



Accelerating success.

Coastal Palms

28100 U.S. Highway 19 N.
Clearwater, FL 33761

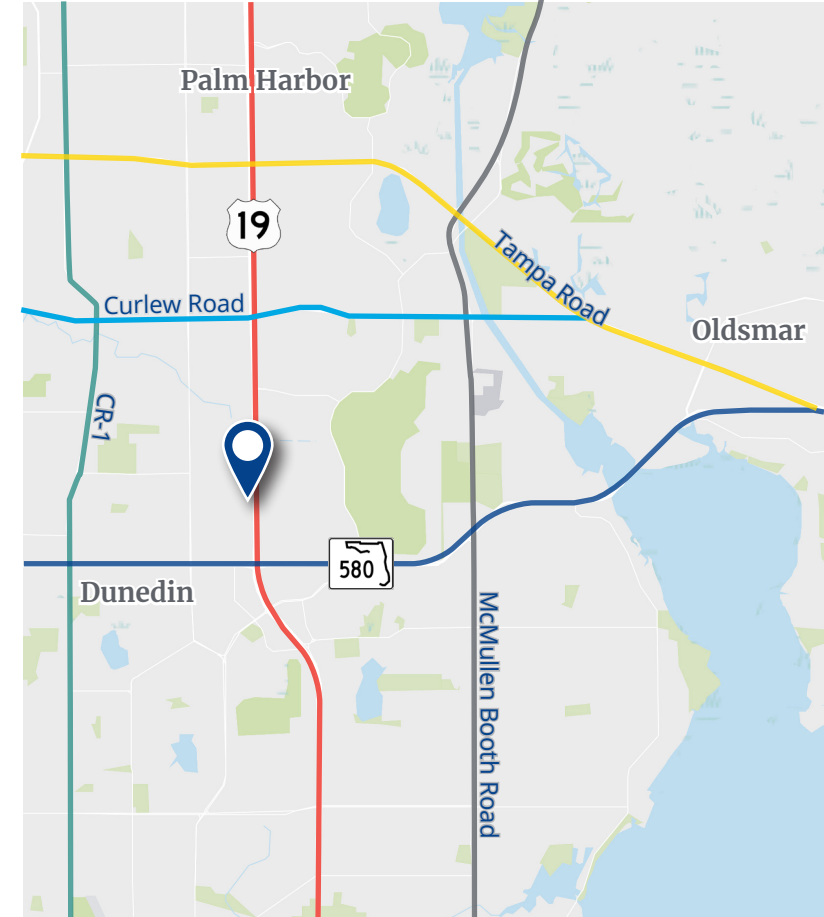
- Class A five-story office building
- Excellent location, 1/2 mile north of Countryside Mall
- Signage available on US Highway 19 N



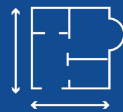
Coastal Palms

Location

- Located at the northwest corner of U.S. Highway 19 N. and Republic Drive
- Signalized intersection allows easy ingress/egress to property
- Very strong traffic counts: 89,500 AADT
- 1/2 mile north of Westfield Countryside Shopping Mall
- Close proximity to abundant retail and service amenities on U.S. Highway 19 N. and nearby S.R. 580
- Attractive employment base of more than 220,000 individuals within 5 miles of the property



Property Highlights



Available Space
1,667 - 9,495 SF



Occupancy
Immediate



On-Site Banking
Lobby & Drive-Thru



Common Conference Room
4th Floor



Electric Car Charging
Stations Now Available



On-Site Deli
Ground Floor



Plentiful Parking
4/1,000 Ratio; Covered Parking Available



Demographics

5-Mile Radius



Population
226,120



Households
104,529



Average Household
Income
\$106,275



Employee Drive Time
Under 30 Minutes: 63.4%
30-60 Minutes: 31.1%
Over 60 Minutes: 5.3%



Unemployment Rate
3.6%



Annual Consumer Spending
(In \$000's)
Apparel: \$230,893
Entertainment: \$395,112
Food & Alcohol: \$1,090,914



Education
High School Diploma: 26.5%
Some College: 29.3%
College Degree: 38.7%



Median Age
51.0



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