

# Retail Space for Lease

Welcome to Alderman Crossings  
New 2025 Construction  
Excellent Tenant Mix  
Strategic Location



2641 US-19 ALT, Crystal Beach, FL 34683



EUROPEAN EQUITIES  
CORPORATION

# Property Facts & Highlights

## Alderman Crossings

New Construction  
Excellent Tenant Mix  
Strategic Location

\$30 PSF NNN  
1,440 SF Available  
New Construction  
Ample Parking  
Excellent Tenant Mix  
Great Traffic Count  
Excellent Visibility  
New Pylon Sign  
Anchored by Dunkin'  
Bus Line

**Contact: David McComas**  
**727-410-2800**



**2641 Alternate 19 N.**  
**Palm Harbor, FL 34683**



# Prime Retail Space

Alderman Crossings, a premier mixed-use retail development, proudly opened its doors in September 2024. This state-of-the-art property, encompassing 7,264 square feet, is ideally situated directly across from the Key West Shopping Center and just south of Alderman Road on Alternate 19, ensuring exceptional visibility and easy access.

Designed with a strategic layout, Alderman Crossings features five versatile retail spaces poised to enhance the local shopping experience. The development's impressive roster includes popular tenants such as Dunkin' Donuts, featuring a convenient drive-thru; Hair Mechanix; Pizza World; and Bar Fly Fishing Bar & Apparel.

Positioned prominently on US Alternate Highway 19 in the heart of Palm Harbor's vibrant business district, Alderman Crossings benefits from high visibility with large, eye-catching signage on both Alternate 19 and Alderman Road. The property attracts over 35,000 vehicles per day, ensuring excellent exposure for its tenants. The development also includes a spacious private parking lot, providing added convenience for both customers and businesses.

Alderman Crossings is surrounded by well-known national brands, including Chase, Regions, Publix, Starbucks, 7-Eleven, and Sonny's BBQ, Anytime Fitness, further enhancing its appeal and accessibility.





# Demographics: Population Profiles & Traffic

Population	2 miles	5 miles	10 miles
2024 Population	18,584	122,646	424,574
2029 Population Projection	18,088	122,223	445,435
Annual Growth 2020-2024	-3.70%	-1.20%	0.20%
Annual Growth 2024-2029	-0.50%	-0.10%	1.00%
Median Age	48	53	48.3
Bachelor's Degree or Higher	39%	34%	31%
U.S. Armed Forces	28	203	442

	2 miles	5 miles	10 miles
2020 Households	9,127	58,914	185,942
2024 Households	7,675	55,783	186,819
2029 Household Projection	7,443	55,526	195,460
Annual Growth 2020-2024	-0.40%	-0.30%	0.30%
Annual Growth 2024-2029	-0.60%	-0.10%	0.90%
Owner Occupied Households	5,871	41,639	132,842
Renter Occupied Households	1,572	13,887	62,619
Avg Household Size	2.3	2.1	2.2
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$263M	\$1.7B	\$5.5B

	2 miles	5 miles	10 miles
Avg Household Income	\$102,319	\$91,258	\$87,223
Median Household Income	\$80,042	\$67,398	\$60,651
< \$25,000	1,046	10,333	37,024
\$25,000 - 50,000	1,245	10,685	40,106
\$50,000 - 75,000	1,330	9,411	32,152
\$75,000 - 100,000	1,076	7,777	22,514
\$100,000 - 125,000	838	5,396	16,489
\$125,000 - 150,000	585	3,135	10,341
\$150,000 - 200,000	795	4,119	12,458
\$200,000+	761	4,927	15,736

Collection Street Traffic	Cross Street	Traffic Volume	Count Year	Distance from Property
Crystal Beach Avenue	Pinellas Trl W	3,629	2025	0.25 mi
Crystal Beach Ave	Pinellas Trl W	3,669	2024	0.25 mi
Omaha Street	Sutton Pl Dr N	20,058	2025	0.69 mi
Bayshore Blvd	Delaware Ave S	21,551	2025	0.70 mi
Palm Harbor Blvd	Columbia Ave S	19,852	2025	0.81 mi
Bayshore Blvd	Indiana Ave S	22,759	2025	0.91 mi
Chestnut Ct E	Alderman Rd	16,646	2025	0.93 mi
Omaha St	Indiana Ave S	7,423	2025	1.00 mi
Bayshore Blvd	Nebraska Ave N	23,934	2025	1.02 mi
Alderman Road	Rolling Woods Dr NW	14,781	2025	1.03 mi

Consumer Spending Details	Total Spending	2 Miles Avg Household	Per Capita	Total Spending	5 Miles Avg Household	Per Capita
Apparel	\$12,778,346	\$1,665	\$688	\$82,088,707	\$1,472	\$ 669.00
Entertainment, Hobbies & Pets	\$41,462,509	\$5,402	\$2,231	\$277,466,250	\$4,974	\$ 2,262.00
Food & Alcohol	\$69,090,844	\$9,002	\$3,718	\$458,904,896	\$8,227	\$ 3,742.00
Household	\$45,634,454	\$5,946	\$2,456	\$302,152,001	\$5,417	\$ 2,464.00
Transportation & Maintenance	\$62,734,018	\$8,174	\$3,376	\$385,143,744	\$6,904	\$ 3,140.00
Health Care	\$14,524,141	\$1,892	\$782	\$100,640,810	\$1,804	\$ 821.00
Education & Daycare	\$16,741,798	\$2,181	\$901	\$101,859,230	\$1,826	\$ 831.00
Total Specified Consumer Spending (\$)	\$262,966,110	\$34,263	\$14,150	\$1,708,255,638	\$30,623	\$13,928.00

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.



EUROPEAN EQUITIES  
CORPORATION



## Tenant Photos: Dunkin'



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.



## Tenant Photos: Bar Fly Bar & Fishing Apparel



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.

## Tenant Photos: Pizza World – Coming Soon!



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.



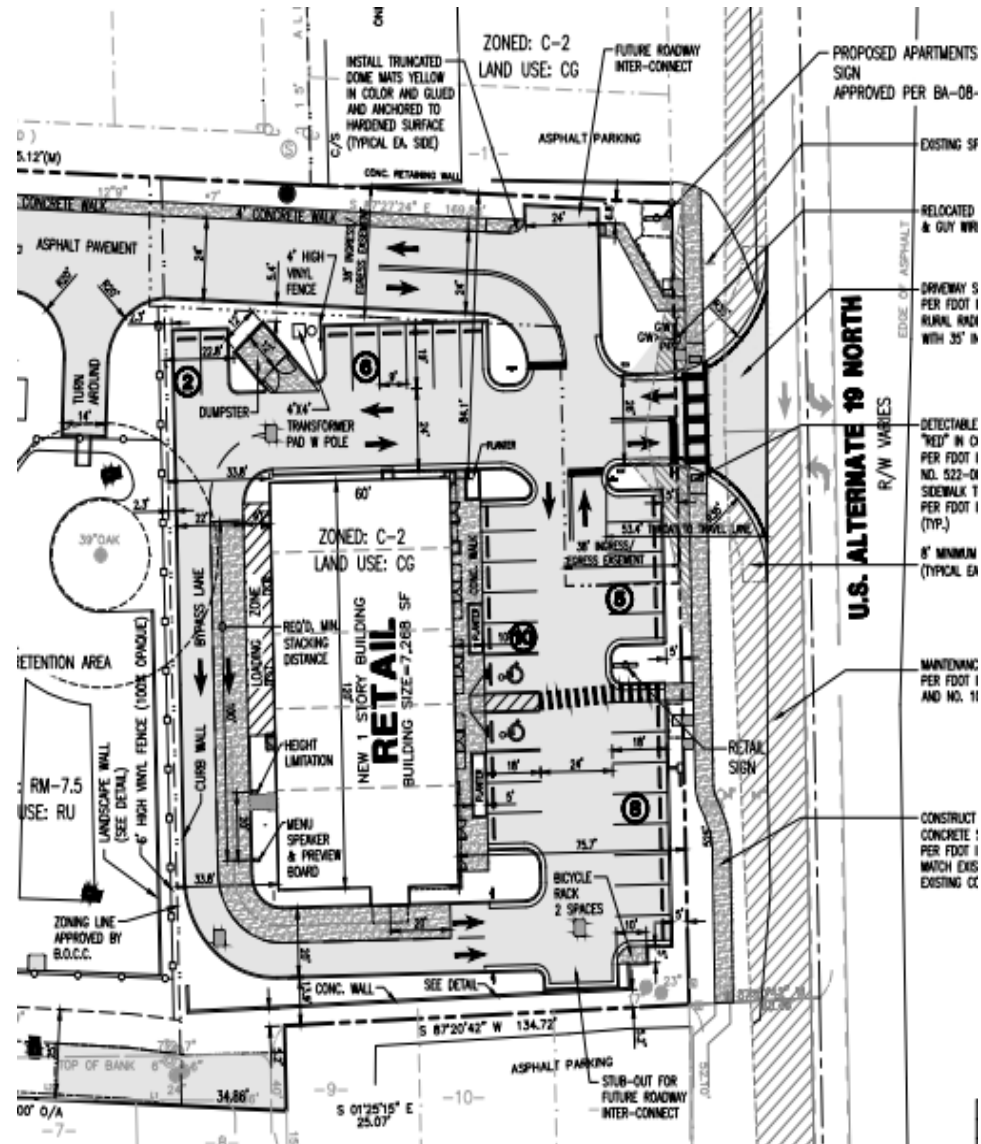
# Tenant Photos: Hair Mechanix



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. © 2024 European Equities Corporation.



1,440 SF Available | \$30 SF | NNN | Unit D | In-line



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. European Equities Corporation is a service mark of European Equities Corporation Real Estate Investment Services. ©2024 European Equities Corporation.



# Confidentially and Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from European Equities Corporation and should not be made available to any other person or entity without the written consent of European Equities Corporation Real Estate Investment Services of Florida, Inc. ("European Equities Corporation"). This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. European Equities Corporation has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, European Equities Corporation has not verified, and will not verify, any of the information contained herein, nor has European Equities Corporation conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## NON-ENDORSEMENT NOTICE

European Equities Corporation Real Estate Investment Services, Inc. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or EEC, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of EEC, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

European Equities Corporation is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or European Equities Corporation, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of European Equities Corporation, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR EUROPEAN EQUITIES CORPORATION AGENT FOR MORE DETAILS.**

# Net Lease Disclaimer

European Equities Corporation hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, European Equities Corporation has not and will not verify any of this information, nor has European Equities Corporation conducted any investigation regarding these matters. European Equities Corporation makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. European Equities Corporation expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

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.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newlyconstructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release European Equities Corporation Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

By accepting this Marketing Brochure you agree to release European Equities Corporation Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense or liability arising out of your investigation and/or purchase of this net leased property.





# Confidentially and Disclaimer

European Equities Corporation hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, European Equities Corporation has not and will not verify any of this information, nor has European Equities Corporation conducted any investigation regarding these matters. European Equities Corporation makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. European Equities Corporation expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

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.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newlyconstructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release European Equities Corporation Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

By accepting this Marketing Brochure you agree to release European Equities Corporation Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense or liability arising out of your investigation and/or purchase of this net leased property.



## Special COVID-19 Notice

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. European Equities Corporation has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. European Equities Corporation's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. European Equities Corporation and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.



# About Us

**David McComas, CEO**  
**18167 US Hwy 19 N, Ste. 450**  
**Clearwater, FL 33764**  
**C: 727.410.2800**  
**P: 727.723.3771**  
**F: 727.723.7150**  
**W: [europeanequities.com](http://europeanequities.com)**

---

## Company History

European Equities Corporation started as a retail company in 1988 and has since owned nearly a hundred Subway restaurants and other retail businesses in Florida and Texas. So they tend to look at themselves as retail operators that became a very strong part of developing real estate. Being immersed in these submarkets has forced them to understand the market at a granular level. With that, they have created several layers within the development cycle and really understanding the market from the income-producing level up. Over the years, they have diversified into other sectors of commercial real estate. European Equities Corporation touches every level of the development cycle, where they are fully versed in acquisitions and development, creating meaningful financing structures, stabilizing assets, and managing them post development.

