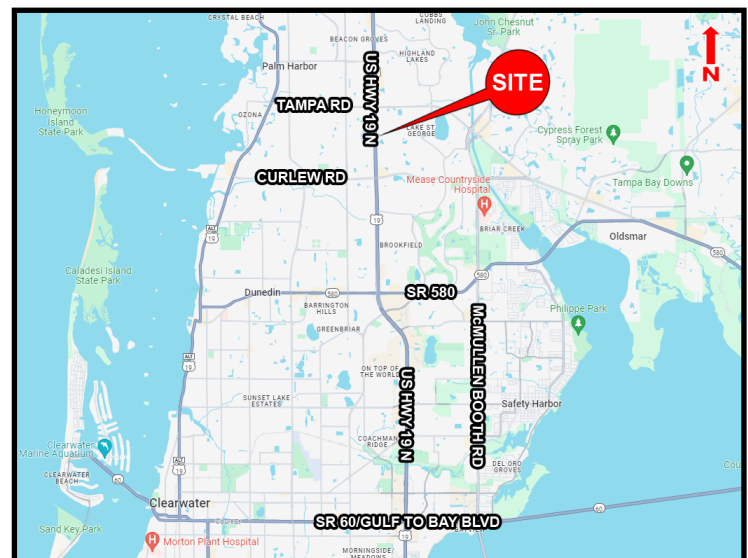


FOR SALE 12,471^{sf} RETAIL BLDG **U.S. Hwy. 19 Frontage**



31541 U.S. Hwy 19 N
Palm Harbor, FL 34684

- **FOR SALE– 12,471SF mol Commercial Building**
- Direct Ingress / Egress access to U.S. Hwy 19
- Excellent exposure & U.S. Hwy. 19 pylon signage available!
- 5/1,000 sf parking ratio
- North Clearwater / Palm Harbor location with easy access to roadway systems.
- Approx 1 1/2 miles north of Countryside Mall.
- Daily traffic count of 76,000 vehicles per day per FDOT.
- **PRICE: \$3,300,000**



31640 U.S. Highway 19 North, Palm Harbor, FL 34684 Tele:727.784.1007 Fax:727.784.1008

www.boardwalkcompany.com

The information contained herein was collected from sources deemed to be reliable. The Boardwalk Company, its' Officers, Agents, Representatives and Sellers make NO warranties or representations of any manner as to the accuracy, misstatement of facts, errors or omissions, prior sale, change of price, terms, withdrawal from market without notice or other modifications. Buyer, Tenants, Prospects and ALL Parties shall verify ALL information independently.

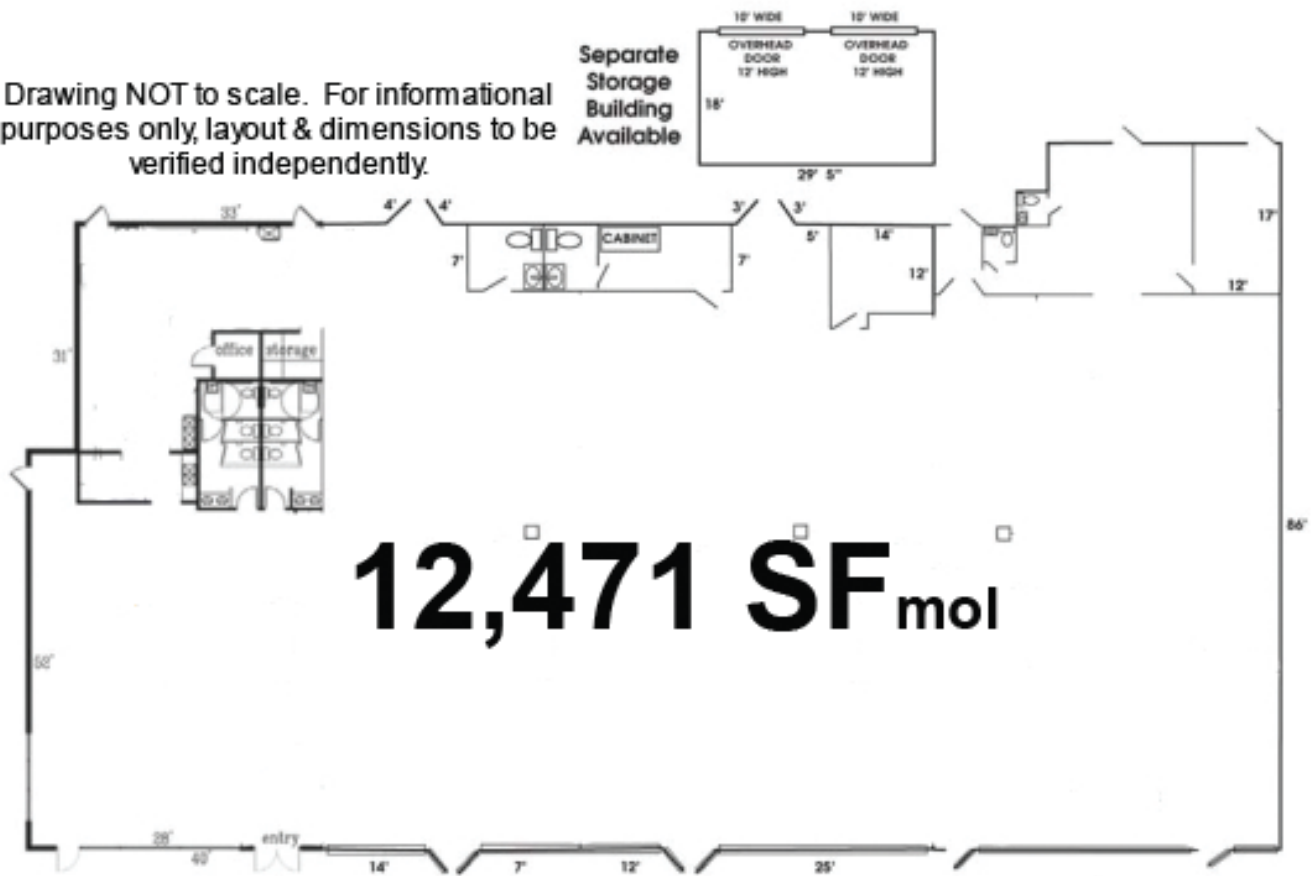


2023 DEMOGRAPHICS

| | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
|---------------|---------------|----------------|----------------|
| POPULATION | 10,524 | 88,559 | 187,017 |
| HOUSEHOLDS | 4,486 | 41,305 | 86,350 |
| AVG HH INCOME | \$97,642 | \$85,078 | \$87,951 |

Source: CoStar

Drawing NOT to scale. For informational purposes only, layout & dimensions to be verified independently.



Address: 31541 U.S. Hwy 19 N
Palm Harbor, FL 34684

Zoning: CP: Commercial Parkway

Property ID: 07-28-16-00000-430-0110

Land Use: ROR : Res/Office/Retail

Building: 12,300 SF mol Retail Building

Flood Zone: X

Year Built: 1985

Real Estate Taxes: \$26,387

Land Dimensions: 200' x 275"

Price: \$3,300,000

31640 U.S. Highway 19 North, Palm Harbor, FL 34684

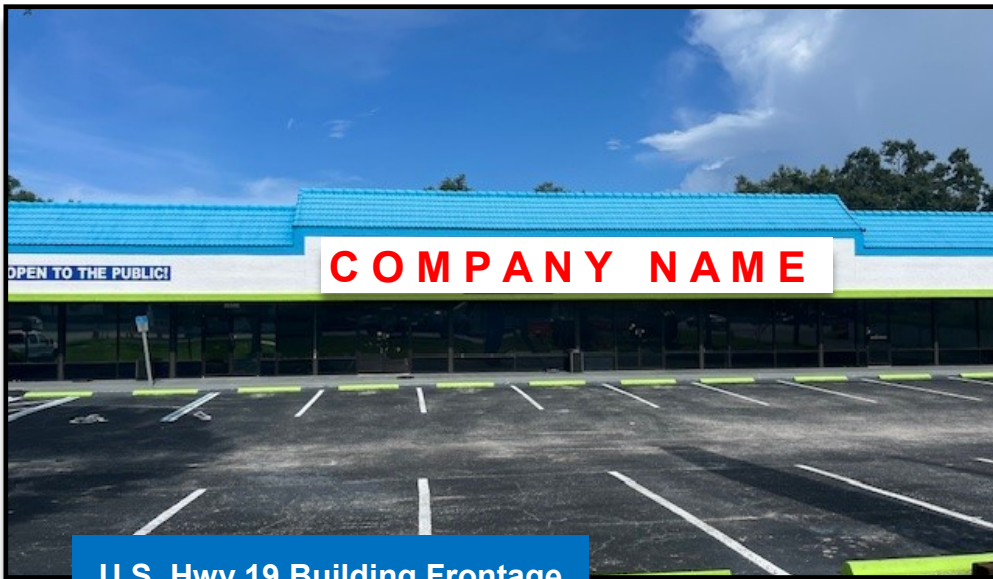


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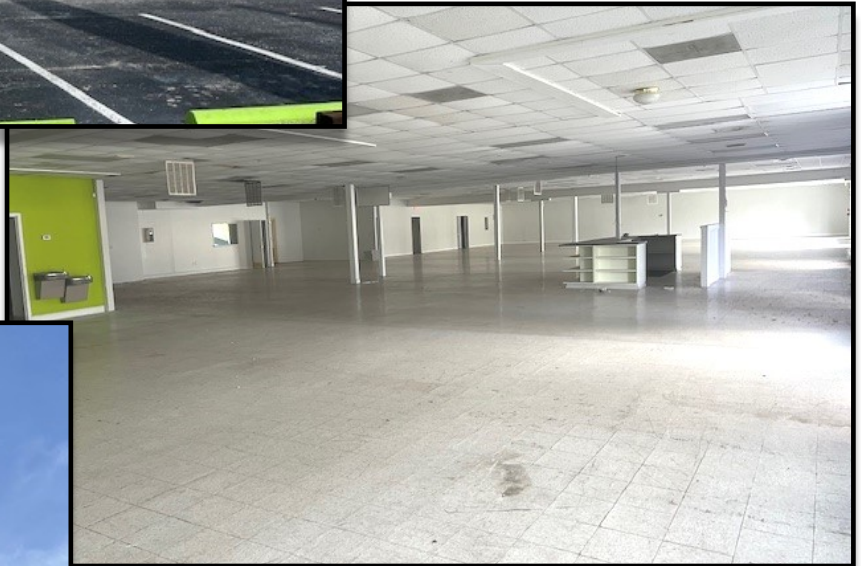
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Property Images



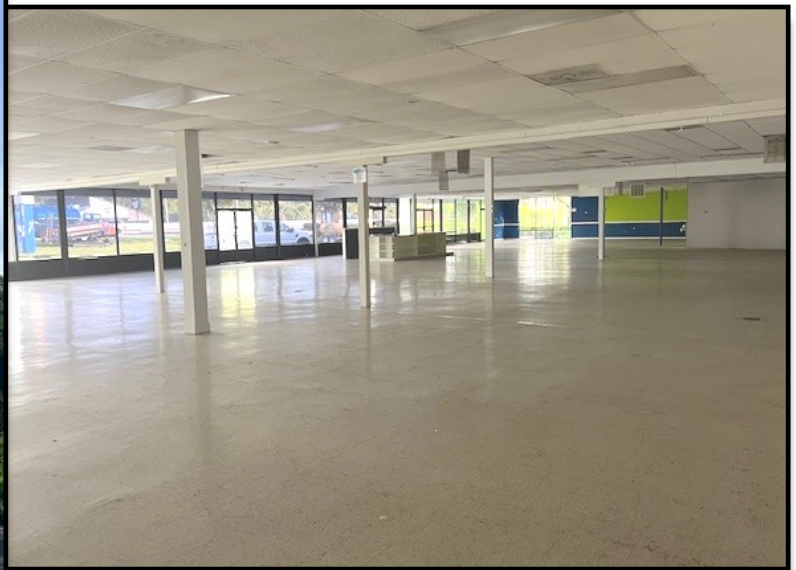
U.S. Hwy 19 Building Frontage



Building Interiors



U.S. Hwy 19 Pylon Signage



**THE
BOARDWALK
COMPANY**

31640 U.S. Highway 19 North, Palm Harbor, FL 34684 Tele:727.784.1007 Fax:727.784.1008

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