

# SUNSET POINT 19

23666 US HWY 19 N, CLEARWATER, FL 33765

# FOR LEASE



## LOCATION DESCRIPTION

Located at the SWC of Sunset Point Road and US 19 - one of Clearwater's busiest intersections

## PROPERTY HIGHLIGHTS

- 4,000 SF endcap space available
- 2,062 SF 2nd Gen Gym space available
- 1,800 SF 2nd Gen Restaurant space available
- Premier Power Center with one of the busiest signalized intersections in Clearwater
- The center serves as a shopping destination for the area, with various stores & services attracting foot traffic and commuters alike
- Surrounding communities include: On Top of the World, Countryside, Greenbriar, and many more
- Retailers include Sprouts, Hobby Lobby, World Market, DSW, Old Navy, Five Below, Kirkland's and Barnes & Noble
- Traffic Counts (AADT): Sunset Point Rd - 28,000; US 19 - 116,500



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	12,795	108,692	231,498
Daytime Population	14,399	111,212	231,280
Households	6,464	50,695	107,751
Average HH Income	\$84,337	\$99,046	\$101,442



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SUITE	TENANT NAME	SPACE SIZE
1	Barnes & Noble	27,830 SF
2	Sprouts Market	31,998 SF
3	Hobby Lobby	55,000 SF
5	Idolize Brows & Beauty	1,098 SF
6	Magnolia Soap and Bath Co.	1,613 SF
8	Carters	5,000 SF
10	Kirkland's	7,500 SF
11	DSW	15,300 SF

SUITE	TENANT NAME	SPACE SIZE
13	World Market	18,300 SF
14	Scandinavian Design	33,330 SF
15	Five Below	8,050 SF
16	Coast Dental	4,500 SF
17	pOpshelf	10,800 SF
18	Available	4,000 SF
19	Occupied	400 SF
20	Sunset Sub Shoppe	1,000 SF

SUITE	TENANT NAME	SPACE SIZE
22	H&R Block	1,500 SF
23	Nail Spa	2,000 SF
24	Domino's Pizza	1,500 SF
26	Burger King	3,000 SF
27	Lenscrafters	5,800 SF
28	2nd Gen Restaurant Space Available	1,800 SF
29	Golftec	2,138 SF
30	Available	2,062 SF



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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
12	Old Navy	15,300 SF	21	Great Clips	1,000 SF	31	Mr. & Mrs. Crab	6,000 SF



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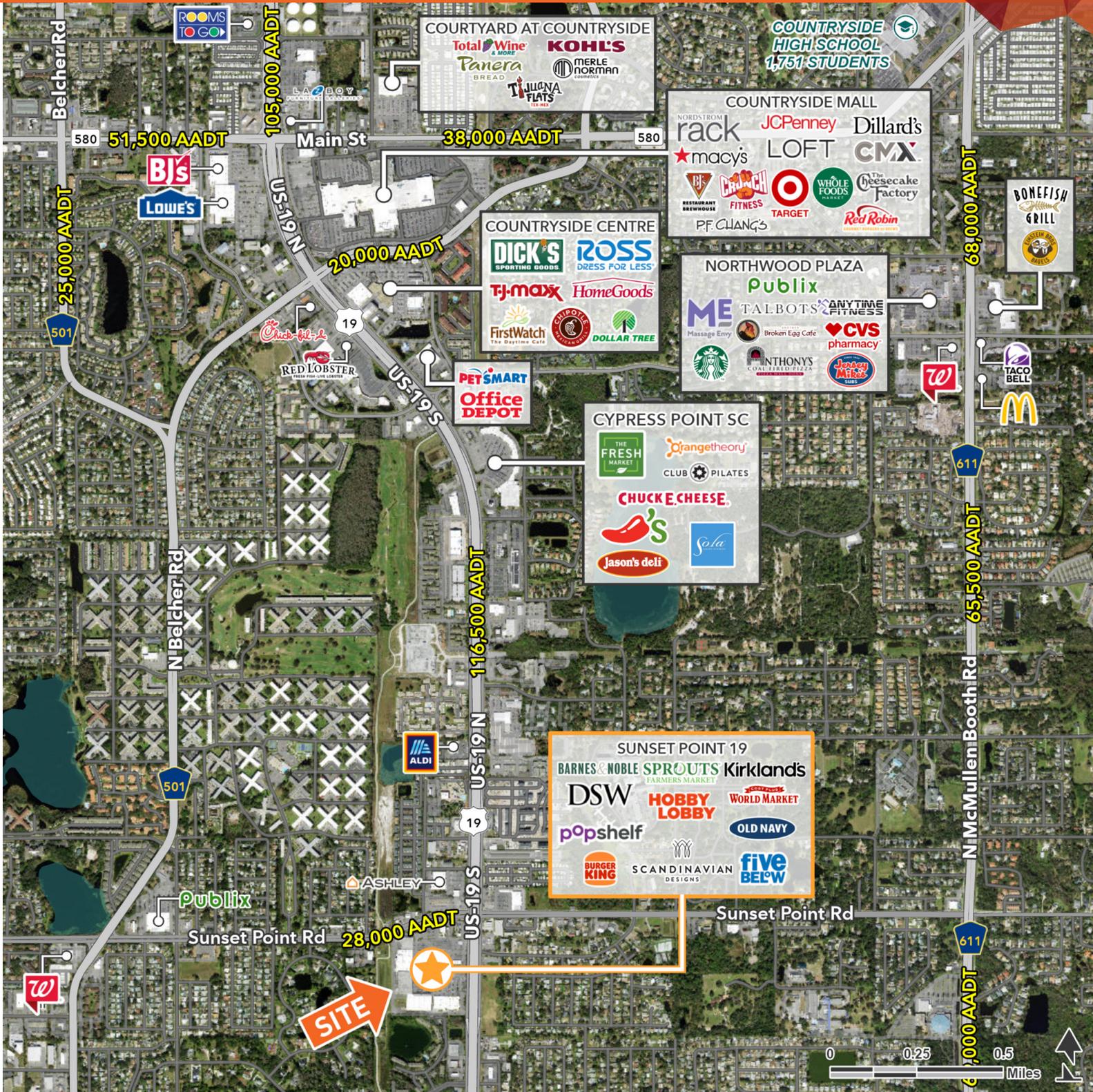
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