

Leased - 1,800 SF



Class A Retail Space For Lease

- 4,200 sf newly built jewel box is available on U.S. Highway 19 is to be built contiguous to the existing building.
- The property offers excellent visibility and is within close proximity to a variety of dining and shopping amenities.
- Conveniently located directly on Highway 19 N in Clearwater just between Curlew Road and Countryside Mall. The property location benefits from regional access provided via I-275, US-19 and two international airports.



Close proximity to a variety of restaurants, shops, and other amenities



Abundant parking on site



Q4 2026 delivery date



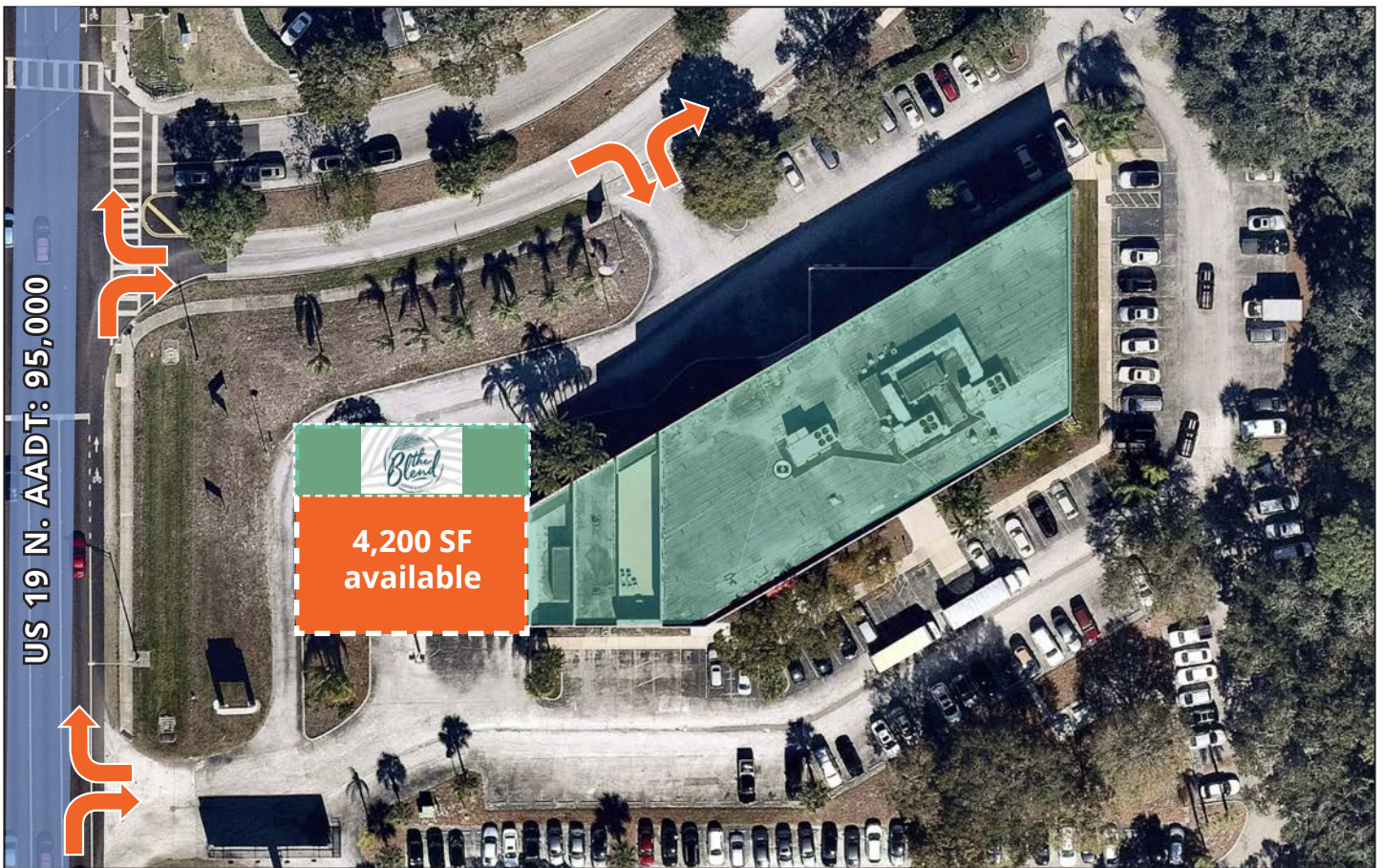
Easy access to and from U.S. Highway 19

For further information

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Property overview

The Property is directly off of Highway 19 N in Clearwater just between Curlew Road and Countryside Mall. The Property location benefits from regional access provided via I-275, US-19 and two international airports. Clearwater is just off the I-75 corridor; situated on the Gulf of Mexico, just 22 miles from Tampa on Florida's stunning west coast.



Shopping

Numerous shopping conveniences within a 3 mile radius



Dining

Over 24 dining options within a 1 mile radius



Hotels

Several hotels within a 3 mile radius



Hospital

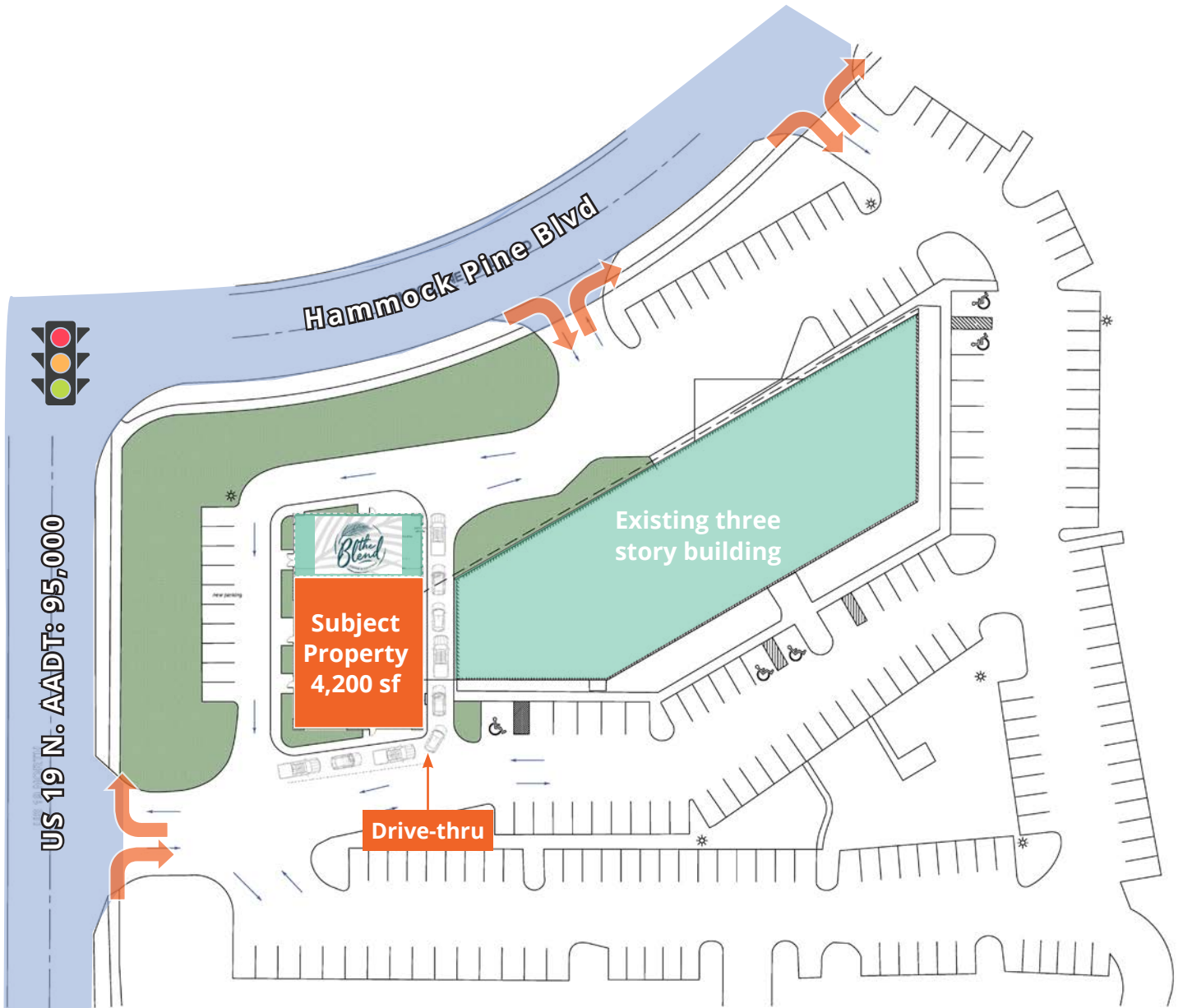
6 hospitals within close proximity to subject property



Gas

Abundant gas/convenience stores within 3 mile radius

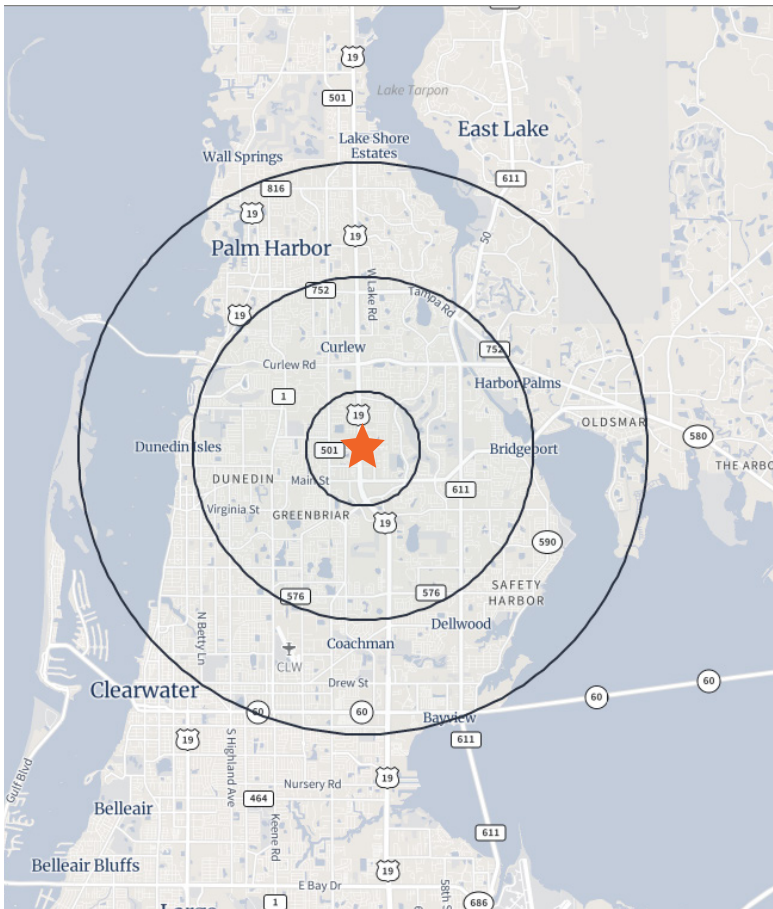
Floor plan



Aerial map



Demographics



Population: Over 227,919 people within a five mile radius.



Density: Over 103,570 households within a five mile radius.



Income: Average household income of \$112,447 within a five mile radius.



Home Value: Median home value of \$379,844 within a five mile radius.



Employment: Employment population of over 99,533 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	13,512	107,666	227,919
Median age	61.3	55.7	51.1
Median age (Male)	60.0	53.3	48.9
Median age (Female)	62.4	57.5	53.0
Households & Income	1 Miles	3 Miles	5 Miles
Total households	7,388	51,416	103,570
# of persons per HH	1.82	2.06	2.15
Average HH income	\$89,932	\$114,870	\$112,447
Average house value	\$334,492	\$358,429	\$379,844
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	1,003	4,859	11,675
Total employees	8,221	41,148	99,533

**If you would like to discuss this further,
please get in touch.**

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