



NURSERY ROAD

266'

1.62± Acres

19

131,000 AADT

For sale

\$1,800,000
PURCHASE PRICE

1.62± Commercial Development Site

18600 US Highway 19 N
Clearwater, FL 33764

- Site lies within the US-19 Neighborhood Center allowing a broad mix of commercial uses
- General Retail, Restaurant, Office, Medical, etc.

- County: Pinellas
- Future Land Use: US-19 Neighborhood Center
- Flood Zone: X - area determined to be outside 500-year floodplain
- Parcel IDs: 19-29-16-00000-440-0100
19-29-16-00000-440-0500

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This 1.62±-acre vacant commercial land opportunity offers extraordinary visibility along one of the most heavily traveled corridors in Pinellas County. With prime frontage on US 19, the site benefits from traffic counts exceeding 131,000 vehicles per day, delivering unmatched exposure and strong branding potential for any future user.

Positioned within a well-established and densely populated trade area, the immediate corridor continues to experience steady residential infill and commercial development. National retailers, medical providers, and service-oriented businesses continue to target this stretch of US 19 due to its central positioning, accessibility, and proven consumer demand.

This vacant corner parcel is well suited for retail, medical, office, automotive, quick-service restaurants, and many other uses.

With limited remaining vacant land along this corridor, this represents a rare opportunity to secure a highly visible footprint in one of Pinellas County's most active commercial submarkets.

Location & Access

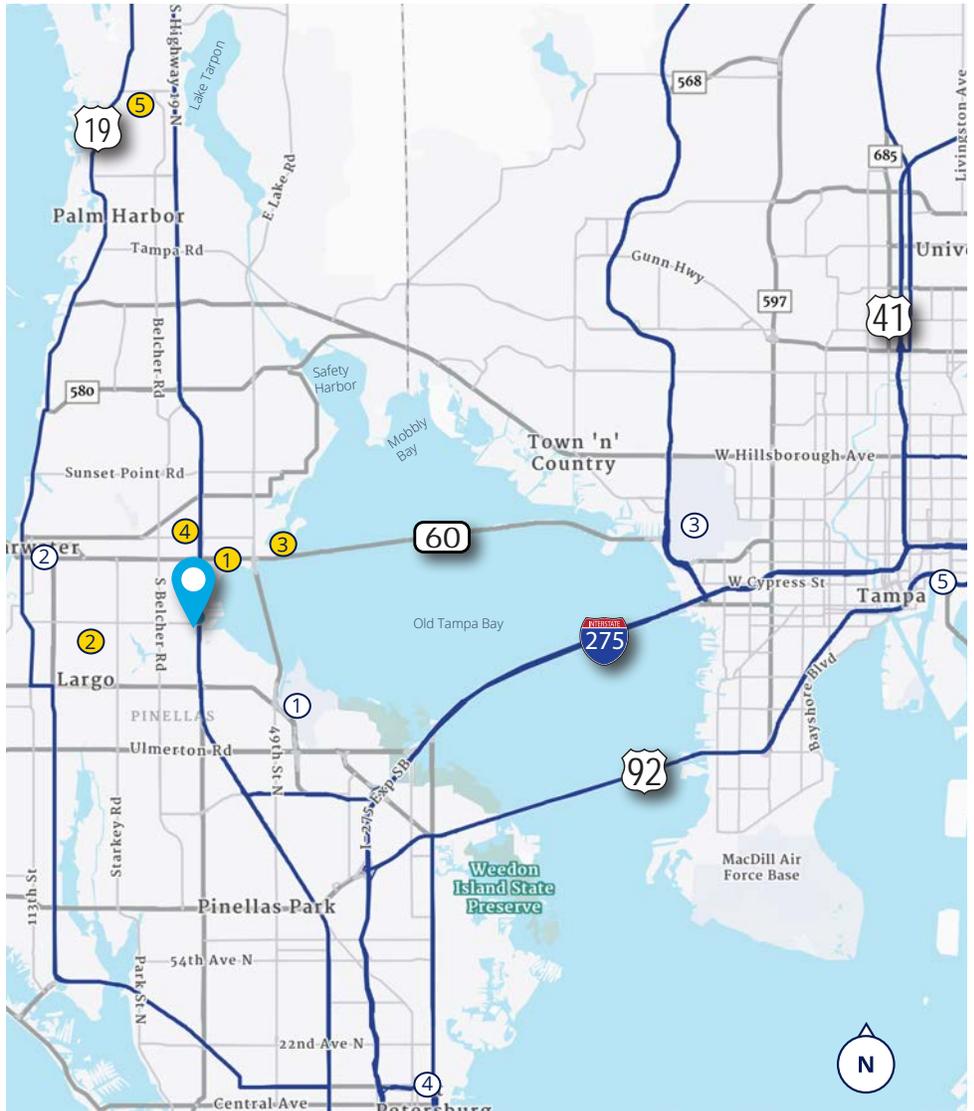
Area Highlights

US Highway 19 North serves as Clearwater's primary transportation corridor, offering direct connectivity to both Tampa and St. Petersburg. With an impressive average daily traffic count of approximately 131,000 vehicles, the corridor delivers exceptional visibility and consistent exposure.

Positioned in the heart of Clearwater and surrounded by a wide array of retail, dining, and service amenities, the site benefits from strong accessibility and a central location within one of the area's most active commercial corridors.

Travel Distances

St. Pete-Clearwater Airport	5.2 mi 13 Mins
Downtown Clearwater	5.4 mi 15 Mins
Tampa International Airport	15.5 mi 24 Mins
Downtown St. Petersburg	19 mi 29 Mins
Downtown Tampa	24.4 mi 34 Mins
Tampa Riverwalk	24.6 mi 35 Mins



Legend and Amenities



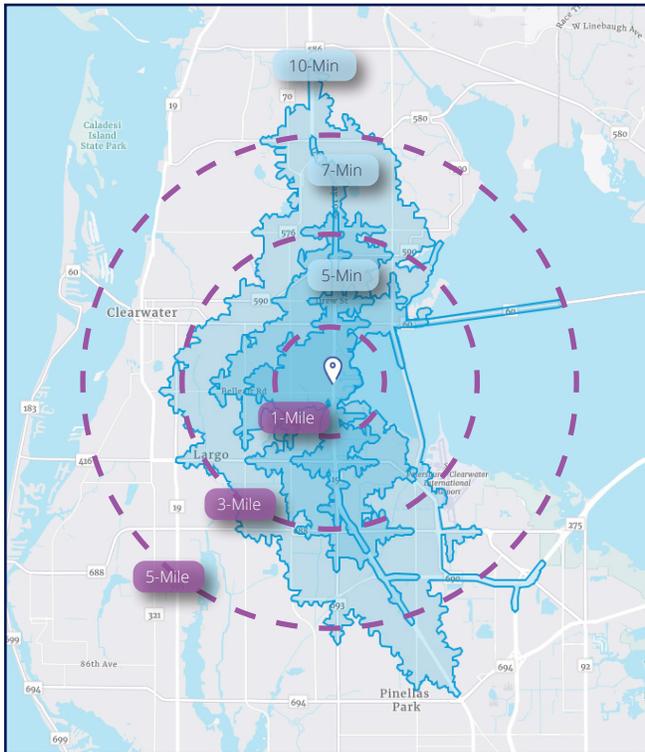
Subject Property

- ① St. Pete-Clearwater Airport
- ② Downtown Clearwater
- ③ Tampa International Airport
- ④ Downtown St. Petersburg
- ⑤ Downtown Tampa
- ① Clearwater Mall
- ② Eagle Lake Park
- ③ Nova Southeastern University
- ④ Joe DiMaggio Sports Complex
- ⑤ Innisbrook Resort

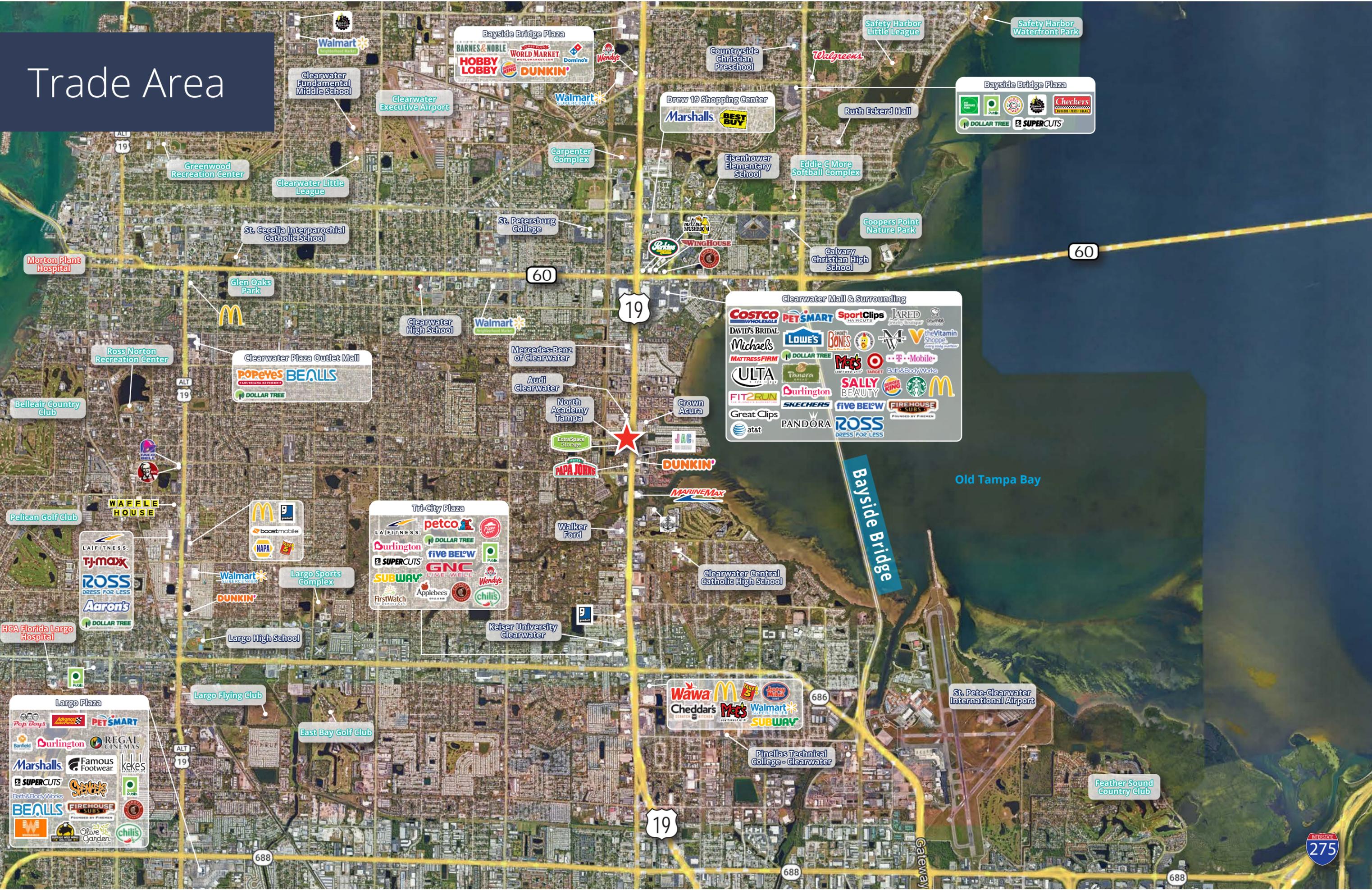
Demographics

Demographics	5-Min	7-Min	10-Min	Clearwater
DRIVE TIME POPULATION				
2030 Projection	26,241	77,812	174,259	119,411
2025 Estimate	25,758	76,922	174,081	119,089
% Growth	0.37%	0.23%	0.02%	0.10%
HOUSEHOLD INCOME				
Average	\$101,098	\$94,042	\$92,060	\$103,245
Median	\$70,988	\$67,365	\$67,815	\$69,814
DAYTIME WORKERS				
2025	14,660	42,462	106,381	75,224
Housing Units				
2025 Estimate	14,624	40,212	91,271	64,160

	1-Mile	3-Mile	5-Mile
RING POPULATION			
2030 Projection	14,502	97,815	234,006
2025 Estimate	14,059	97,526	233,036
% Growth	0.62%	0.06%	0.08%



Trade Area



Walmart

Bayside Bridge Plaza
BARNES & NOBLE
HOBBY LOBBY
WORLD MARKET
DUNKIN'
Domino's
Wendy's

Safety Harbor Little League

Safety Harbor Waterfront Park

Clearwater Fundamental Middle School

Clearwater Executive Airport

Countryside Christian Preschool

Walgreens

Drew 19 Shopping Center
Marshalls
BEST BUY

Ruth Eckerd Hall

Bayside Bridge Plaza
DOLLAR TREE
SUPER CUTS
Checkers

Greenwood Recreation Center

Clearwater Little League

Carpenter Complex

Eisenhower Elementary School

Eddie C More Softball Complex

St. Cecilia Interparochial Catholic School

St. Petersburg College

Coopers Point Nature Park

Morton Plant Hospital

Glen Oaks Park

Clearwater High School

Walmart

19

Clearwater Mall & Surrounding
COSTCO WHOLESALE
PETSMART
Sport Clips
JARED
DAVID'S BRIDAL
Michael's
LOWE'S
DOLLAR TREE
MATTRESS FIRM
ULTA
FIT2RUN
Great Clips
at&t
PANDORA
ROSS
SALLY BEAUTY
SKECHERS
FIVE BEL'W
FIREHOUSE SUBS
MCDONALD'S
STARBUCKS
T-Mobile
Bath & Body Works
M&M'S
Target
The Vitamin Shoppe

Mercedes-Benz of Clearwater

Audi Clearwater

North Academy Tampa

Crown Acura

Ross Norton Recreation Center

Clearwater Plaza Outlet Mall
POPEYES
BEALLS
DOLLAR TREE

Belleair Country Club

Waffle House

Pelican Golf Club

LAI FITNESS
TJ-MAXX
ROSS
Aaron's
DOLLAR TREE

Walmart
boostmobile
NAPA

Largo Sports Complex

DUNKIN'

Tri-City Plaza
petco
DOLLAR TREE
Burlington
SUPER CUTS
FIVE BEL'W
SUBWAY
GNC
Applebees
Wendy's
chili's
First Watch

Walker Ford

DUNKIN'

MARINE Max

Clearwater Central Catholic High School

HCA Florida Largo Hospital

Largo High School

Keiser University Clearwater

Largo Plaza
Pop Days
PETS MARY
Burlington
REGAL CINEMAS
Marshalls
Famous Footwear
kekes
SUPER CUTS
Bath & Body Works
BEALLS
FIREHOUSE SUBS
Olive Garden
chili's

Largo Flying Club

East Bay Golf Club

Wawa
Cheddar's
M&M'S
Walmart
SUBWAY

Pinellas Technical College - Clearwater

St. Pete-Clearwater International Airport

Feather Sound Country Club

688

19

688

Gateway

60

INTERSTATE 275

688

Surrounding Residential

1	Amalfi at Clearwater	108 Units
2	Winding Lane	272 Units
3	Madison at Roosevelt	224 Units
4	Vue at Belleair	339 Units
5	Coachman Club	72 Units
6	Sands at Clearwater	240 Units
7	Solaris Key	426 Units
9	Enclave on East	196 Units
10	Faris Residences Largo	104 Units
11	Imperial Gardens	240 Units
12	Pelican Lakes	183 Units
13	Linz Bayview (Lease-Up)	174 Units
14	Avana City Park	228 Units
15	Promenade at Belleair	145 Units
16	Sandy Lane	235 Units
17	The Palms of Clearwater	200 Units
18	Royal Breeze	200 Units
19	Anthem Clearwater Apartments	416 Units
20	Oasis at Bayside	304 Units
21	Grand Reserve at Park Isle	390 Units
22	Genesis	372 Units
23	Bal Harbour	250 Units
24	Grande Bay	201 Units
25	Gateway North	342 Units
26	Camden Clearwater	360 Units
27	The Pointe at Clearwater	252 Units
28	Arbors at Belleair	120 Units
29	Bainbridge Bayview	283 Units
30	Central Park at East Bay	111 Units
31	Melrose On The Bay	358 Units
32	Four Lakes at Clearwater	461 Units
33	Blue on the Bay	336 Units
34	Fairways at Feather Sound	288 Units
35	Revel (Lease-Up)	184 Units
36	Birchway Bayside (Pre-Planned)	376 Units
37	Trinity Pointe at Echelon City Center (U/C)	363 Units
38	Lantower Bayside (U/C)	271 Units
39	Echelon City Center Site 2 (Pre-Planned)	TBD
40	Largo Vista (Pre-Planned)	79 Units
41	Echelon City Center Future Phases (Pre-Planned)	TBD
42	Monroe Crossing (Pre-Planned)	132 Units
43	Tech Data (Pre-Planned)	60 Units

