

ENDCAP
RETAIL SPACE
FOR LEASE

11,250 - 20,000 sf ▪ TAMPA MSA
34330 US HWY 19 N ▪ PALM HARBOR, FL ▪ 34684



(727) 250-6000

management@TMPRetailGroup.com

▪ **BROKERS WELCOME** ▪

PROPERTY OVERVIEW

UNMACHED US HWY 19N FRONTAGE, VISIBILITY & ACCESS

- Flexible Size: 11,250 sf -to- 20,000 sf
- Outside Terrace: additional 5,000 sf available
- High traffic retail corridor: 93,000 cars per day
- Advertising: 120 ft of dedicated tenant Façade Signage + LED Billboard & Monument Signage
- 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

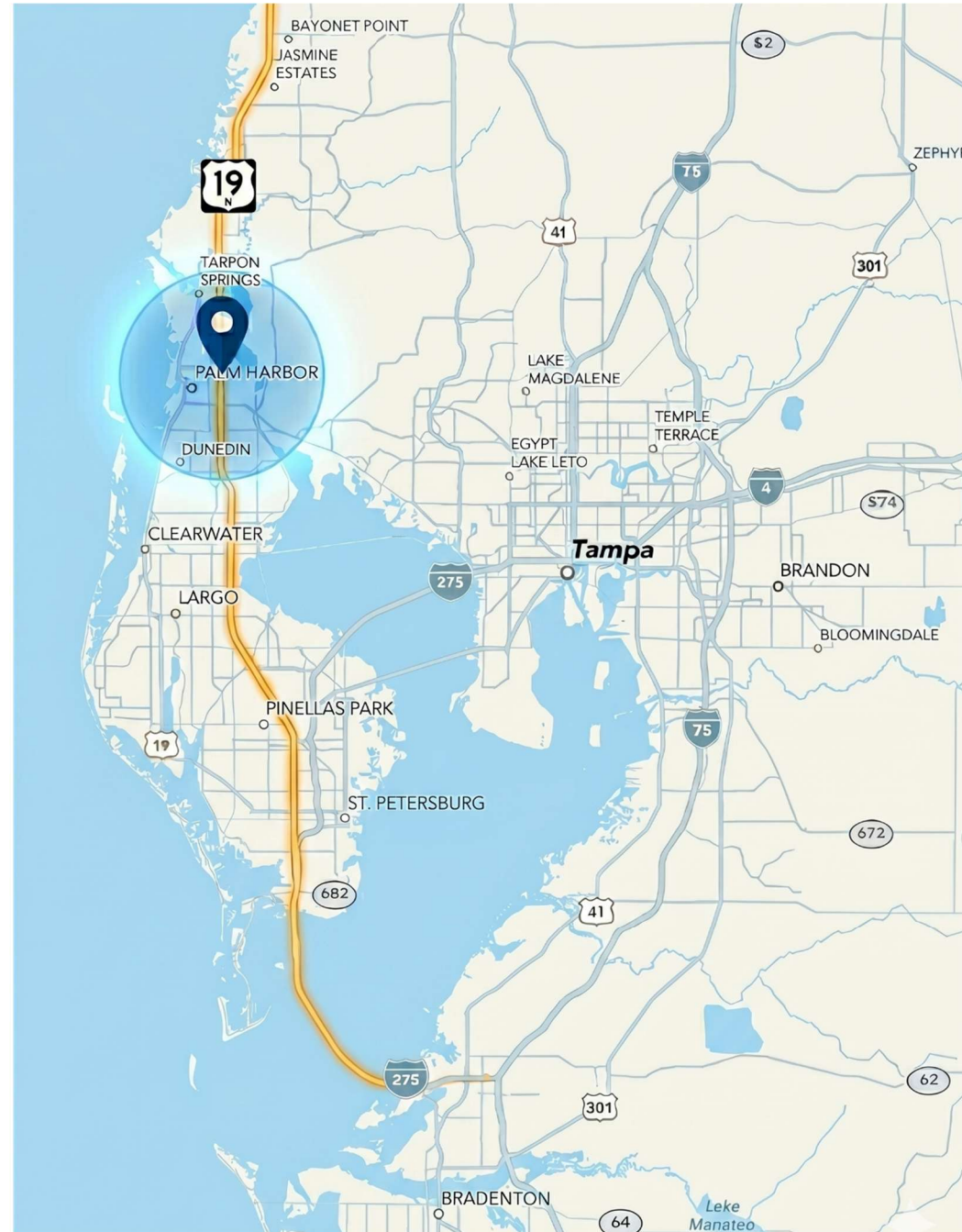
10 MILE RADIUS

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

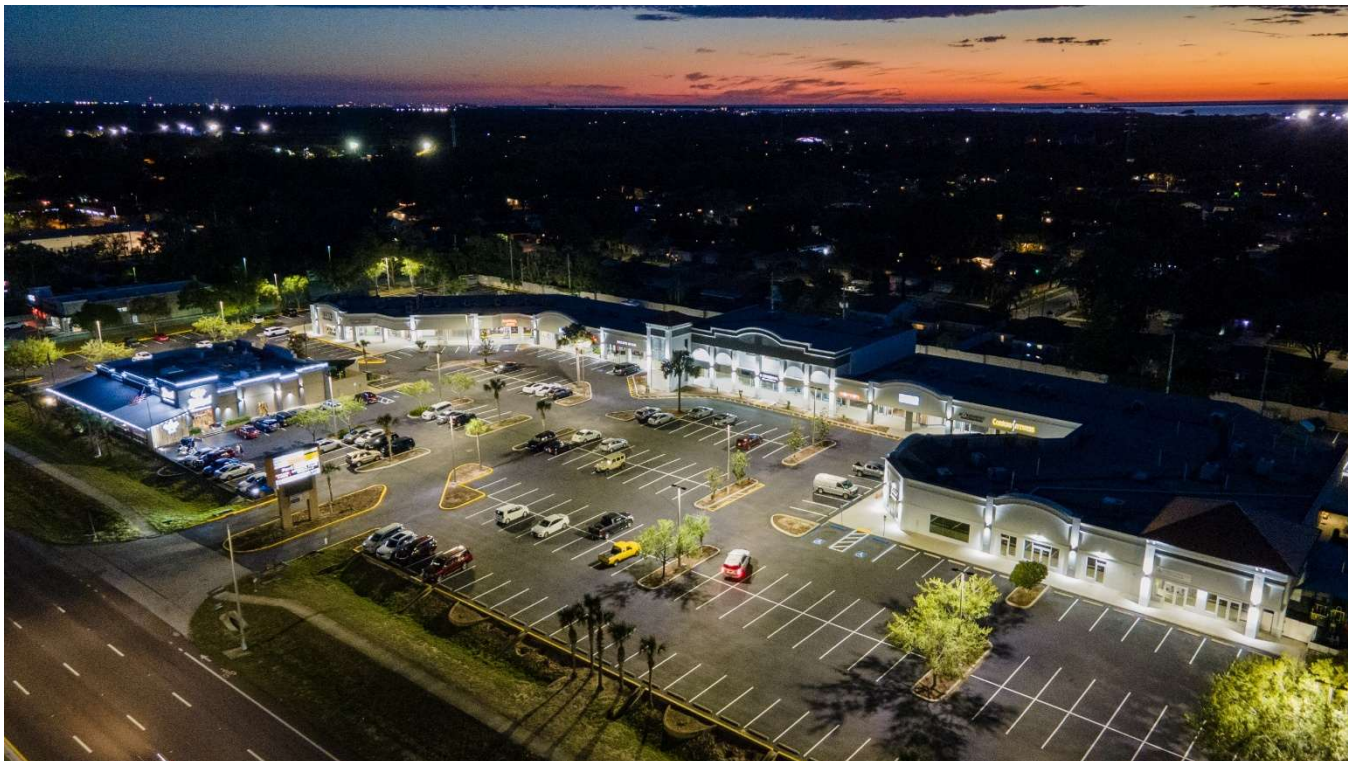


LED BILLBOARD SIGN ON US 19N | VIEWED BY 93,000 CARS PER DAY

- 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



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 management@tmpretailgroup.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