

Winning
Tea.

31515 US Highway 19 North

31515 US HIGHWAY 19 NORTH
PALM HARBOR, FL 34684

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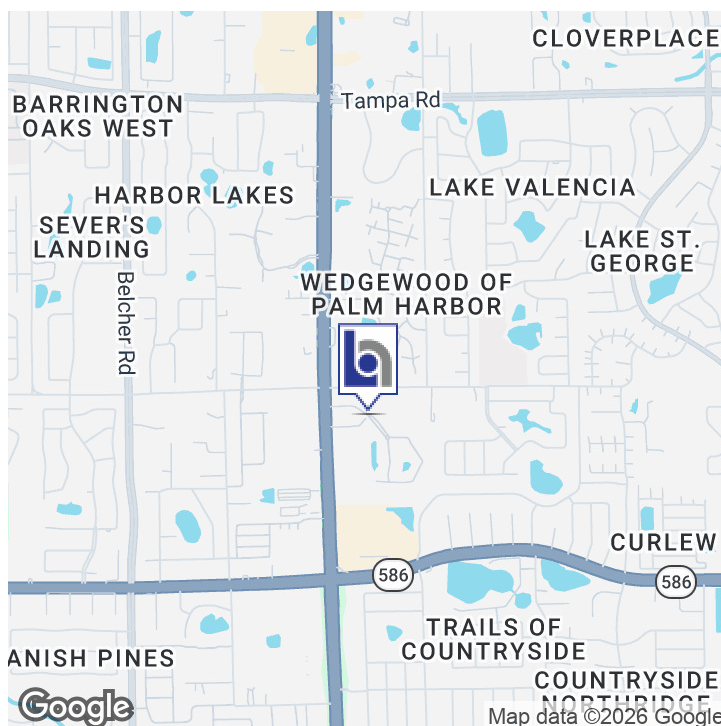
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Executive Summary

31515 US HIGHWAY 19 NORTH | RETAIL PROPERTY FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$22.50 SF/yr (NNN)
Available SF:	4,000 SF
Lot Size:	0.92 Acres
Number of Units:	1
VPD:	95,000
Private Offices:	6
Lease Type:	NNN
Type:	Warehouse or Flex
Doors:	1 Loading Dock
Signage:	1 Pylon Sign

PROPERTY OVERVIEW

Incredible leasing opportunity in Palm Harbor, FL. Located right on US Highway 19 N, this premier property boasts a spacious layout and exceptional visibility, making it an optimal choice for businesses seeking a high-traffic location. Strategically located in the most densely populated county in Florida, the 4,000 SF space has 6 private offices along with warehouse storage in the back. This space caters to a diverse array of commercial needs. With its strategic positioning and accessibility, this property presents an attractive proposition for businesses aiming to thrive in a bustling environment. Elevate your business's potential with this unparalleled leasing opportunity, and position yourself for success in this dynamic location.

PROPERTY HIGHLIGHTS

- 4,000 SF of office with warehouse storage
- Frontage right on US Highway 19 N
- Asking rent is \$22.50/SF + NNN
- Term is negotiable
- Available within 30 days

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Additional Photos

31515 US HIGHWAY 19 NORTH | RETAIL PROPERTY FOR LEASE



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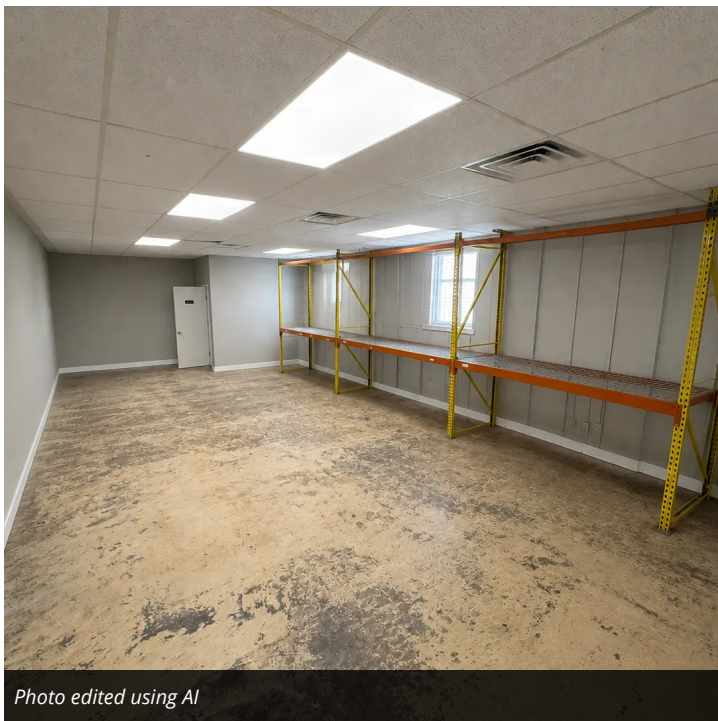


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Back

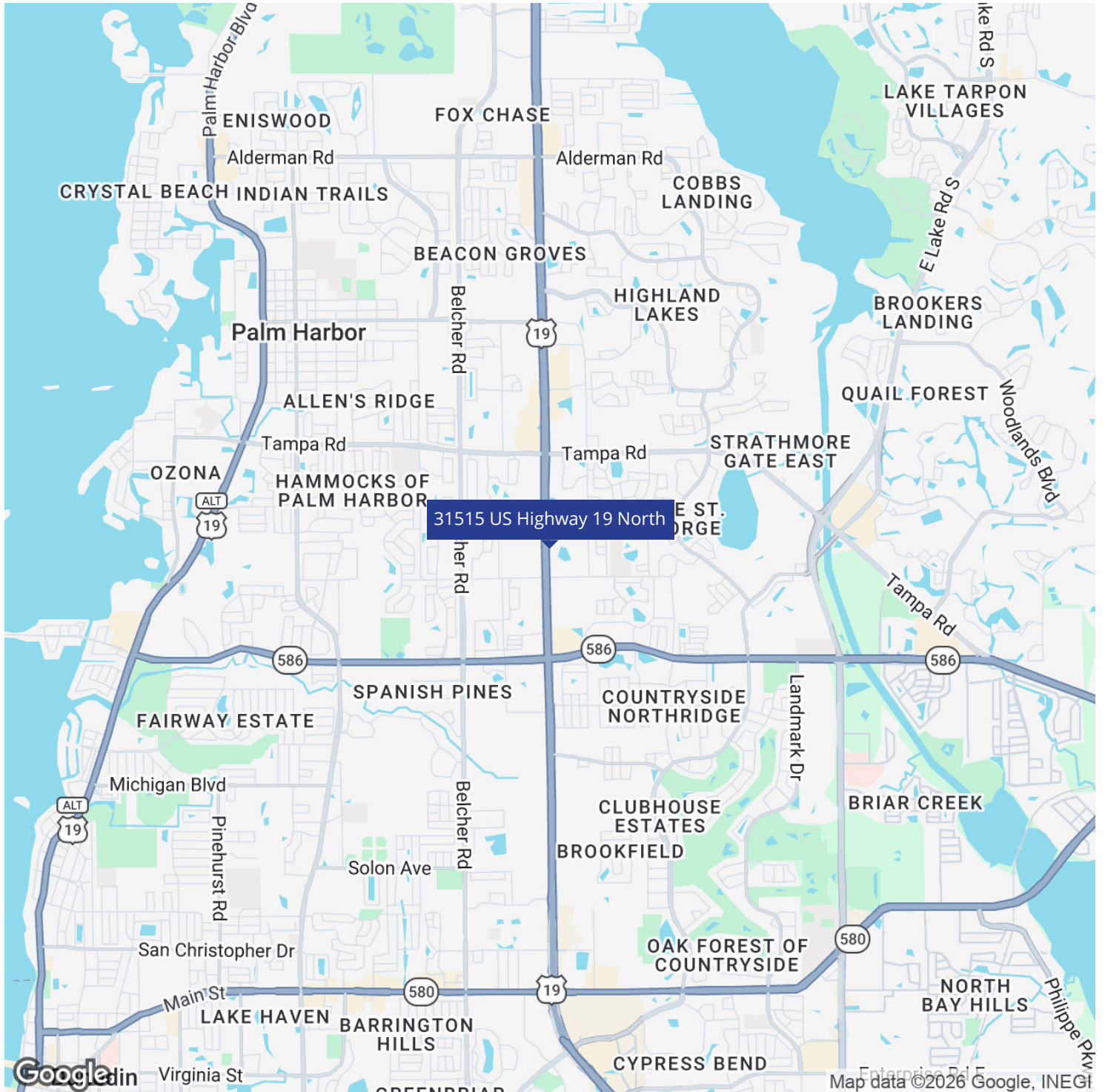
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Location Map

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Regional Map

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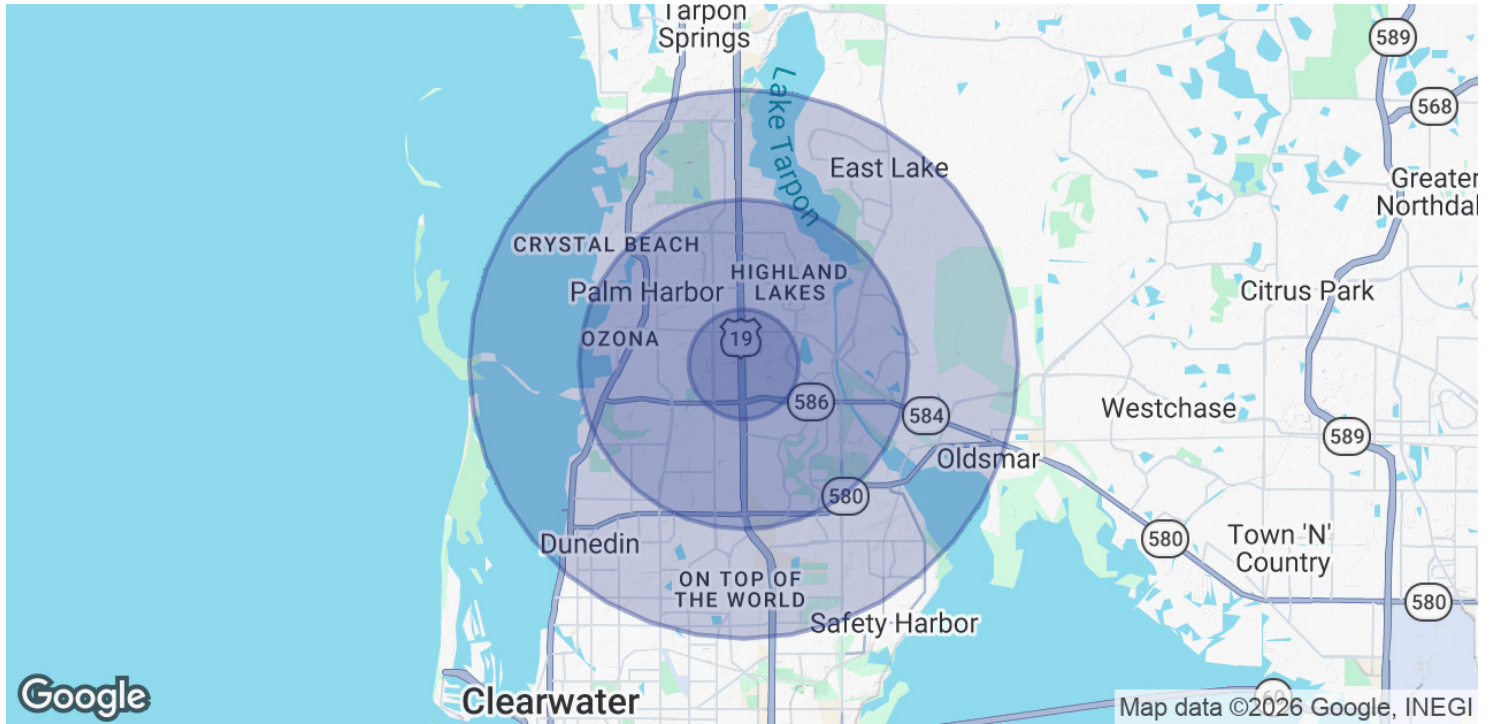
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,766	95,777	194,522
Average Age	45.5	51.3	51.0
Average Age (Male)	41.5	49.2	49.2
Average Age (Female)	46.7	52.6	52.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,704	42,833	86,386
# of Persons per HH	2.5	2.2	2.3
Average HH Income	\$107,388	\$100,246	\$103,565
Average House Value	\$397,559	\$371,438	\$370,836

2023 American Community Survey (ACS)

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