

PRIME US 19N RETAIL

11,250 - 18,350 sq ft

34330 US HWY 19 N, PALM HARBOR, FL 34684



(727) 250-6000 | (917) 885-8866

ParkAvenueMgmt@gmail.com

▪ **BROKERS WELCOME** ▪

FOR LEASE - PRIME US 19N RETAIL: 11,250-18,350 SQ FT

PRIME RETAIL SPACE WITH UNMATCHED US HW 19N FRONTAGE, VISIBILITY & ACCESS

- **11,250 sq ft with option for up to an additional 7,100 sq ft extension** = up to a total of 18,350 sq ft
- Located at newly renovated premier plaza in the heart of Palm Harbor
- Option for two outside terrace areas totaling over 5,000 sq ft of additional outside space
- Capitalize on over 93,000 cars per day passing in front of property with LED Billboard, Façade Signage, & Monument Signage
- Flexible layout options, perfect for variety of retail, medical, professional services, or restaurant uses
- Ample natural light & large window display area - benefit from maximum exposure to foot traffic and passing vehicles



UNIT DETAILS & CONFIGURATION

UNIT ADDRESS & SIZE

34330 US Hwy 19N - 11,250 sq ft

34318 US Hwy 19 N - 2,100 sq ft (expansion)

Palm Harbor, FL 34684

POSITION & CONFIGURATION

- End Cap

- Immediately US 19N Adjacent

- Oversized Outside Terrace Area

ADVERTIZING AVAILABILITY

- LED Billboard

- Monument Signage

- Façade Sign



OUTSIDE COURTYARD - AVAILABLE

- Outside courtyard area
- Currently utilized as a decorative garden

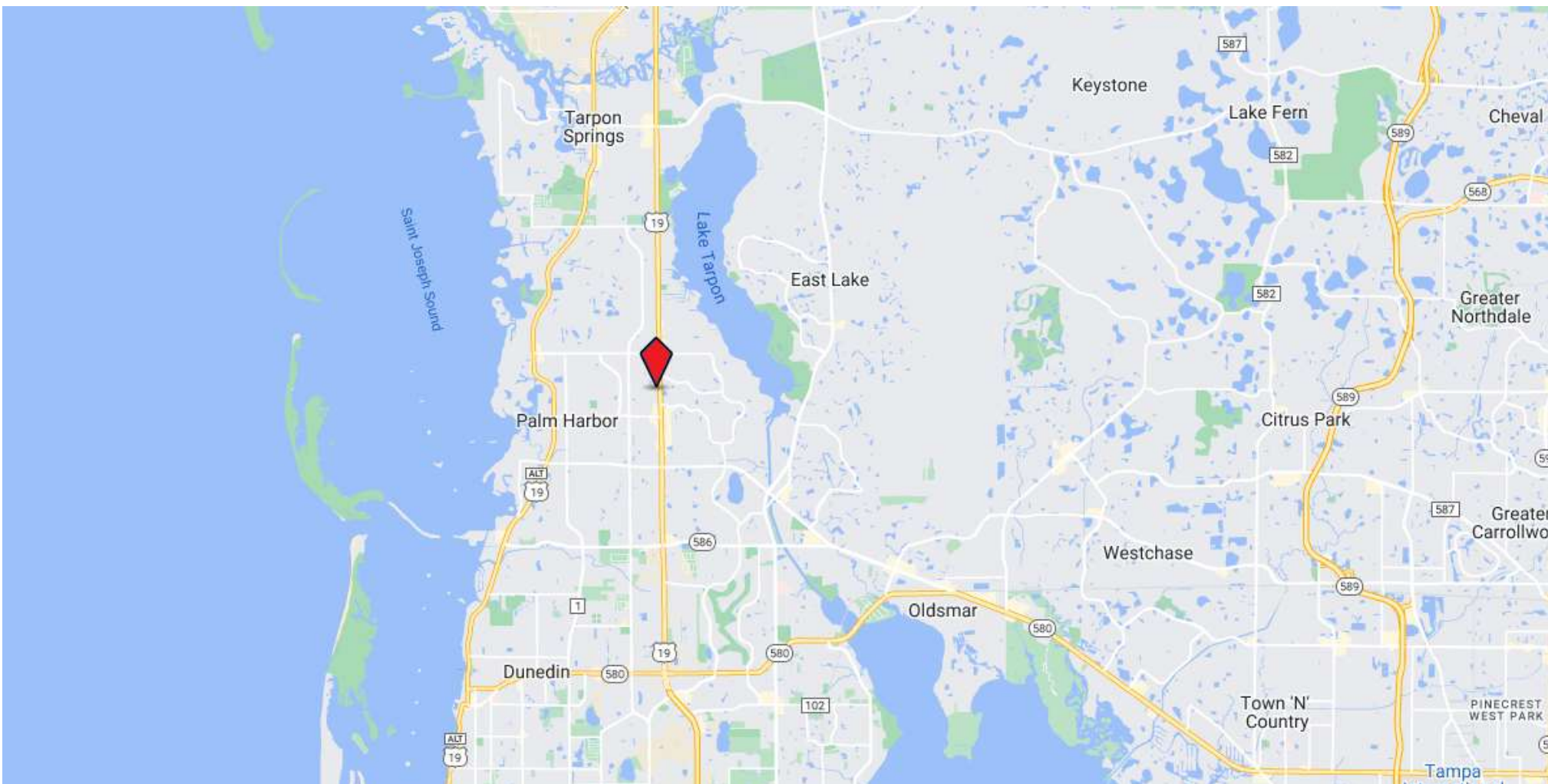


LED BILLBOARD SIGN ON US 19N | VIEWED BY 93,000 CARS PER DAY

- 16ft x 9ft **High Resolution LED double sided Billboard** Sign directly on US Hwy 19N
- Available for Immediate Tenant Advertising
- Have your advertisement 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



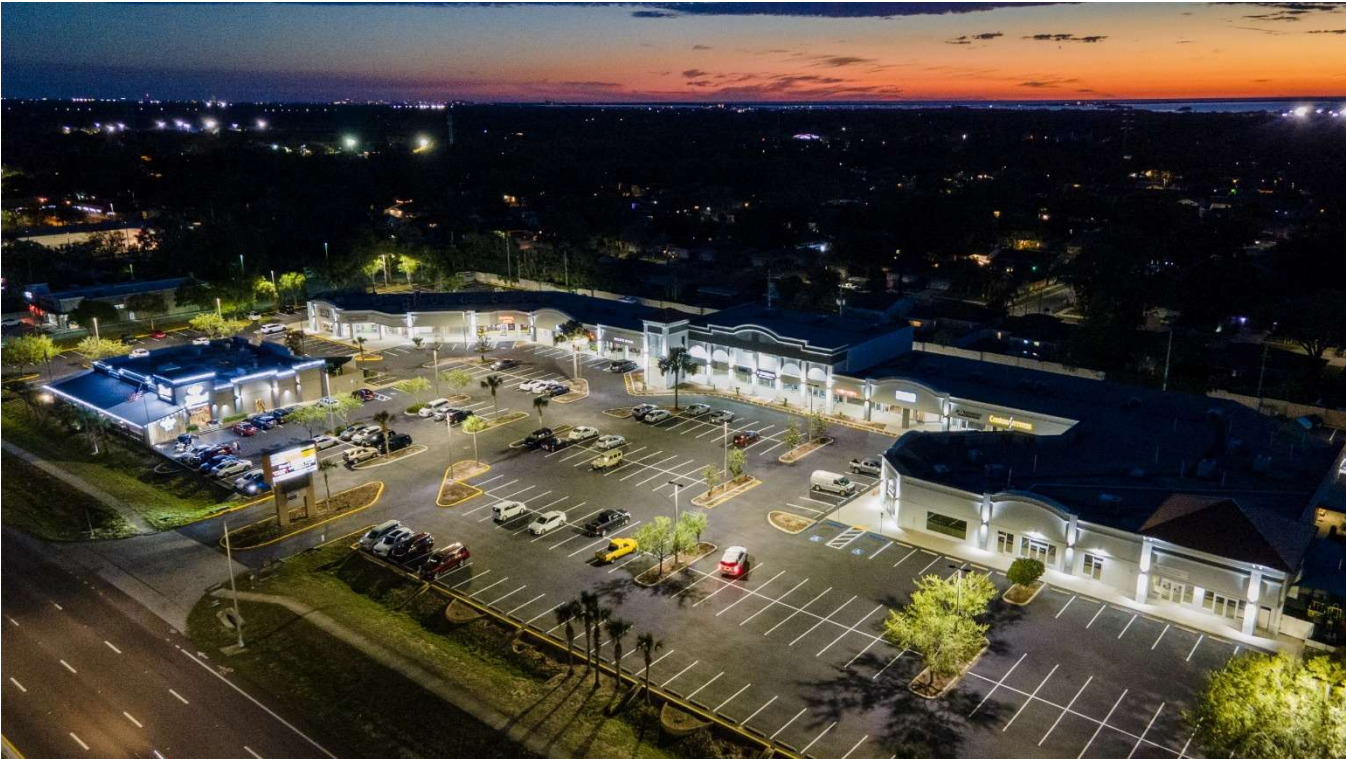
AREA & PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Prime US Hwy 19N location with exceptional visibility, featuring 752 ft of frontage on US Hwy 19N
- High Resolution, Double Sided, LED Monument Billboard [16 ft x 9 ft] Advertising
- Annual Average Daily Traffic of 93,000 cars per day as reported by FDOT
- 420+ parking spaces
- Property manager on site

UNMACHED US HWY 19N VISIBILITY



LOCAL ATTRACTIONS | UPTOWN PALM HARBOR PLAZA



DISCLAIMER

Disclaimer

THIS DOCUMENT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY

This presentation has been prepared and compiled for potential brokers and / or tenants in order to provide a preliminary understanding of the property and to assist the recipient in making their own independent assessment and appraisal of the opportunity. This presentation does not purport to be complete or contain all of the information which a potential broker and / or tenant may require. No representation or warranty is made as to the accuracy, reliability or completeness of any information contained in this presentation.

All inquiries should be directed to ParkAvenueMgmt@gmail.com

This document does not create any legal obligation on any party.

For the Recipient: Any person or entity which has possession of this document in physical or in any other format