

**RETAIL SPACE
FOR LEASE**

3,415 SF - Tampa MSA

34218 US Highway 19 N - Palm Harbor, FL - 34684



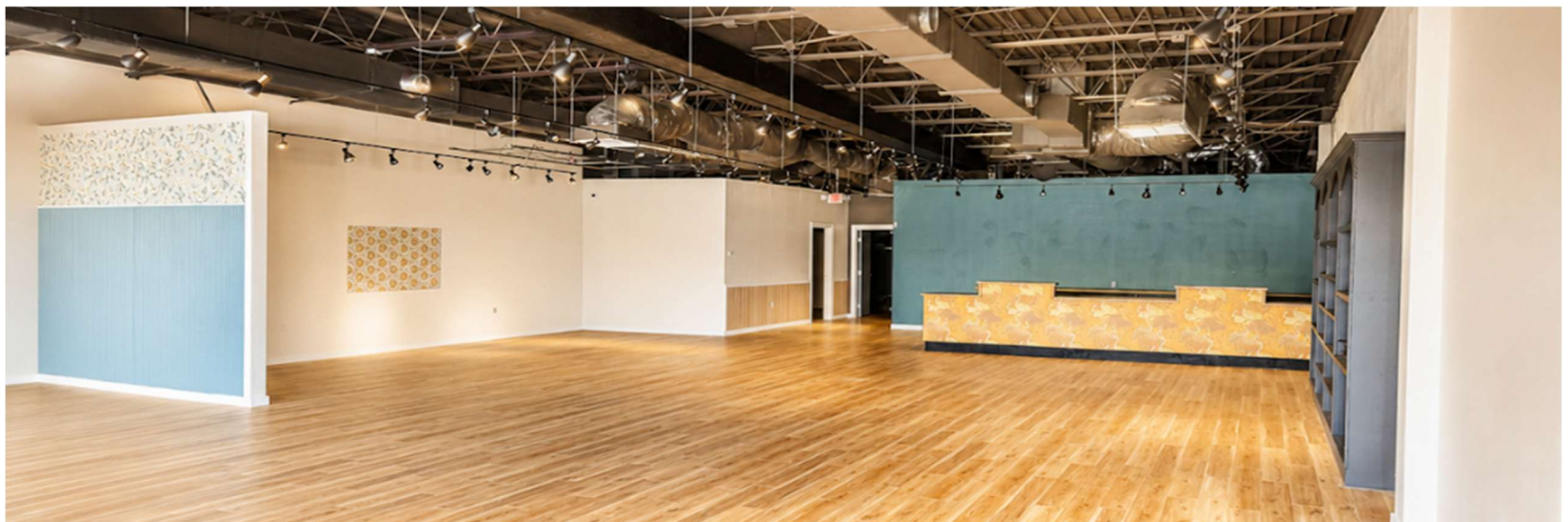
(727) 250-6000

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▪ BROKERS WELCOME ▪

MOVE-IN READY RETAIL SPACE

- Newly renovated, fully built-out retail/showroom space
- Bright open-concept layout, soaring exposed ceilings, premium wood-look flooring, modern track lighting
- Expansive storefront windows & stylish reception area
- Move-in ready with a clean contemporary aesthetic
- Exceptional flexibility for retail, showroom, gallery, wellness, fitness, office, or creative uses



FOR LEASE - 3,415 SQ FT on US 19N

UNMATCHED US HWY 19N FRONTAGE, VISIBILITY & ACCESS

- 3,415 sf prime retail
- High traffic retail corridor: 93,000 cars per day
- Advertising: LED Billboard, Façade Signage, & Monument Signage
- Flexible layout options: Perfect for variety of retail, medical, professional services, or restaurant uses
- Parking: 420+ spaces



AREA HIGHLIGHTS

1 MILE RADIUS

Population: 12,400+

Avg. HH Income: \$95,797

3 MILE RADIUS

Population: 88,000+

Avg. HH Income: \$105,868

5 MILE RADIUS

Population: 149,000+

Avg. HH Income: \$106,128

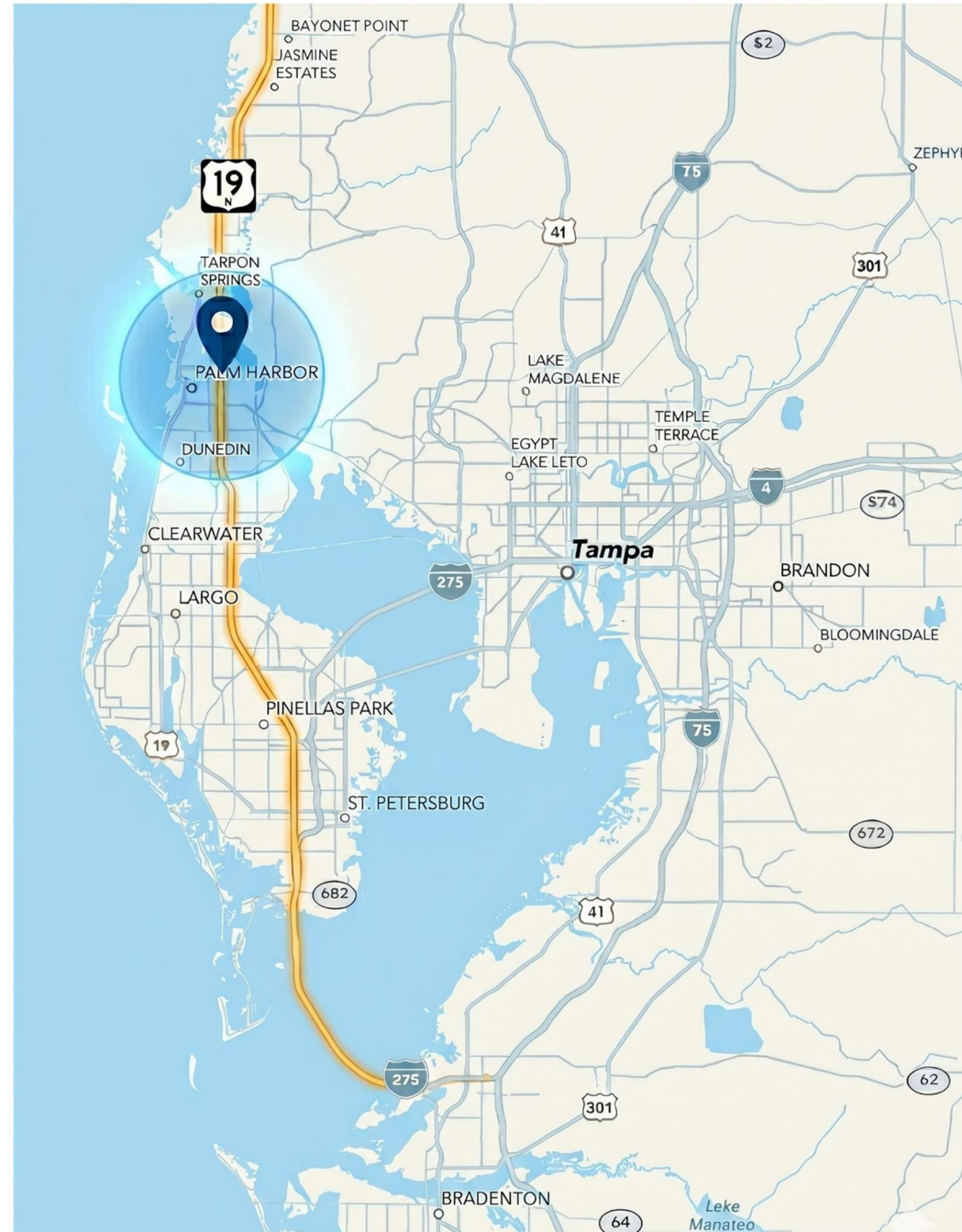
10 MILE RADIUS

Population: 508,000+

Avg. HH Income: \$92,450

US HIGHWAY 19N in Palm Harbor

- Property sits directly on US Hwy 19 N with over 120 ft of façade
- Primary north-south artery connecting coastal communities (Clearwater, Dunedin, Tarpon Springs) to St. Petersburg / Tampa and to Pasco County
- Pinellas County is the most densely populated county in Florida with over 959,000 population
- Annual Average Daily Traffic: 93,000 cars per day as reported by FDOT

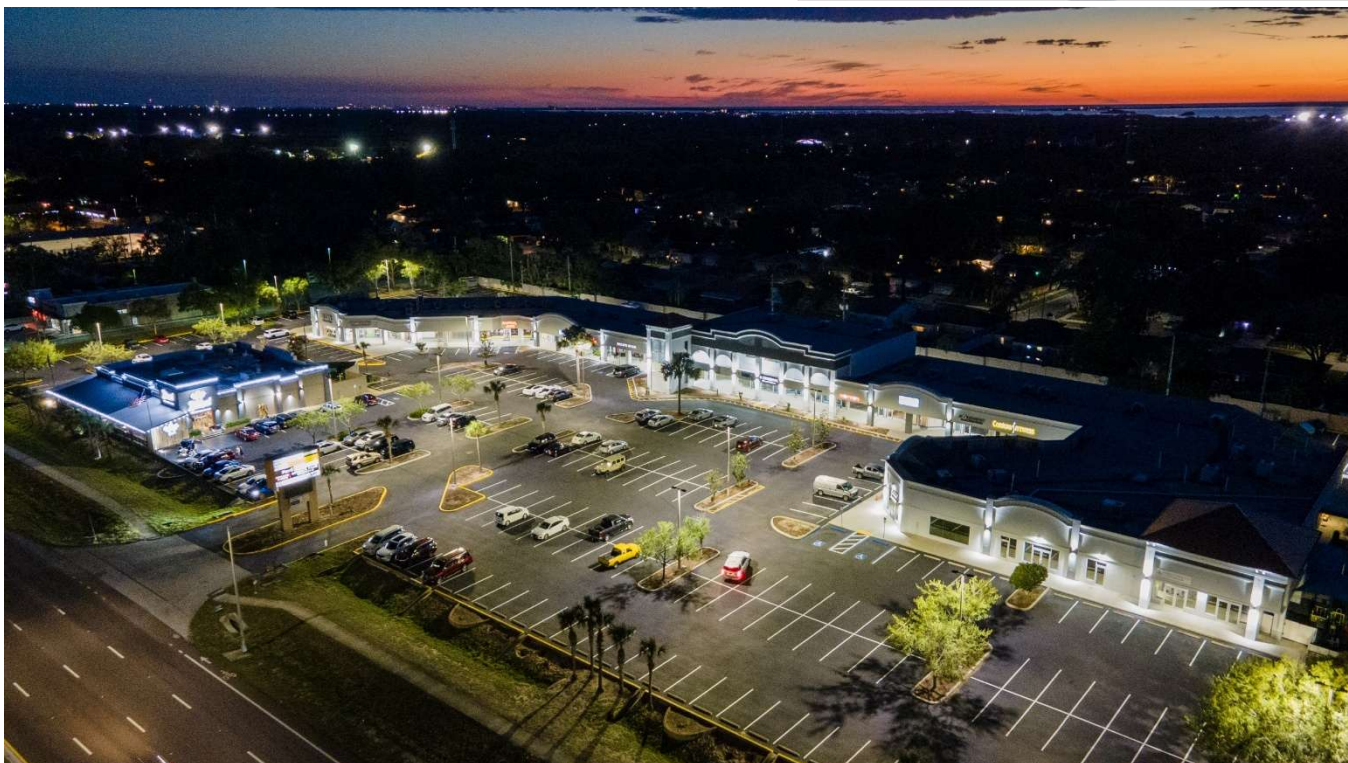


LED BILLBOARD SIGN ON US 19N | VIEWED BY 93,000 CARS PER DAY

- 16ft x 9ft **High Resolution LED double sided Billboard** Sign directly on US Hwy 19N
- Available for Immediate Tenant Advertising
- Seen by over 93,000 cars per day
- Utilize brand recognition to draw high volume of customers to your store
- Immediate entrance to Plaza from US Hwy 19N by Billboard Sign



UNMACHED US HWY 19N VISIBILITY & ACCESS



LOCAL ATTRACTIONS | UPTOWN PALM HARBOR PLAZA



DISCLAIMER

Disclaimer

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All inquiries should be directed to management@tmpretailgroup.com

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