

**Freestanding  
Retail**

**Retail Opportunity  
Strategic Location**



**35000 US Hwy 19 N.  
Palm Harbor, FL 34684**



**EUROPEAN EQUITIES  
CORPORATION**

# Company History

## Tiffany's Family Restaurant

35000 US Hwy 19 N. Palm Harbor, FL 34684

Founded: 1983

Website: [TiffanysPalmHarbor.com](http://TiffanysPalmHarbor.com)

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Tiffany's Family Restaurant has been a community favorite since 1983 as a parcel directly in front of the 83,000 sq. ft. shopping center "The Fountains."

Managed by John and Elena Hittos for over 40 years, this successful establishment is now available for purchase or lease as the owners are looking to retire.

This property offers a rare opportunity with its location in a high-traffic area with a history of success.



# Investment Overview



3 Retail Space | 1,220 SF Each



Heavy Daily Traffic: ADT 87,000+ Vehicles on US Hwy 19



Directly in front of 83,000 SF shopping center with 40+ Retail Businesses



Major Retail Corridor including Walmart, Publix, Esporta, see more on next pg.



5 Mile Population: 152,423 Residents



Median Household Income: \$85,000



Florida has No Income Tax State

## Proposed New Elevation



## Existing Building



# Location: Site Arial View



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# Location: Parcel in Shopping Plaza

"The Fountains"

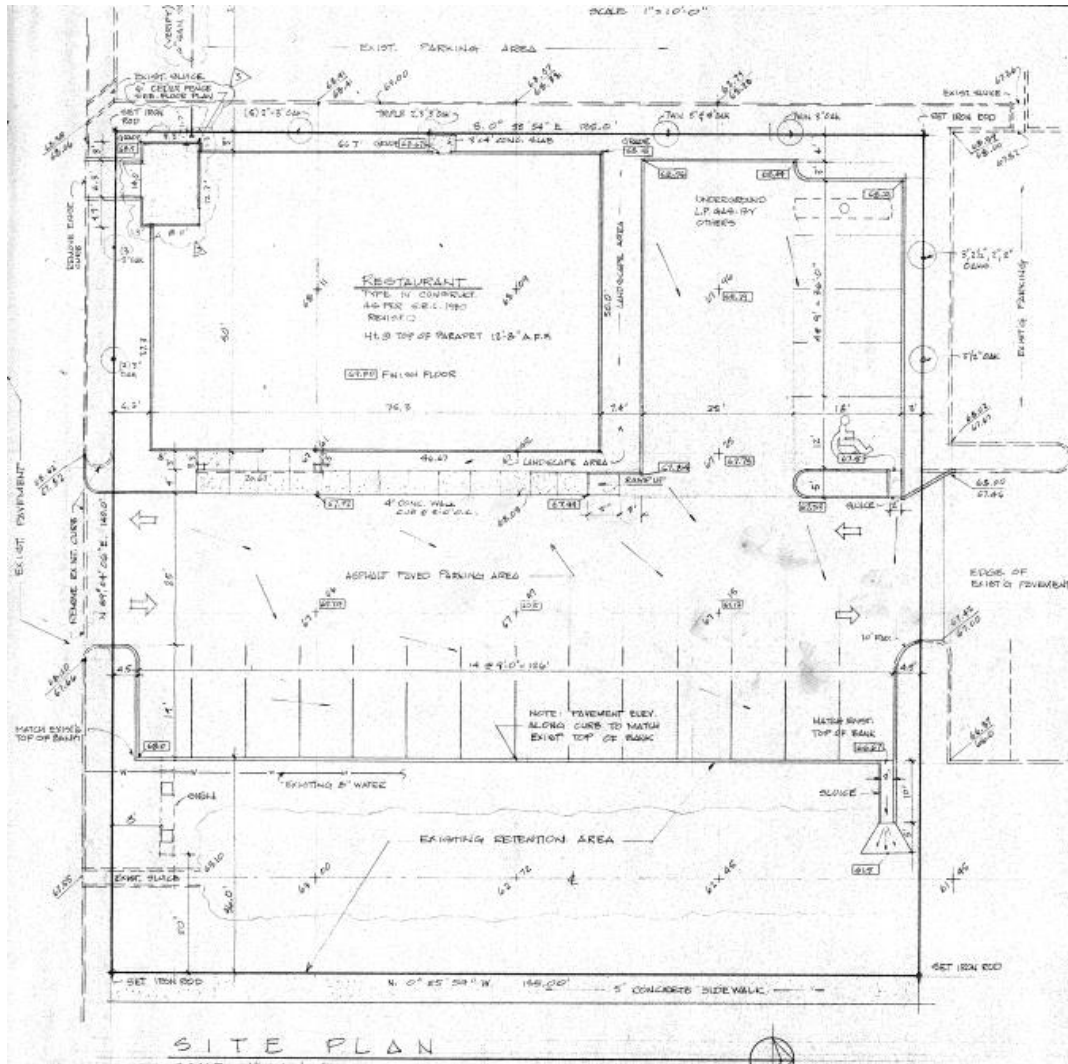


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# Location: Parcel in Shopping Plaza

## Site Plan



## Existing Building



## Existing Signage



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# Demographics: Geography

## Population



5 Miles: In 2023, the population in the area is 152,423. The population has changed by 0.4% since 2010. It is estimated that the population in your area will be 151,936 five years from now, which represents a change of 0.7% from the current year. The current population is 47.1% male and 52.99% female. The median age of the population in your area is 50.8, compared with the U.S. average, which is 38.6.

## Households



5 Miles: There are currently 68,982 households in the area. The number of households has changed by -0.1% since 2010. It is estimated that the number of households in your area will be 68,689 five years from now, which represents a change of -0.9% from the current year. The average household size in your area is 2.1 people.

## Income



5 Miles: The median household income in Palm Harbor, FL in 2022 was \$85,256, which was 18.7% greater than the median annual income of \$69,303 across the entire state of Florida. Compared to the median income of \$45,404 in 2000 this represents an increase of 46.7%. The per capita income in 2022 was \$49,661, which means an increase of 46.7% compared to 2000 when it was \$26,470.

## Employment



Palm Harbor, FL is a great place to find a job. The future job growth in the area is estimated to be 34.28%, which is higher than the national average of 30.54%. The unemployment rate in Palm Harbor, FL is also lower than the national average, at 3.6%.

## Housing



2024: The median listing home price in Palm Harbor, FL was \$439K in June 2024, trending down -3.3% year-over-year. The median listing home price per square foot was \$285. The median home sold price was \$601.5K.

## Education



Palm Harbor: The selected area in 2022 had a higher level of educational attainment when compared with the U.S averages. Only 12% of the selected area's residents had earned a graduate degree compared with the national average of 12.%, and 24% completed a bachelor's degree, compared with the national average of 19.%. The number of area residents with an associate degree was higher than the nation's at 9.4 percent vs. 32%, respectively. The area had more high-school graduates, 94% vs. 27.1 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 32% in the selected area compared with the 20.4 percent in the U.S.



# Demographics: Population Profile & Traffic

Population	2 Mile	5 Mile	10 Mile
2010 Population	37,894	159,931	477,052
2023 Population	34,990	152,423	482,144
2028 Population Projection	34,649	151,936	510,295
Median Age	52.9	52.4	47.5
Bachelor's Degree or Higher	33%	34%	32%

Households	2 Mile	5 Mile	10 Mile
2010 Households	17,086	72,715	208,349
2023 Households	15,741	68,982	210,296
2028 Household Projection	15,578	68,689	221,955
Avg Household Size	2.1	2.1	2.2

Income	2 Mile	5 Mile	10 Mile
Avg Household Income	\$ 88,676	\$ 91,717	\$ 89,103
Median Households Income	\$ 68,341	\$ 67,742	\$ 62,886
<\$25,000	2,745	12,478	40,185
\$25,000 - 50,000	2,939	13,325	44,411
\$50,000 - 75,000	2,938	11,625	35,702
\$75,000 - 100,000	2,203	94,885	25,600
\$100,000 - 125,000	1,529	6,598	19,299
\$125,000 - 150,000	1,075	4,093	12,074
\$150,000 - 200,000	1,216	5,374	14,707
\$200,000 +	1,095	6,004	18,318

## Street Traffic Volume & Distance from Property

Alderman Rd and Hwy 19 NE:	20,035 ADT	0.25 miles from property
Alderman Rd and Orchard Dr E:	10,912 ADT	0.29 miles from property
US Hwy 19 N and Highlands Blvd S:	76,712 ADT	0.53 miles from property
Belcher Road and Belcher Rd NE:	15,603 ADT	0.62 miles from property
US Hwy 19 N and Highlands Blvd N:	75,591 ADT	0.63 miles from property
US 31 and Highlands Blvd S:	86,000 ADT	0.66 miles from property
US Hwy 19 N and Lake Tarpon Dr N:	63,432 ADT	0.68 miles from property





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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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