



Serendipity Plaza

28801 US Highway 19 N
Clearwater, FL

OFFERING MEMORANDUM

Offer SUMMARY

\$6,291,369 OFFERING PRICE	7.3% CAP RATE
\$177 PRICE PER SQFT	1982 YEAR BUILT
35,520 LEASABLE AREA	3.88 TOTAL ACREAGE
100% OCCUPANCY	3.9 : 1,000 PARKING RATIO

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, RESMA LLC has not verified, and will not verify, any of the information contained herein, nor has RESMA LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

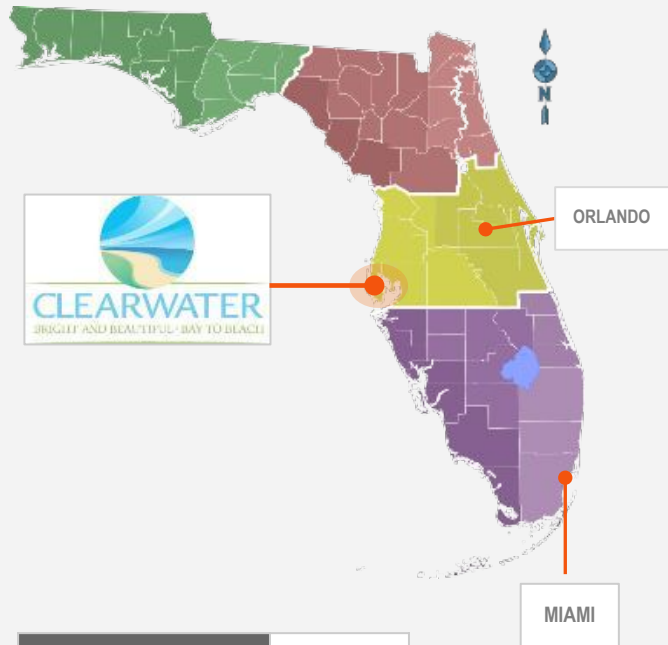


Investment HIGHLIGHTS

- +60% of the Gross Leasable Area (GLA) has been occupied by tenants who have remained at this location for over 12 years.
- Service-based retailers including different services as insurance, medical facilities, beauty services, and fitness centers.
- Priced at \$177 per square foot, it stands out as the most attractively priced stabilized shopping center in the Tampa Bay area.
- With 900 feet of frontage over US 19 at the core of Pinellas County, with a daily traffic volume exceeding 75,000 cars.
- The parking lot is undergoing resurfacing.



Perfect LOCATION



Clearwater Beach	25 minutes
Tampa International Airport	25 minutes
St Petersburg – Clearwater International Airport	17 minutes
Downtown St Petersburg	30 minutes
Downtown St Petersburg	35 minutes
Downtown St Petersburg	25 minutes



CHASE

Publix.
STARBUCKS
K

STAPLES
JO-ANN
labor and craft stores
THE HOME DEPOT
IHOP
McDonald's
Walgreens

agte
financial

CVS
pharmacy

PEPBOYS
TIRE SERVICE

Olive Garden
ITALIAN RESTAURANT

Bob Evans

US HIGHWAY 19 NORTH - +75k VPD

SERENDIPITY PLAZA

Perfect LOCATION

**WOODLAND
VILLAS**

**SERENDIPITY
CONDO (+55)**

**SERENDIPITY
PLAZA**

Estacionamiento
de autocaravanas
Serendipity ROC

28801 US
Highway 19 North

Restaurante italiano
Olive Garden Italian

US Highway 19 North

Through the main entrance of Serendipity Plaza, you gain access to Serendipity Condo, a **+400 homes** community occupied by residents aged 55 and older. Many of the current tenants at the plaza **provide products / services tailored to the diverse needs of the community.**

The PROPERTY



Estimated INCOME & EXPENSES

	Current	PSF
Effective Income	\$530,726	\$14.94
Expense Reimbursements	\$164,428	\$4.63
Effective Gross Income	\$695,154	\$19.57
<i>Real Estate Tax</i>	-\$95,232	-\$2.68
<i>Insurance</i>	-\$62,000	-\$1.75
<i>CAM</i>	-\$58,652	-\$1.65
<i>Management Fee</i>	-\$20,000	-\$0.56
Total Expenses	-\$235,884	-\$6.64
Net Operating Income (NOI)	\$459,270	\$12.93

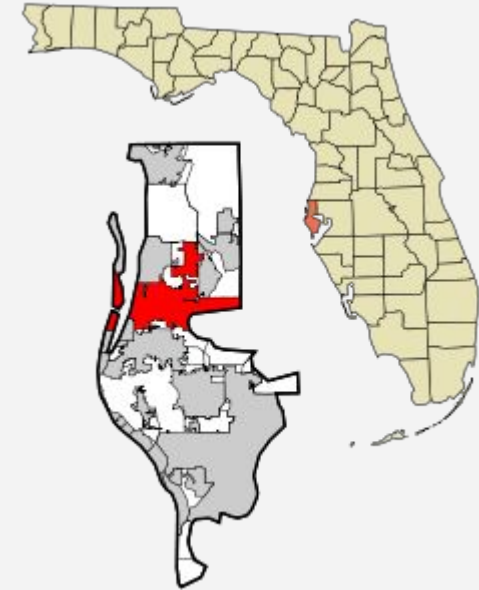


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Main DEMOGRAPHICS



	2 MILE	5 MILE	10 MILE
2023 TOTAL POPULATION	42,865	210,319	517,801
2028 POPULATION PROJECTION	41,747	205,305	512,332
POP GROWTH 2023 - 2028	-0.5%	-0.5%	-0.2%
MEDIAN AGE	53.1	50	48
2023 TOTAL HOUSEHOLDS	20,130	95,463	231,691
HH GROWTH 2023 - 2028	-0.6%	-0.5%	-0.2%
AVG HOUSEHOLD INCOME	\$82,483	\$84,455	\$85,441
AVG HOUSEHOLD SIZE	2.1	2.2	2.2
2023 AVG HH VEHICLES	2	2	2
MEDIAN HOME VALUE	\$257,084	\$255,842	\$251,911
MEDIAN YEAR BUILT	1981	1980	1981



Presented by:

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