



# ±2.58 AC NEW DEVELOPMENT

## FOR SALE OR GROUND LEASE HWY US 19 PAD

HWY US 19 N, Clearwater, FL 33763  
PID: 05-29-16-01833-000-0010  
CLEARWATER | FLORIDA

### SPACE DETAILS

#### POSSESSION

Available immediately

#### STATUS OF PREMISES

New development

#### SALE PRICE

\$5,300,000

#### COMMENTS

- High visibility from US HWY 19 with 119,000 AADT
- Adjacent to new 396 unit luxury apartment complex
- Just north on US Hwy 19 & Sunset Point Rd

#### NEIGHBORS

US 19 & Sunset Pt

#### TERM

For Sale or Ground Lease

### DEMOGRAPHICS

#### POPULATION

1 mile	12,086
3 miles	105,316
5 miles	229,396

#### DAYTIME POPULATION

1 mile	12,464
3 miles	105,839
5 miles	220,450

#### TOTAL HOUSEHOLDS

1 mile	5,838
3 miles	48,697
5 miles	104,789

#### AVERAGE HH INCOME

1 mile	\$78,575
3 miles	\$87,710
5 miles	\$89,428

#### TOTAL BUSINESSES

1 mile	626
3 miles	5,902
5 miles	11,760

#### TOTAL EMPLOYEES

1 mile	6,611
3 miles	54,691
5 miles	111,428



