

FOR LEASE

Coastal Palms 28100 US Highway 19 N. Clearwater, FL 33761

- › Class A five-story office building
- › Excellent location, 1/2 mile north of Countryside Mall
- › Signage available on US Highway 19 N
- › Lease rate: \$23.00-24.00/SF, Full Service



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PROPERTY FEATURES









- > 1,259 SF to 10,068 SF available
- > Parking ratio of 4/1,000 SF
- > Ground floor lobby and drive-thru banking
- > On-site deli, and common conference room
- > Immediate occupancy

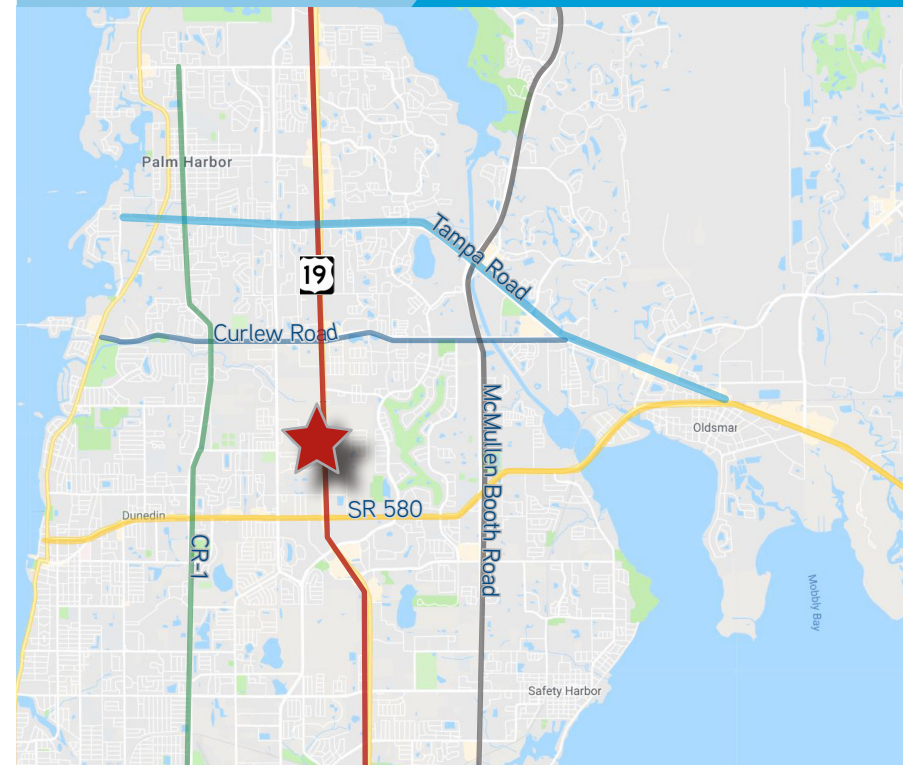


LOCATION HIGHLIGHTS

- Located at the northwest corner of US Highway 19 North and Republic Drive
- Signalized intersection allows easy ingress/egress to property
- Very strong traffic counts: 91,000 AADT
- 1/2 mile north of Westfield Countryside Shopping Mall
- Close proximity to abundant retail and service amenities on US Highway 19 N and nearby SR 580
- Attractive employment base of more than 220,000 individuals within 5 miles of the property

AREA DEMOGRAPHICS (5 mile radius)

 <p>Population 225,247</p>	 <p>Unemployment Rate 1.61%</p>
 <p>Projected Population Growth 4.34%</p>	 <p>Average Age 45.5</p>
 <p>Average Household Income \$72,878</p>	 <p>Education Attainment High School Diploma: 26.0% Some College: 31.5% College Degree: 24.9% Advanced Degree: 9.9%</p>
 <p>Employee Drive Time Under 30 Minutes: 61.6% 30-60 Minutes: 37.4% Over 60 Minutes: 6.0%</p>	 <p>Annual Consumer Spending Apparel: \$147,909 Entertainment: \$28,720 Pets/Toys/Hobbies: \$66,793 Food & Alcohol: \$739,877</p>



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