









Palm Harbor Medical Arts

2815 US 19 ALT Palm Harbor FL 34683

Property Highlights

- Medical office located on US-19 Alternate with strong visibility and easy access in a well-established corridor.
- Surrounded by medical users, national retailers, and dense residential neighborhoods, supporting consistent patient traffic.
- Positioned in a high-income Palm Harbor submarket with proximity to hospitals, specialty clinics, and senior housing.
- Excellent exposure along a primary north-south arterial serving Palm Harbor, Dunedin, and Clearwater.
- ~17,100 vehicles per day on Alt US-19/Palmetto Street north of Palm Harbor Blvd.
- Major nearby anchors include Walmart Supercenter, Palm Harbor Plaza, AdventHealth Palm Harbor ER, and Florida Orthopedic Institute, supporting strong retail, medical, and workforce activity in the immediate trade area.

Demographic Information

 DRIVE TIME	 POPULATION	 HOUSEHOLD	 DRIVE TIME	 AVG HH INCOME	 EMPLOYEES
5 MIN	12,824	5,710	5 MIN	\$139,231	7,054
10 MIN	67,939	35,931	10 MIN	\$114,915	32,998
20 MIN	277,664	144,016	20 MIN	\$105,366	132,768

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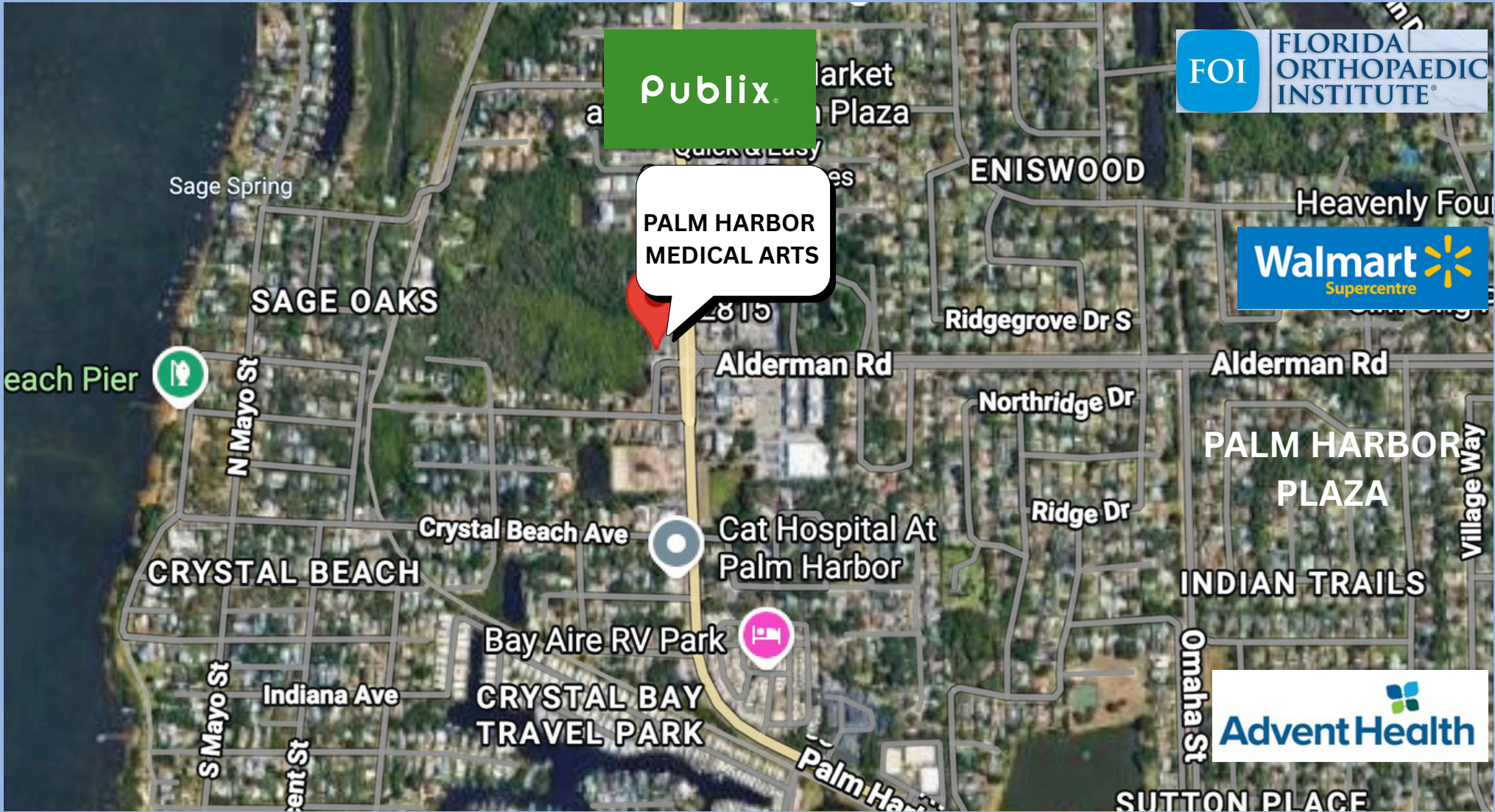


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