



Retail Property For Lease

Palm Lake Square Retail / Medical Office Condo

**32502 US Hwy 19 N #B, Palm Harbor, FL 34684**

**For More Information:**

813-254-6756 | EXT 3

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)





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### Executive Summary



#### OFFERING SUMMARY

Available SF:	925 SF
Lot Size:	1.46 Acres
Year Built:	1984
Building Size:	925 SF
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	93,000

#### PROPERTY OVERVIEW

This 925 SF professional office space is located in the small medical / professional office park Palm Lake Square. The space opens into a 10-12 person waiting room with adjacent reception office with visitor restroom. There is a hallway which leads to a staff restroom and break room / kitchenette area and two private offices. This site enjoys great retail-like visibility and a great central location at the SW intersection of US Highway 19 and Tampa Road with nearly 93,000 vehicles per day. The site boasts excellent parking with 4.93 spaces / 1000 SF.

Estimated CAM: \$12.01

Initial estimated monthly rent: \$2,309 (includes base rate + CAM) plus applicable sales tax

#### LOCATION OVERVIEW

Located in Palm Harbor at the intersection of Tampa Road and US Highway 19 N and north of Curlew Road, offering easy access to surrounding areas.





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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

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Property Webpage: [www.properties.baystreetcommercial.com/1517403-lease](http://www.properties.baystreetcommercial.com/1517403-lease)

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Additional Photos



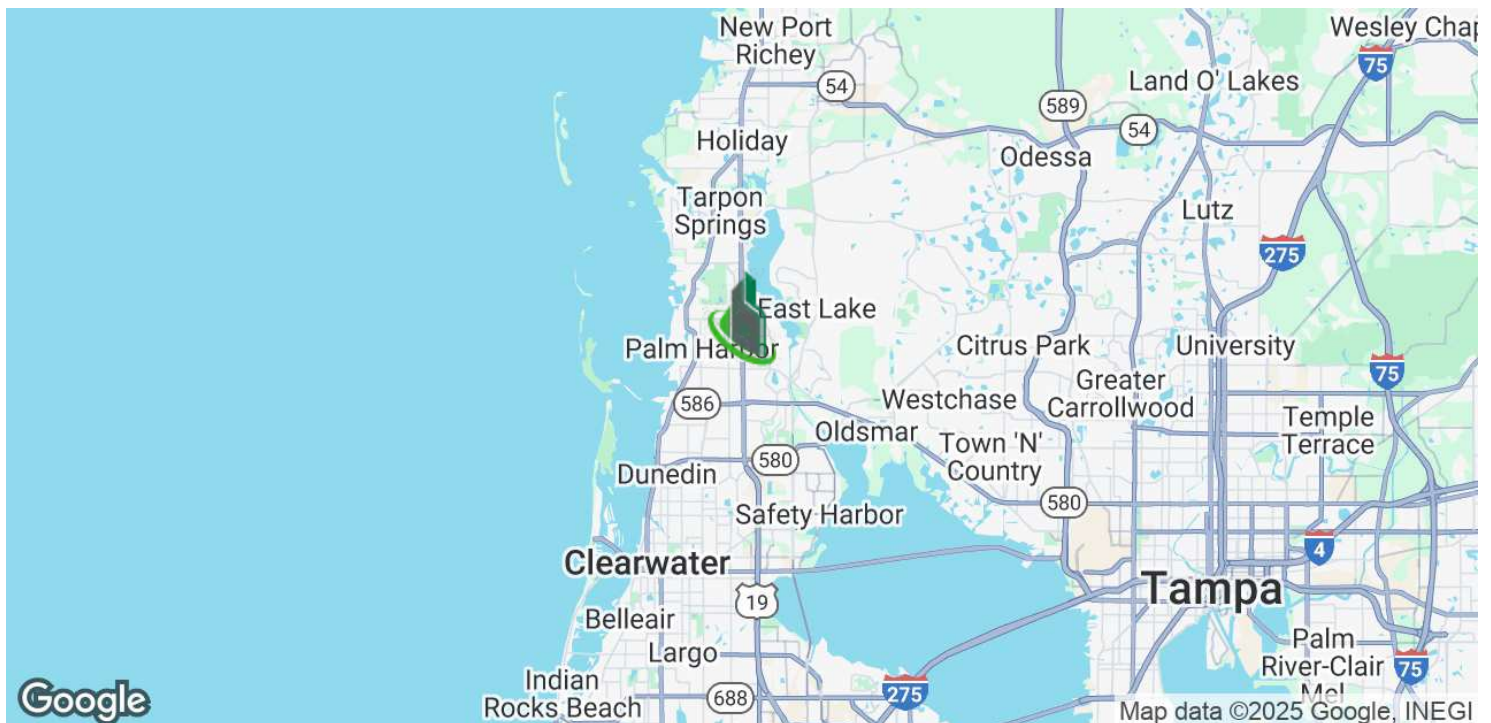
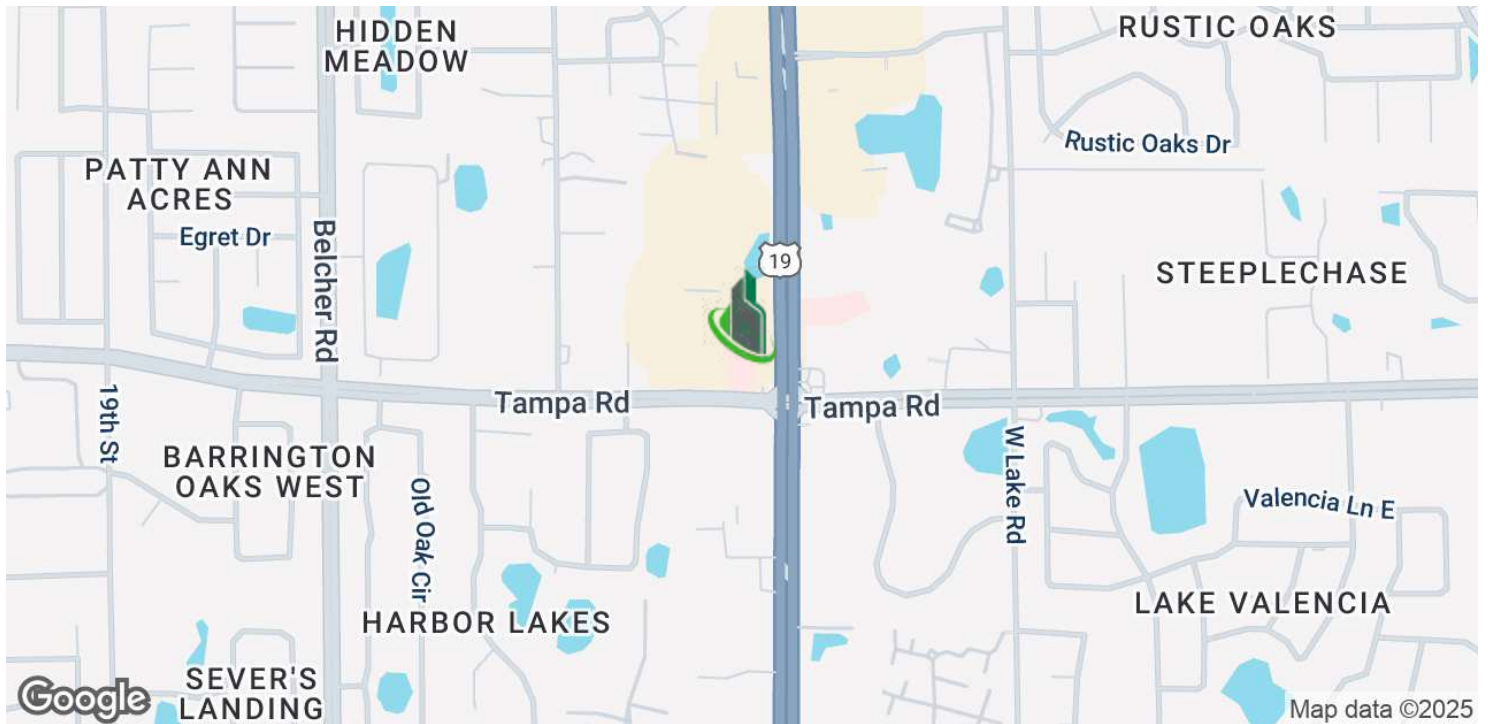




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Location Map



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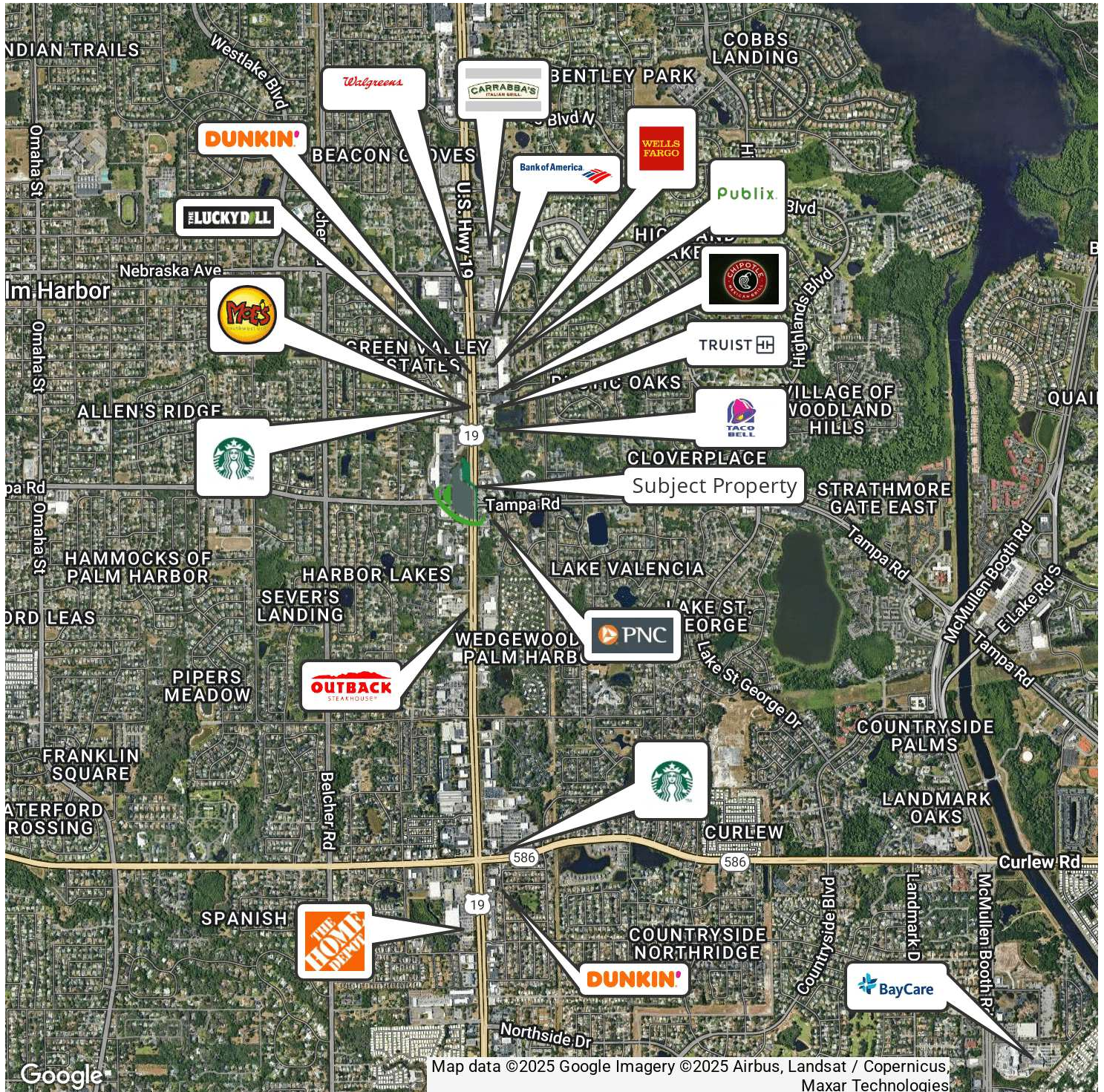




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### Retailer Map



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Aerial Map



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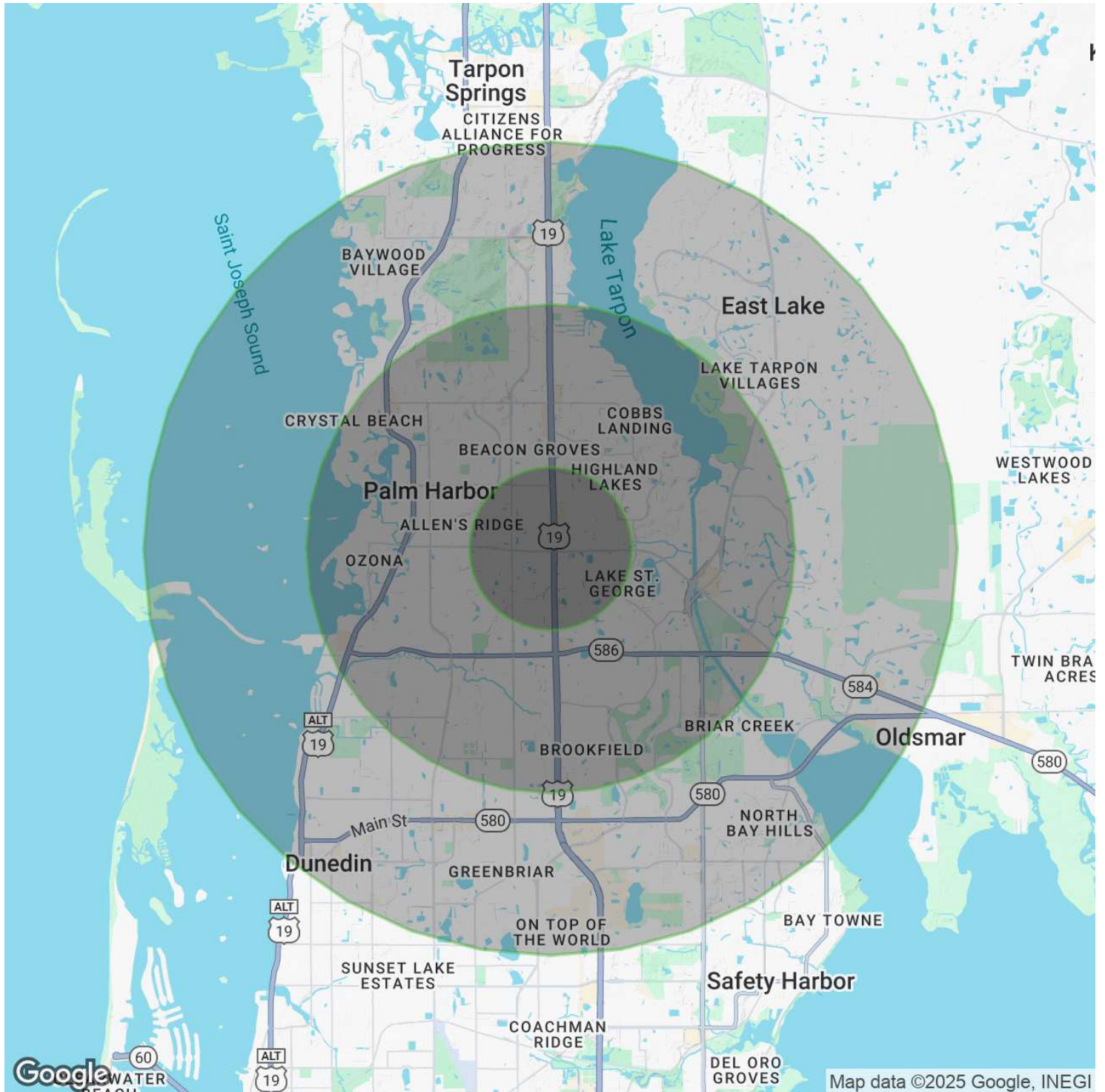




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### Demographics Map & Report



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### Demographics Map & Report

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,768	91,989	181,911
Average Age	50	50	50
Average Age (Male)	49	49	49
Average Age (Female)	52	51	51

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,315	42,336	84,139
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$97,773	\$102,597	\$105,327
Average House Value	\$422,367	\$437,280	\$427,085

#### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	8.9%	9.0%	9.6%

#### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	10,089	77,461	150,930
% White	85.7%	84.2%	83.0%
Total Population - Black	190	1,878	4,632
% Black	1.6%	2.0%	2.5%
Total Population - Asian	221	2,303	4,936
% Asian	1.9%	2.5%	2.7%
Total Population - Hawaiian	4	47	118
% Hawaiian	0.0%	0.1%	0.1%
Total Population - American Indian	30	253	530
% American Indian	0.3%	0.3%	0.3%
Total Population - Other	202	1,944	4,357
% Other	1.7%	2.1%	2.4%

#### TRAFFIC COUNTS

Tampa Rd & US Hwy 19 N 93,000/day

*Demographics data derived from AlphaMap*