

±6,820 SF

PRIME COMMERCIAL SPACE FOR LEASE

LOCATION

- » 1502-1504 Alt 19 | Palm Harbor, FL 34683
- » [Google Maps Link:](#)
- » Coordinates [28.082181446951875, -82.76710208251532](#)

PROPERTY FACTS

- » Lease Type: Modified Gross Lease
- » Parcel Number: 01-28-15-65628-041-0040
- » Property Type: Office/Warehouse
- » Buildings: 2
- » Buildings Class: C
- » Buildings Size: 6,820 SF
- » Lot Size: 0.57
- » Year Built: 1971
- » Zone: C-2 (General Retail Commercial and Limited Services District)

SUMMARY

Excellent opportunity to lease prime commercial space that is situated directly on Alternate US Highway 19. This property offers incredible signage visibility and seamless access. It sits right within the booming Palm Harbor business ecosystem, minutes from dynamic dining, retail hubs, and major regional connectors. This property is divisible between 2 stand alone buildings. With access from 3 roads, the buildings are zoned for general commercial which includes but not limited to trades, auto shops, professional offices and destination retail.

One building is currently a training center which features a state-of-the-art assembly room, spacious reception area, a phenomenal break area with a full kitchen, offices and storage space with a restroom. The second building contains 7 bays, with 9' x 9' doors, an office and restroom. This 6,820 SF property is divisible and perfectly located to capture the maximum exposure in a high-income Pinellas County demographic.

KEY HIGHLIGHTS

- » Exceptional frontage directly along Alternate US Highway 19; a primary North Pinellas traffic artery capturing between 17,000 and 22,000 vehicles per day, according to the latest figures from the Florida Department of Transportation (FDOT) and recent commercial land surveys.
- » Convenient ingress and egress for clients and employees, with rapid access to Tampa Road and US Highway 19 for an easy commute across Pinellas and Hillsborough counties.
- » Located just moments from the rapidly expanding Downtown Palm Harbor District, drawing continuous foot and vehicle traffic from nearby breweries, restaurants, and shopping.
- » Positioned in a dense, affluent local market featuring a high-income demographic and a strong, built-in customer base.
- » Encircled by top-tier local assets, regional medical centers, and anchored retail centers that keep the immediate area active and buzzing with daily commerce.
- » This property is divisible via 2 standalone buildings.



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PHOTOGRAPHY

