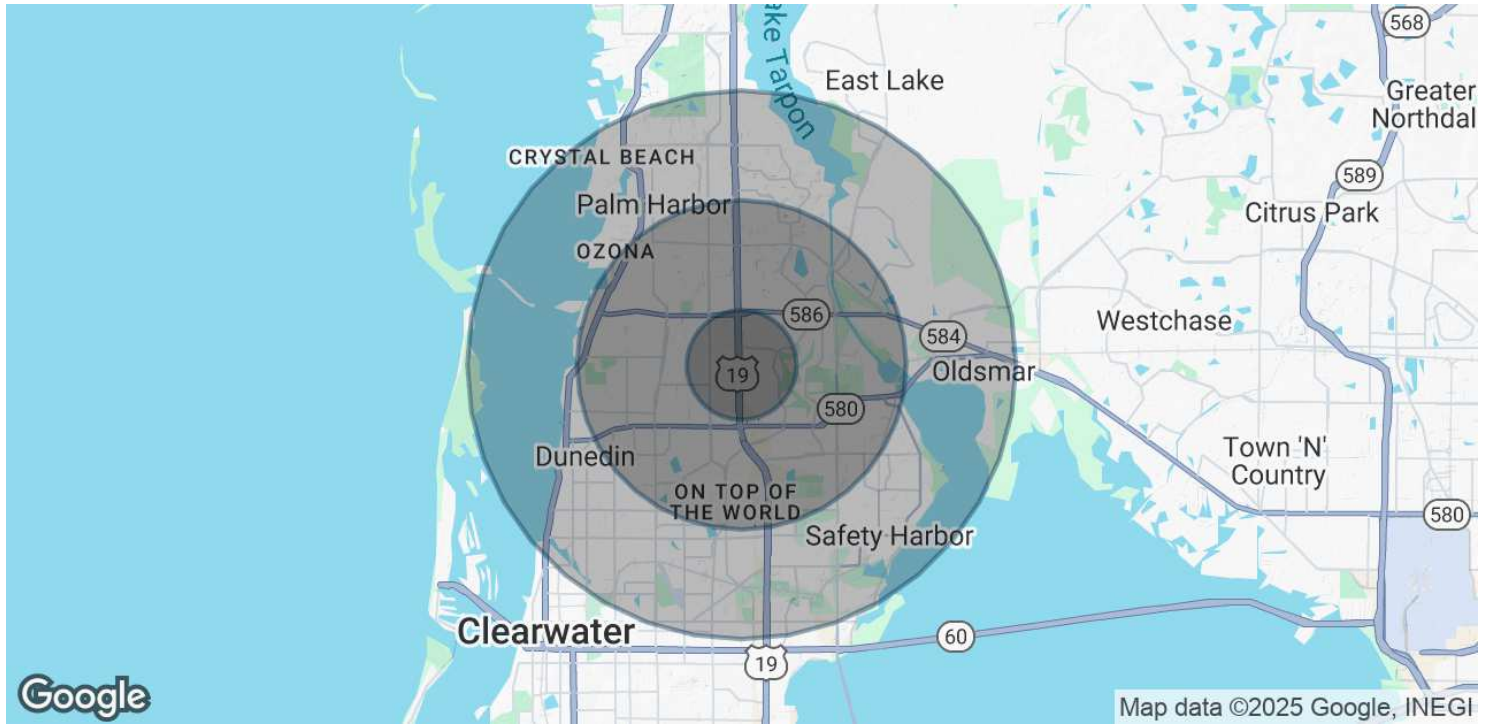
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,151	111,198	214,929
Average Age	51	51	49
Average Age (Male)	50	50	47
Average Age (Female)	52	53	50

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,525	53,661	97,978
# of Persons per HH	2	2.1	2.2
Average HH Income	\$85,599	\$98,224	\$100,323
Average House Value	\$318,806	\$374,238	\$402,256

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

My career in Real Estate began in 2000 when I was first licensed as a Residential Real Estate Agent. I obtained my Brokers license in 2003.

In 2008 I had the opportunity and good fortune to join a local commercial real estate firm and team with a well established commercial agent specializing in Industrial and Warehouse properties. I have continued along that path and primarily specialize in the sales and leasing of industrial and warehouse buildings and industrial land in Manatee and Sarasota Counties. My secondary specialty is office sales and leasing. I have been involved in many notable sales and leases of industrial and office properties in the past 17 years.

In January of 2022 I joined MSC Commercial. The change has been successful for me and I look forward to the future with a positive outlook for continued personal growth and business success.

I am 100% committed to Real Estate Services on behalf of my customers. I am dedicated to sharing my knowledge and experience to maximize my customer's return on their Real Estate Investments.