

Retail Space for Lease

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



2641 US-19 ALT, Crystal Beach, FL 34683

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Property Facts & Highlights

\$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
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2641 Alternate 19 N.
Palm Harbor, FL 34683

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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.



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Unit D Available for Lease | \$30 NNN | 1,440 SF

An outstanding opportunity awaits at Alderman Crossings with a 1,440 SF shell space now available for lease. This versatile unit includes a private bathroom and offers custom build-out options to suit tenant specifications, making it ideal for a wide range of retail or service-based businesses. Alderman Crossings is home to a strong tenant mix that drives consistent traffic and complements new businesses. Current tenants include:

Dunkin' – anchor tenant on a 10-year lease

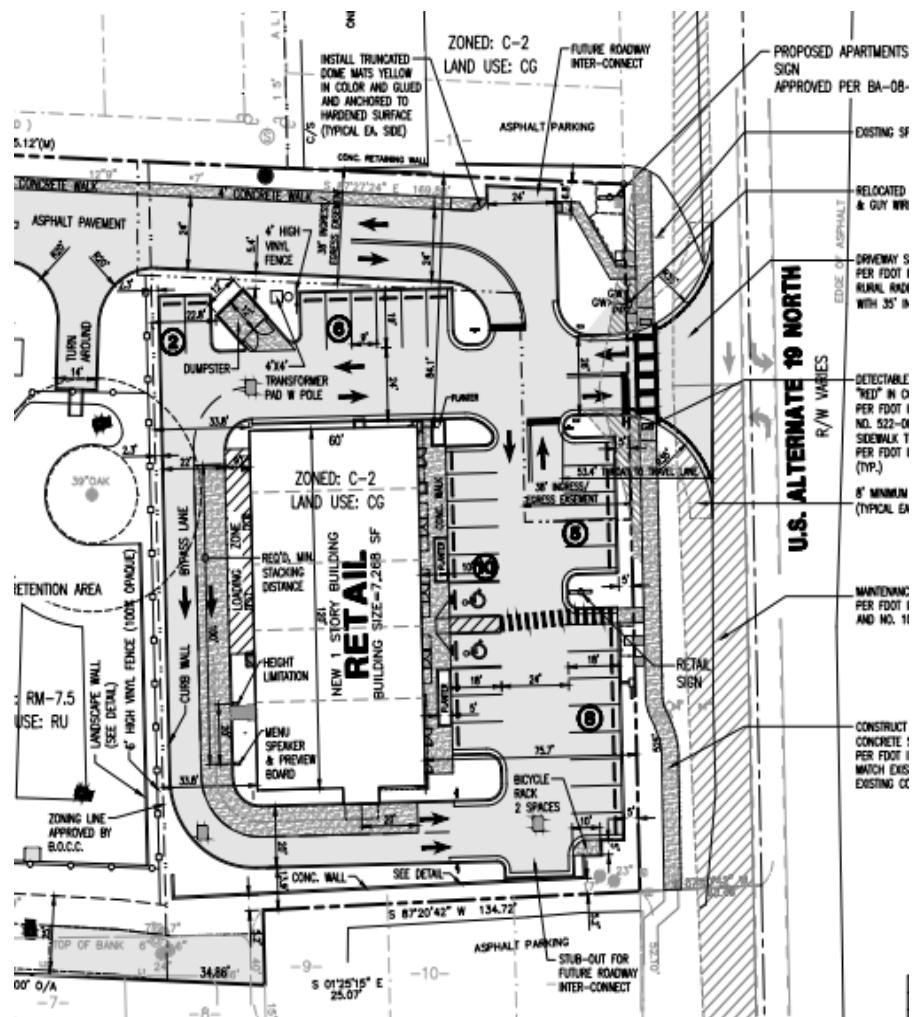
Hair Mechanix – on a 10-year lease

Pizza World – on a 10-year lease

Bar Fly Bar & Fishing Apparel – on a 5-year lease

This vibrant and well-trafficked center offers exceptional visibility and a customer base already drawn to established national and regional brands. Whether you're launching a new venture or expanding your footprint, this space offers flexibility, convenience, and a built-in customer base in a thriving retail corridor.

Contact us today to schedule a tour and discuss your vision for this customizable space.



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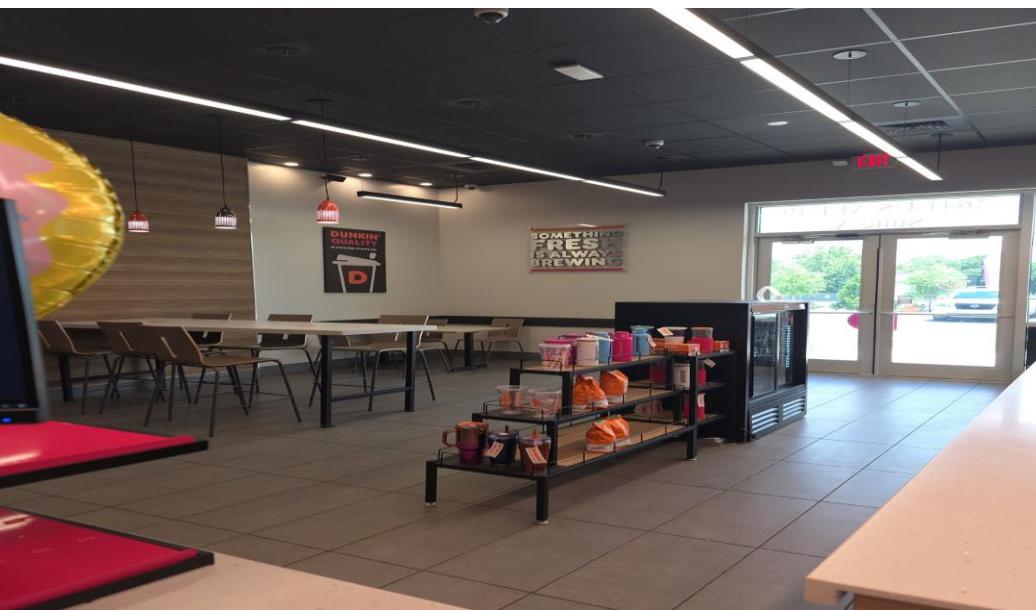
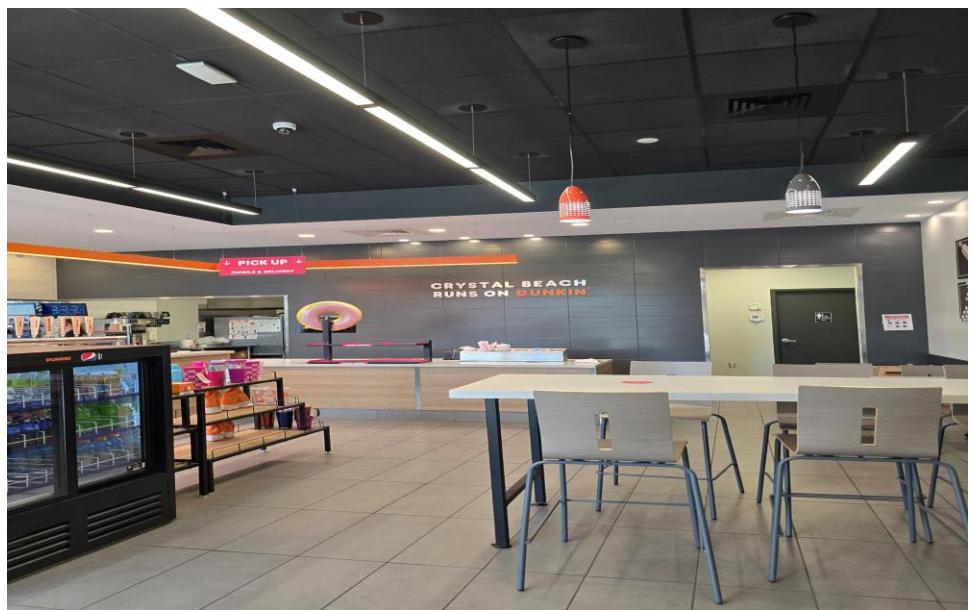
Demographics: Population Profiles & Traffic

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	2 Miles		5 Miles			
	Total Spending	Avg Household	Per Capita	Total Spending	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

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Tenant Photos: Dunkin'



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Tenant Photos: Bar Fly Bar & Fishing Apparel



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Tenant Photos: Pizza World – Coming Soon!



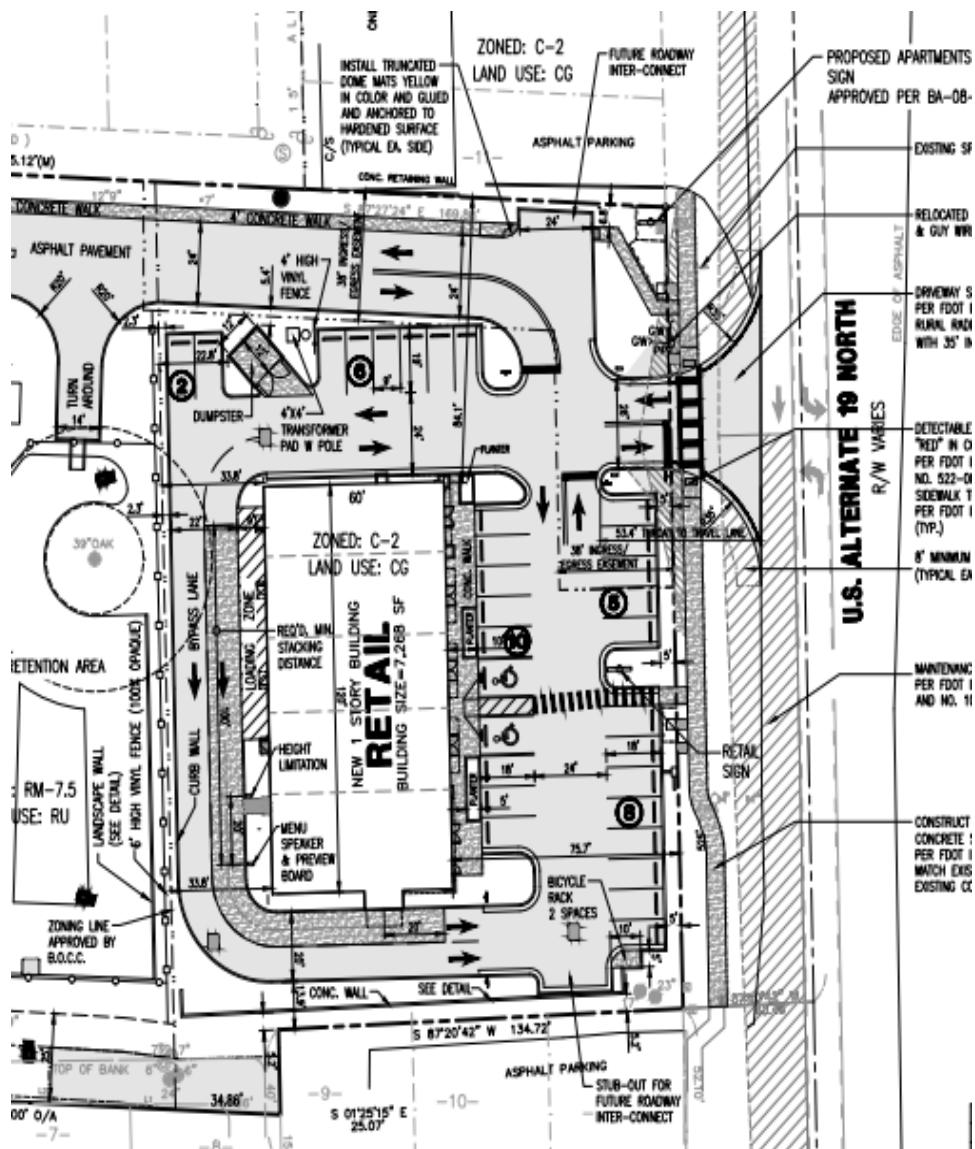
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Tenant Photos: Hair Mechanix



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



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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.



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