

PRIME MOVE-IN READY RETAIL

3,415 sq ft (Column-free Space)

34218 US HWY 19 N, PALM HARBOR, FL 34684



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▪ **BROKERS WELCOME** ▪

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

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

- 3,415 sq ft prime retail at newly renovated premier plaza in the heart of Palm Harbor
- Capitalize on over 93,000 cars per day passing in front of property
- 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

3,415 sq ft
34218 US Hwy 19N
Palm Harbor, FL 34684

POSITION & CONFIGURATION

- Move-in Ready Retail, with no Columns
- Direct US 19N Visibility
- 15 ft ceilings

ADVERTIZING AVAILABILITY

- LED Billboard
- Monument Signage
- Façade Sign

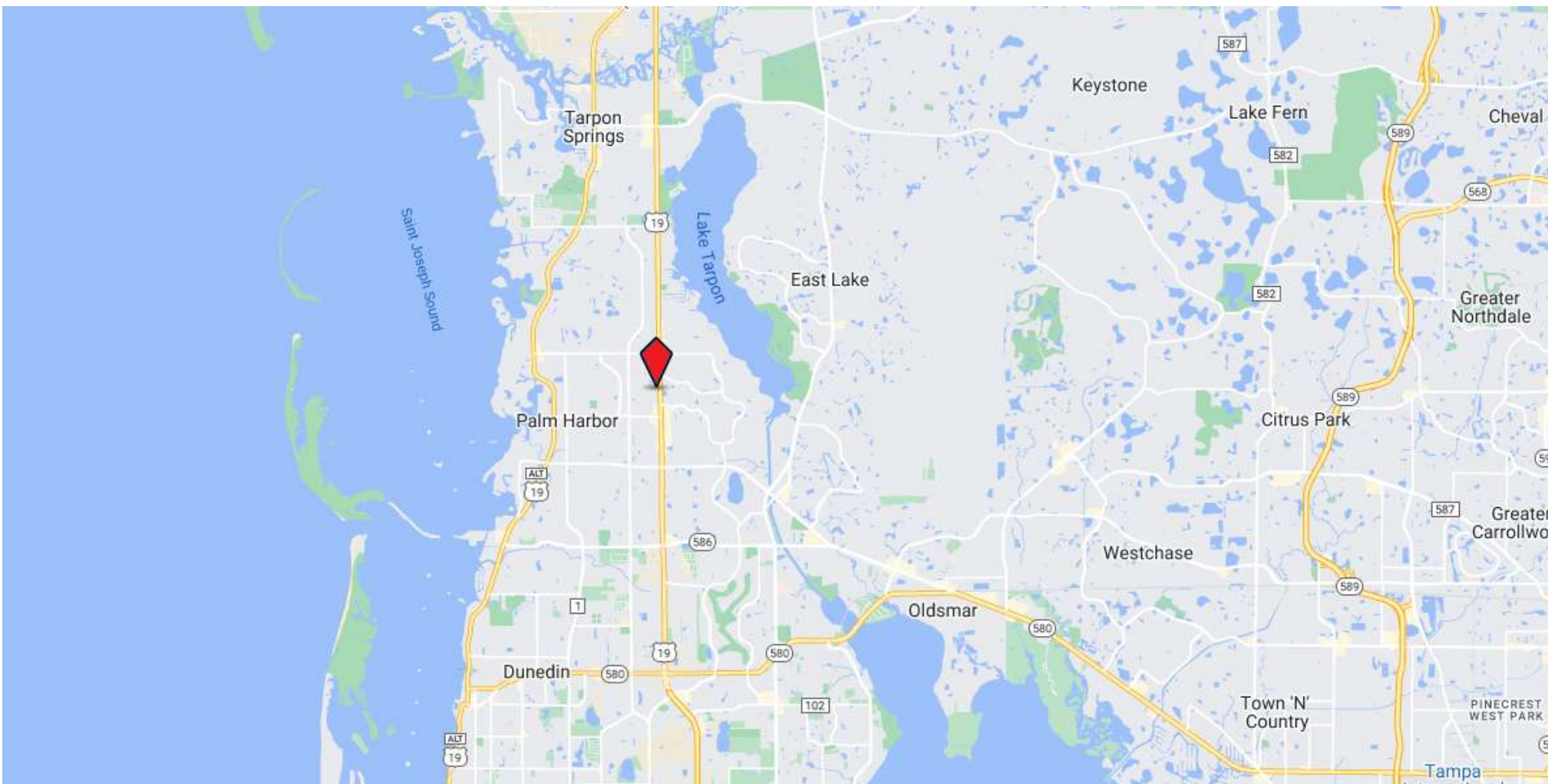


LED BILLBOARD SIGN ON US 19N | VIEWED BY 93,000 CARS PER DAY

- 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



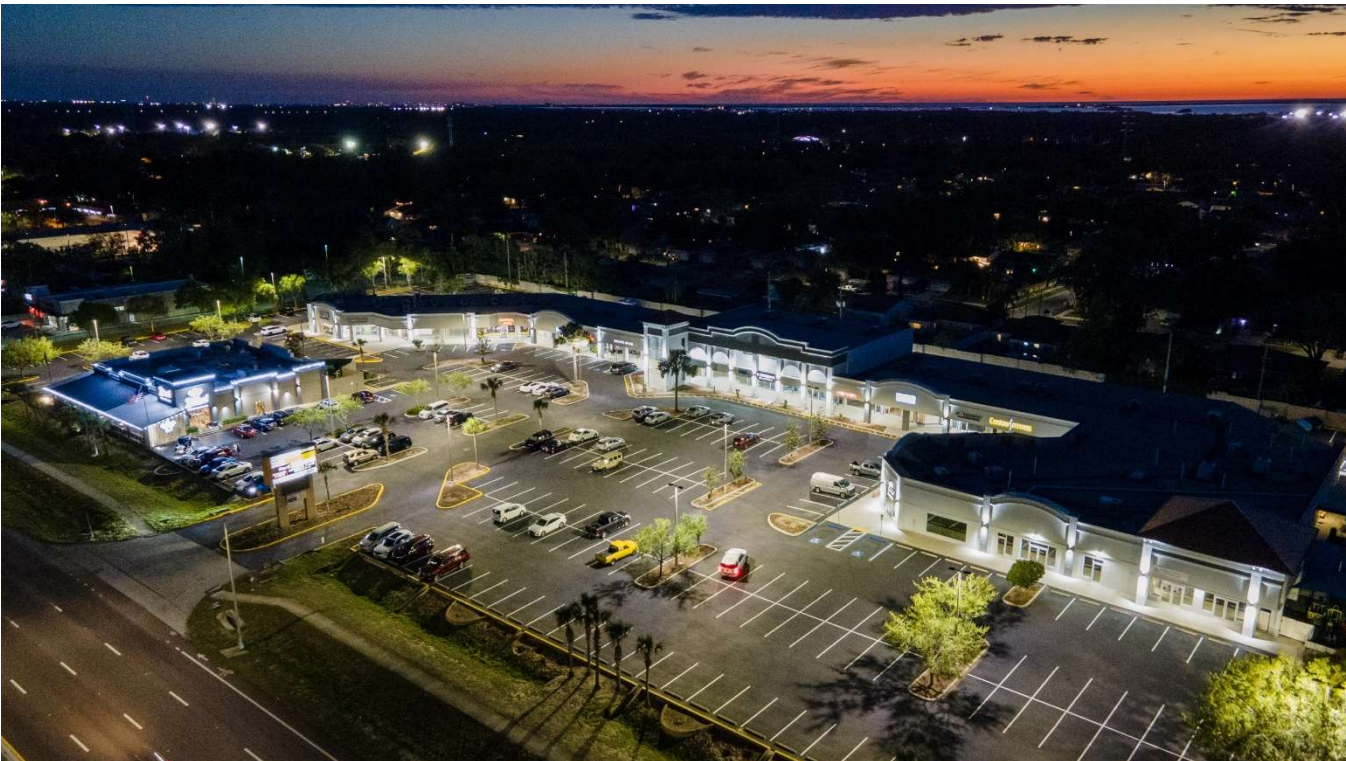
AREA & PROPERTY HIGHLIGHTS



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

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All inquiries should be directed to ParkAvenueMgmt@gmail.com

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