

FOR LEASE OR SALE

Flexible retail space for lease or sale

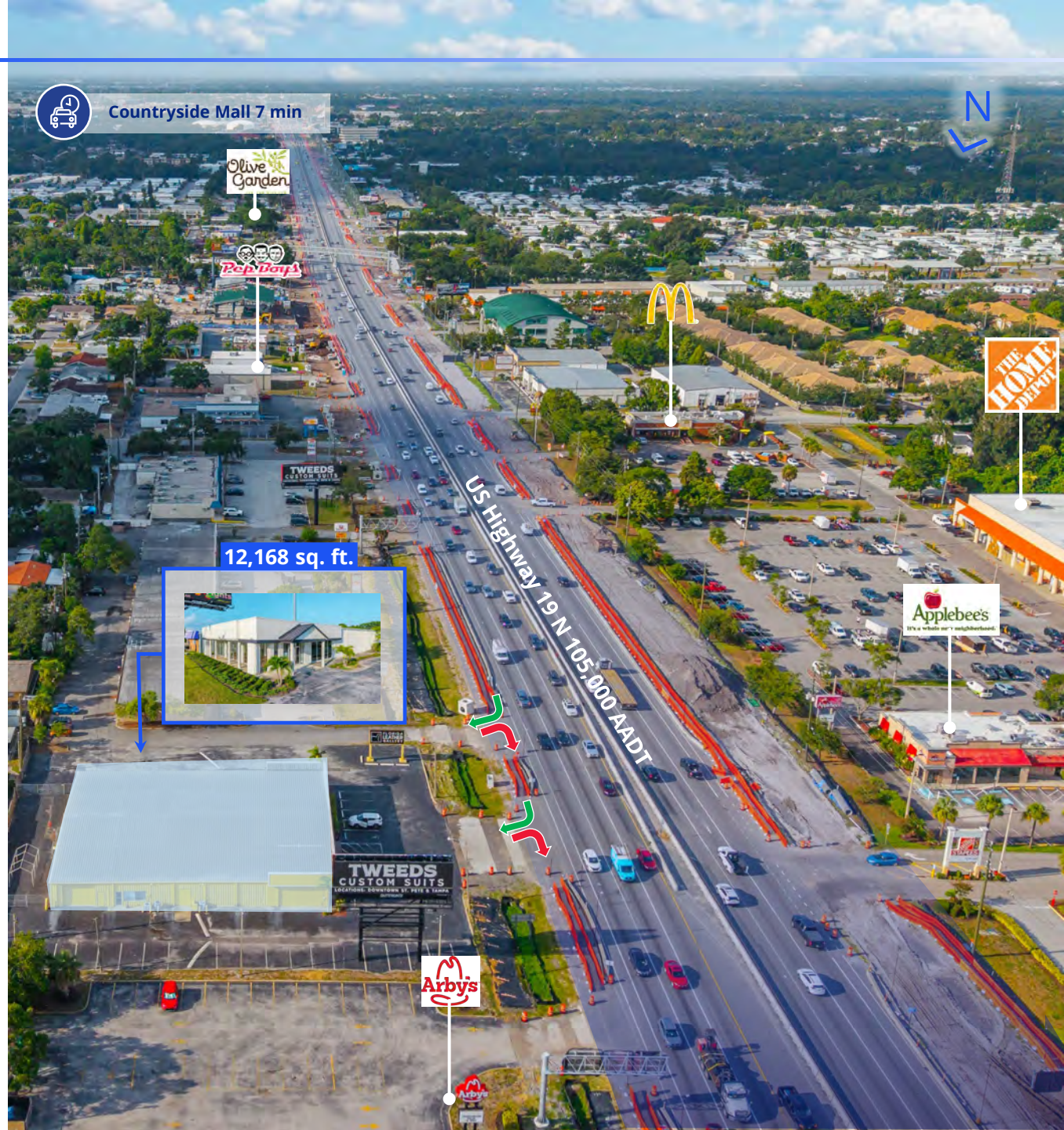
30209 US Hwy 19 N,
Clearwater, Florida 33761

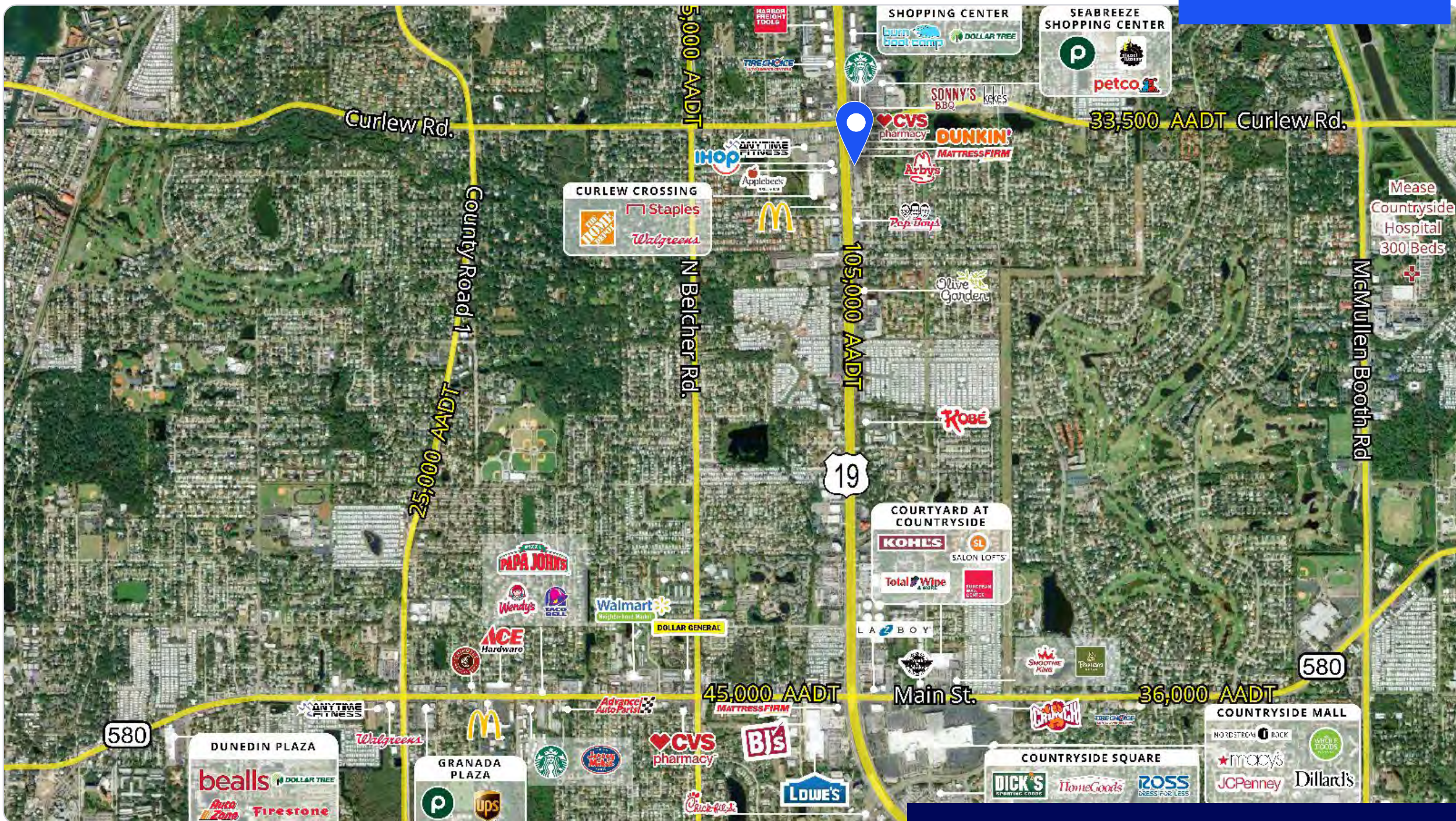
.94 AC
12,168 sq. ft.



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Colliers
4830 West Kennedy Blvd, Suite 300
Tampa, FL 33609
+1 813 221 2290





Total Daytime Population
 Daytime Population: Workers
 Daytime Population: Residents

1-mi

10,281
 4,831
 5,450

3-mi

98,098
 44,814
 53,284

5-mi

199,507
 94,931
 104,576

US 19 is one of the Pinellas County area's premier commercial corridors, offering excellent visibility, high traffic counts, and great demographics. Anchored by Countryside Mall and surrounded by a strong mix of retail and residential growth, it is an ideal location for businesses seeking long-term success.

Rare Opportunity on Pinellas County's busiest commercial corridor

Property Highlights

- ⊗ Prime frontage on US Highway 19
- ⊗ Exceptional visibility with approximately 105,000 AADT (Annual Average Daily Traffic)
- ⊗ On-site parking with 28 dedicated striped spaced spaces (possible additional available)
- ⊗ Strong surrounding retail, dining, and service-oriented businesses driving consistent consumer traffic
- ⊗ Excellent demographics with a dense residential population and established customer base
- ⊗ Income-producing billboard on site with lease in place

Site and improvements may be leased or sold as-is, modified, or redeveloped for alternative uses by current ownership, or ground leased and redeveloped by end-user.

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Demographics

	3-mi	10-min
Population	102,547	132,991
Total Households	49,609	63,919
Average Household Income	\$105,587	\$106,483
Total Daytime Population	98,098	128,398

Distance

Countryside Mall	7-min 2.07 mi
Honeymoon Island Beach	13-min 4.9 mi
Clearwater Beach	30-min 7.7 mi
Downtown Tampa	36-min 18.40 mi

Future Visual Road Representation

The interchange and roadway improvement project is modifying the existing six-lane divided highway to a six-lane controlled-access roadway with one-way frontage roads in both directions parallel to US 19 from SR 580 (Main Street) to the north of CR 95/CR 39 in Pinellas County.

In addition, new interchanges will be added just north of Boy Scout Road and at SR 586 (Curlew Road) to improve traffic flow along this corridor. *

Dedicated u-turns will allow for convenient access from all directions.

Construction is estimated to finish in 2029.*

*Source FDOT

<https://www.fdotampabay.com/project/285/256774-3-52-01>



*Positioned in the heart of Clearwater's thriving commercial corridor, this **highly visible** property offers excellent accessibility to surrounding neighborhoods and major employment centers. Its **high-exposure location** provides outstanding signage and branding opportunities.*

Jim Kovacs
Executive Vice President
+1 813 871 8514
jim.kovacs@colliers.com

Melissa Riccardi
Vice President
+1 917 744 1745
Melissa.riccardi@colliers.com