

MEDICAL OFFICE | LEASE OPPORTUNITY | 5,056 SF

# 29335

US Hwy. 19 N

CLEARWATER, FL 33761



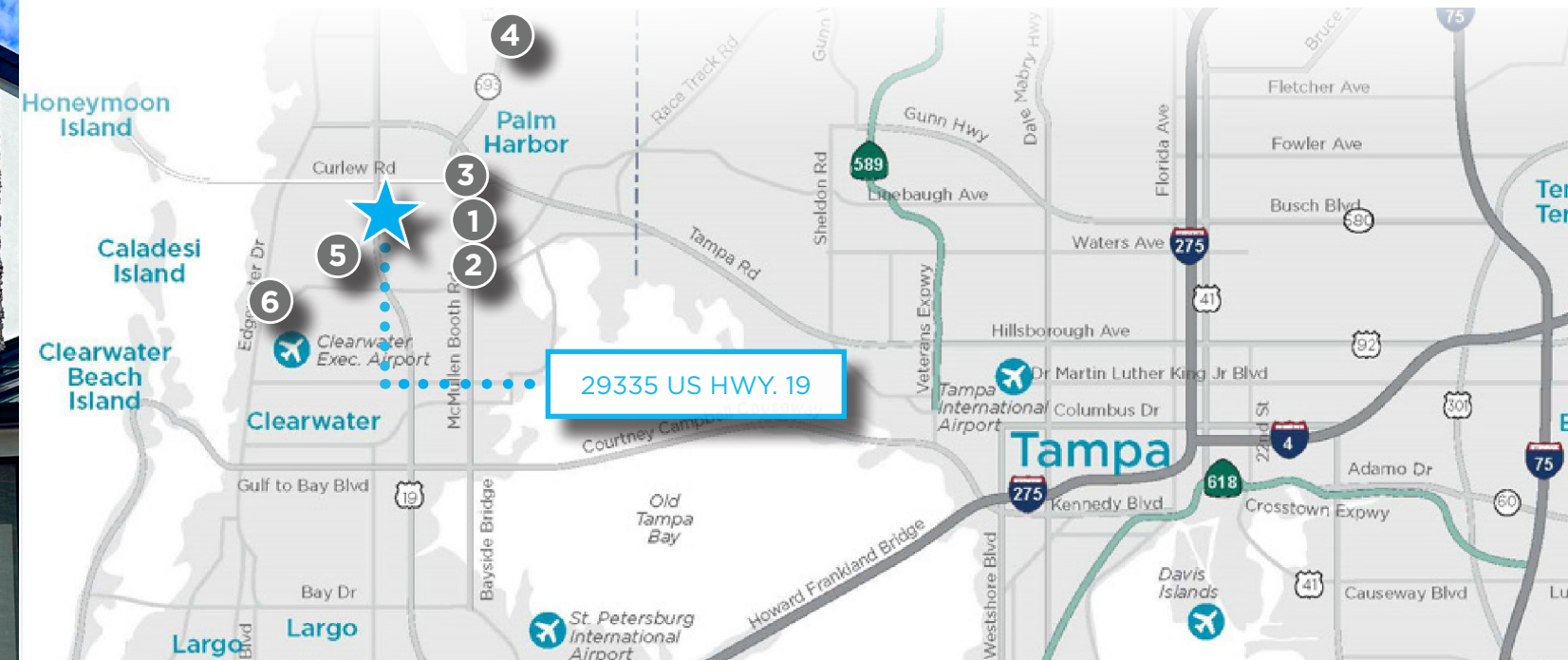
# US HWY. 19 MEDICAL OFFICE

A freestanding medical office building located directly on US Hwy 19 in Clearwater, FL is roughly 5,056 heated square feet. Recently built out for medical office using trophy finishes, the space includes an open area in the rear of the building for a large treatment room. This highly desirable and highly visible location is one of the only buildings in the market recently built out for medical office. It is directly on a main thoroughfare and has an 11/1,000 SF ratio with 56 parking spaces. It is the perfect opportunity for a medical practice that will benefit from a high visibility location.



- 1 ST. JOSEPH'S CHILDREN'S SPECIALTY CENTER 2.9 MILES 10 Min
- 2 MEASE COUNTRYSIDE HOSPITAL- JACOBSEN EMERGENCY CENTER 3 MILES 10 Min
- 3 BAY CARE URGENT CARE - COUNTRYSIDE 2.8 MILES 9 Min

- 4 JOHNS HOPKINS ALL CHILDREN'S OUTPATIENT CARE 3.8 MILES 11 Min
- 5 MORTON PLANT PRIMARY CARE 4.3 MILES 12 Min
- 6 MEASE DUNEDIN HOSPITAL 4.3 MILES 12 Min



5,056 Heated SF

## STRATEGIC LOCATION & BUILDING FEATURES

- 5,056 Heated Square Feet
- Freestanding (single occupant)
- 11/1,000 sf parking ratio
- Built out as medical office
- Building and pylon signage available
- \$42.00 psf NNN

# AREA AMENITIES

## RESTAURANTS

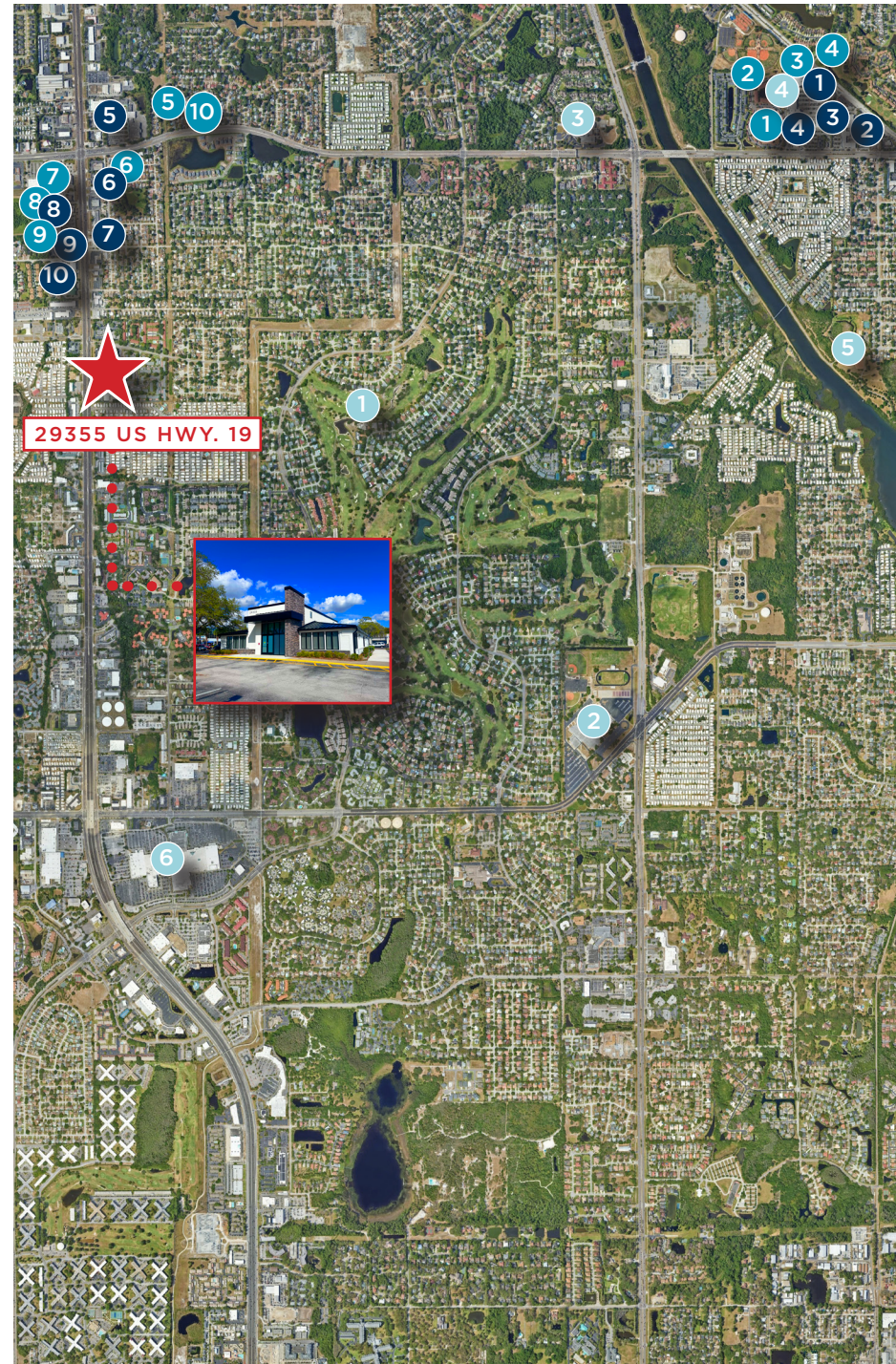
1. Pollo Tropical
2. Panera Bread
3. Green Market Cafe
4. Craft Street Kitchen
5. Starbucks
6. Dunkin
7. Arby's
8. IHOP
9. Applebee's
10. McDonald's

## RETAIL OPTIONS

1. PetSmart
2. Bealls
3. Marshalls
4. Dollar Tree
5. Publix Super Market
6. CVS
7. Walgreens
8. Home Depot
9. JOANN Fabric and Crafts
10. Circle K Convenience Store

## OTHER LOCATION

1. Countryside Country Club
2. Countryside High School
3. Curlew Creek Elementary School
4. Woodlands Square
5. Harbor Palms Nature Park
6. Countryside Mall



# THE NEIGHBORHOOD



**325+**  
RESTAURANTS  
within 5 miles

**1,900+**  
RETAIL OPTIONS  
within 5 miles

**50+**  
HOTELS/RESORTS  
within 5 miles



# AREA DEMOGRAPHICS

WITHIN 5 MILES



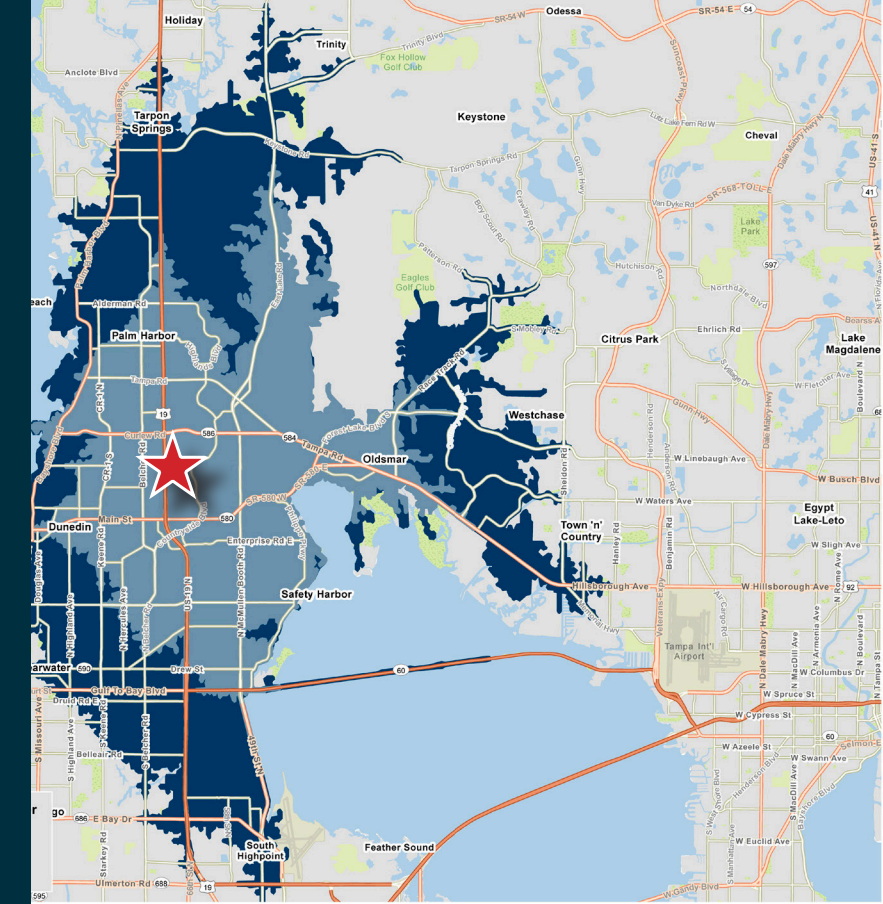
**197,552**  
TOTAL POPULATION



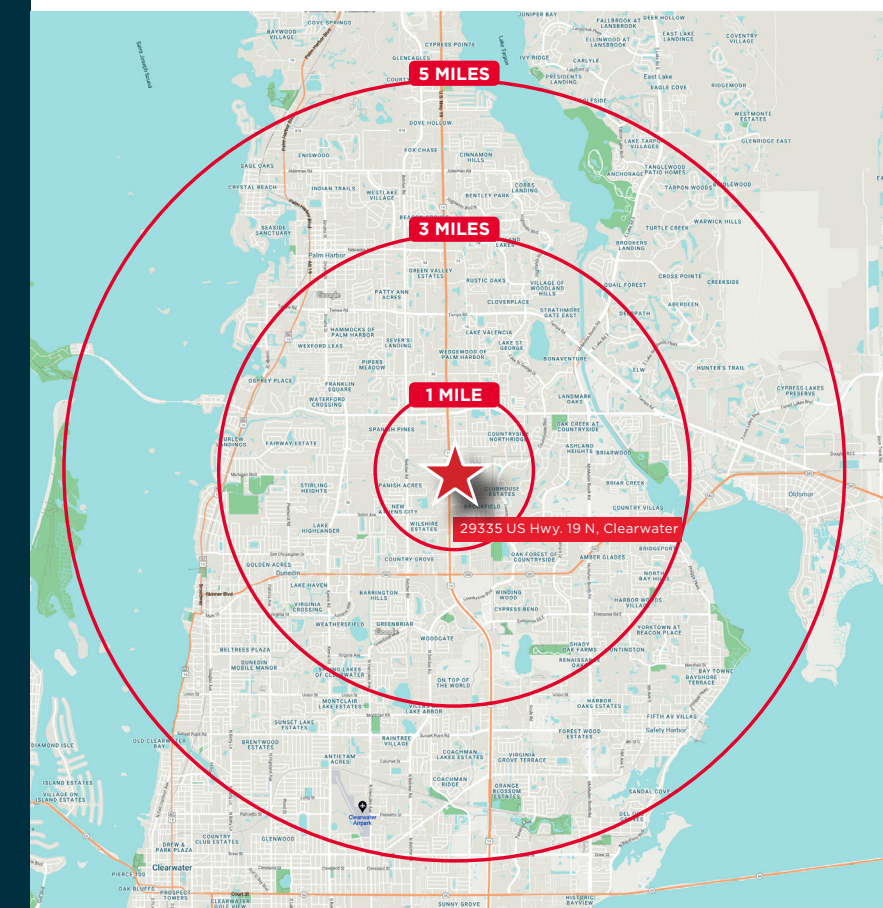
**\$2.7B**  
TOTAL SPECIFIED CONSUMER SPENDING



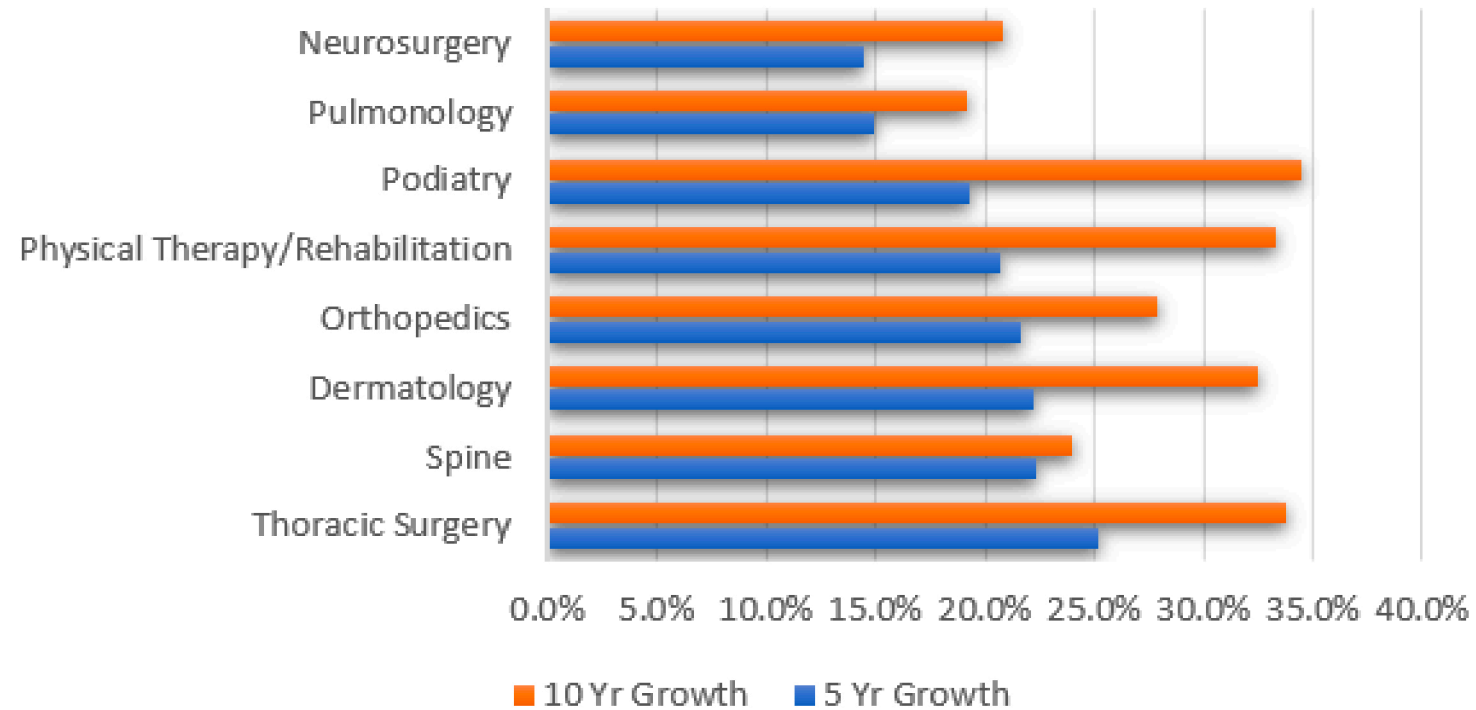
**\$85,703**  
AVG. HOUSEHOLD INCOME



**★ 29335 US Hwy. 19 N, Clearwater**  
Drive Times  
Under 10 Mins  
10-15 Mins



# DYNAMIC SERVICE LINE GROWTH



# 29335

# US HWY. 19 N

# CLEARWATER, FL 33761

FOR MORE INFORMATION,

## PLEASE CONTACT:

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FLORIDA HEALTHCARE ADVISORY PRACTICE  
*PUTTING CLIENTS AT THE HEART OF OUR BUSINESS*