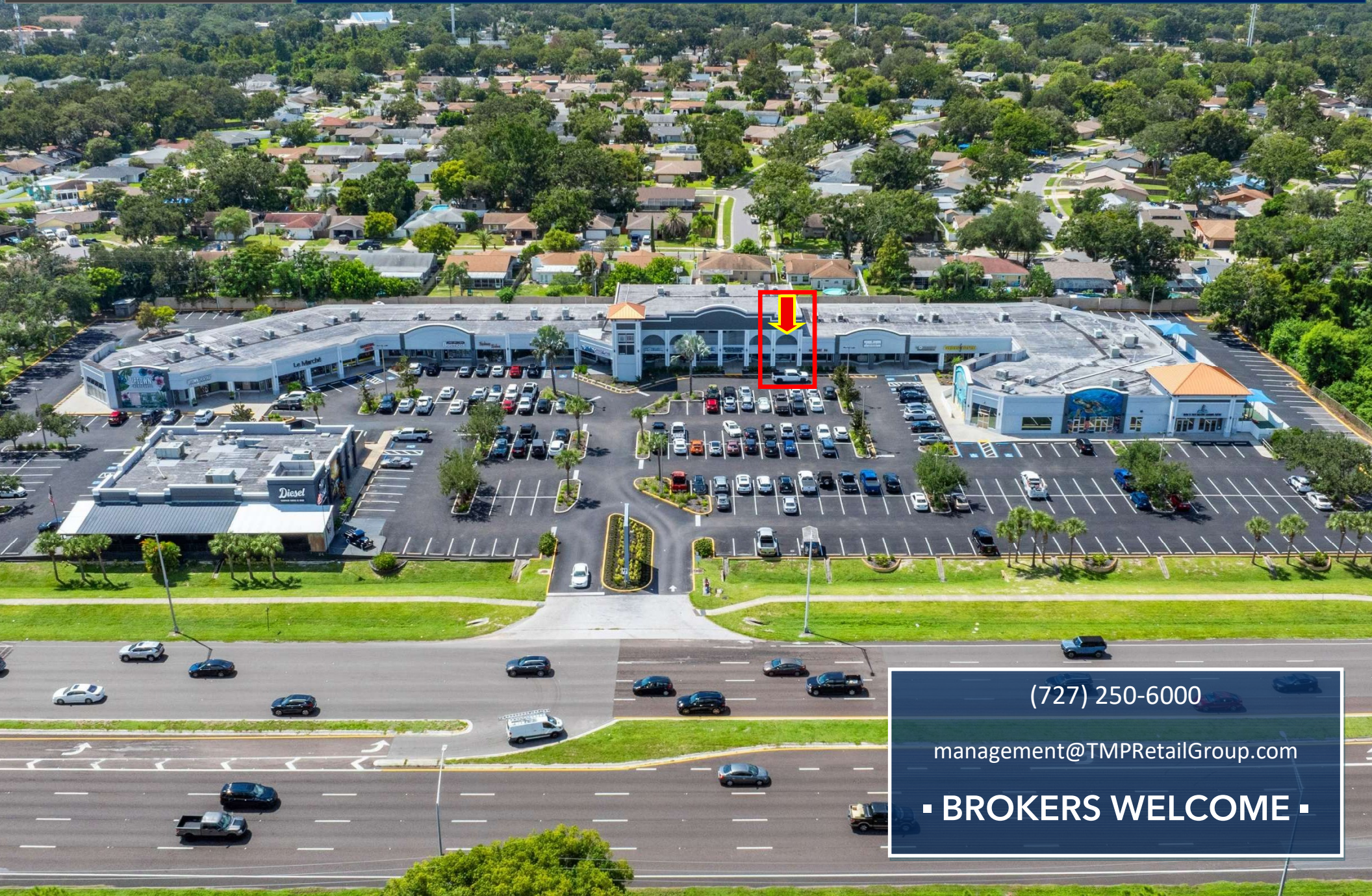


**RETAIL SPACE
FOR LEASE**

1,048 SF - Tampa MSA
34290 US Highway 19 N - Palm Harbor, FL - 34684



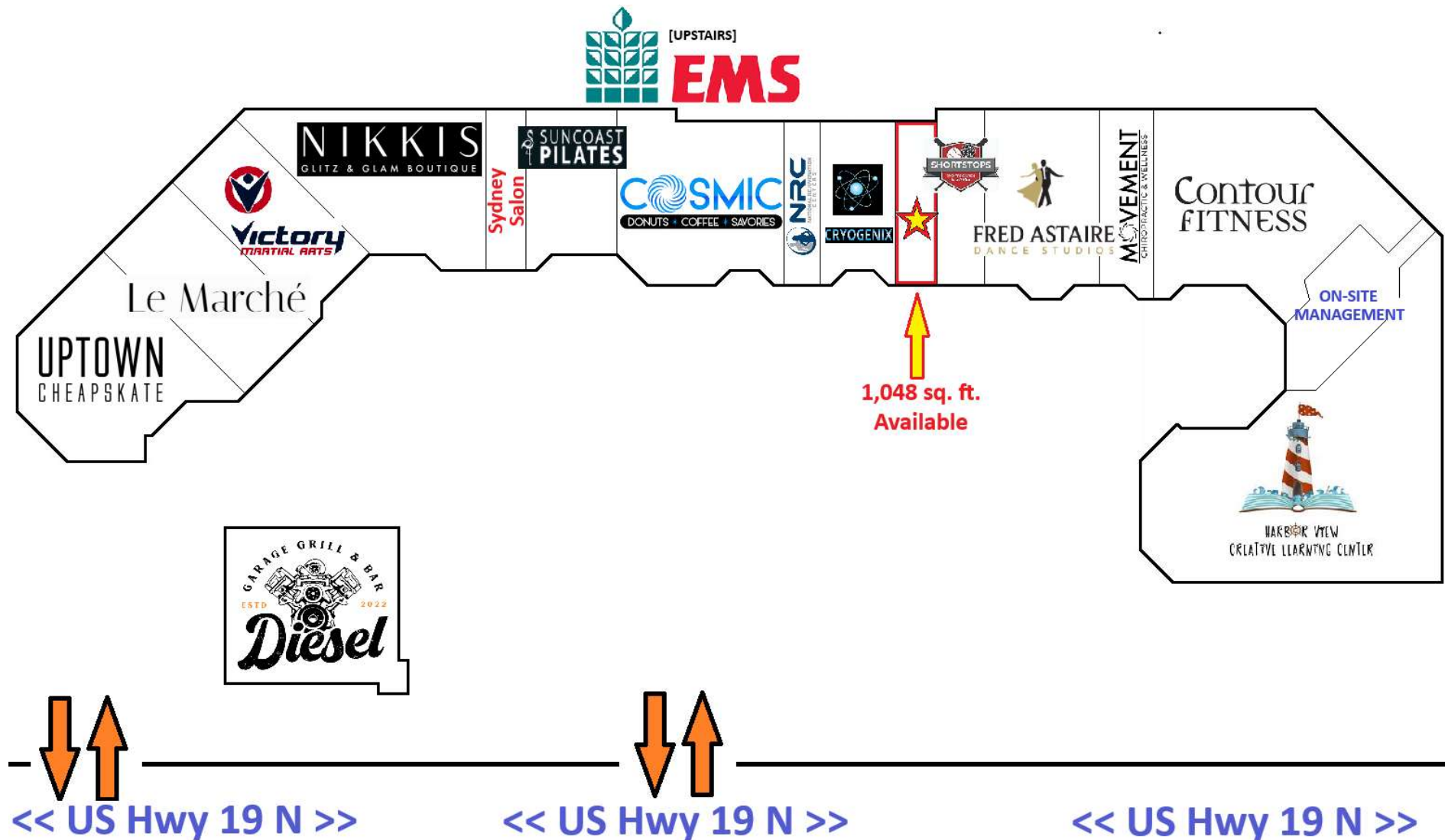
(727) 250-6000

management@TMPRetailGroup.com

▪ BROKERS WELCOME ▪

FOR LEASE - PRIME RETAIL SPACE - 1,048 SQ FT

- Prime retail space with unmatched exposure, centrally located in the heart of Palm Harbor
- Capitalize on over 93,000 cars per day passing in front of property with LED Billboard, Façade Signage, & Monument Signage
- Expansive storefront and commanding presence along busy US Hwy 19N
- Flexible layout options, perfect for variety of flagship retail, medical, professional services, or restaurant uses
- Ample natural light & large window display area - benefit from maximum exposure to foot traffic and passing vehicles



DEDICATED FAÇADE SIGNAGE FACING US HWY 19N



UNIT DETAILS & CONFIGURATION

UNIT DETAILS

ADDRESS

34290 US Hwy 19 N
Palm Harbor, FL 34684

UNIT SIZE

- 1,048 sq ft

POSITION AT PLAZA

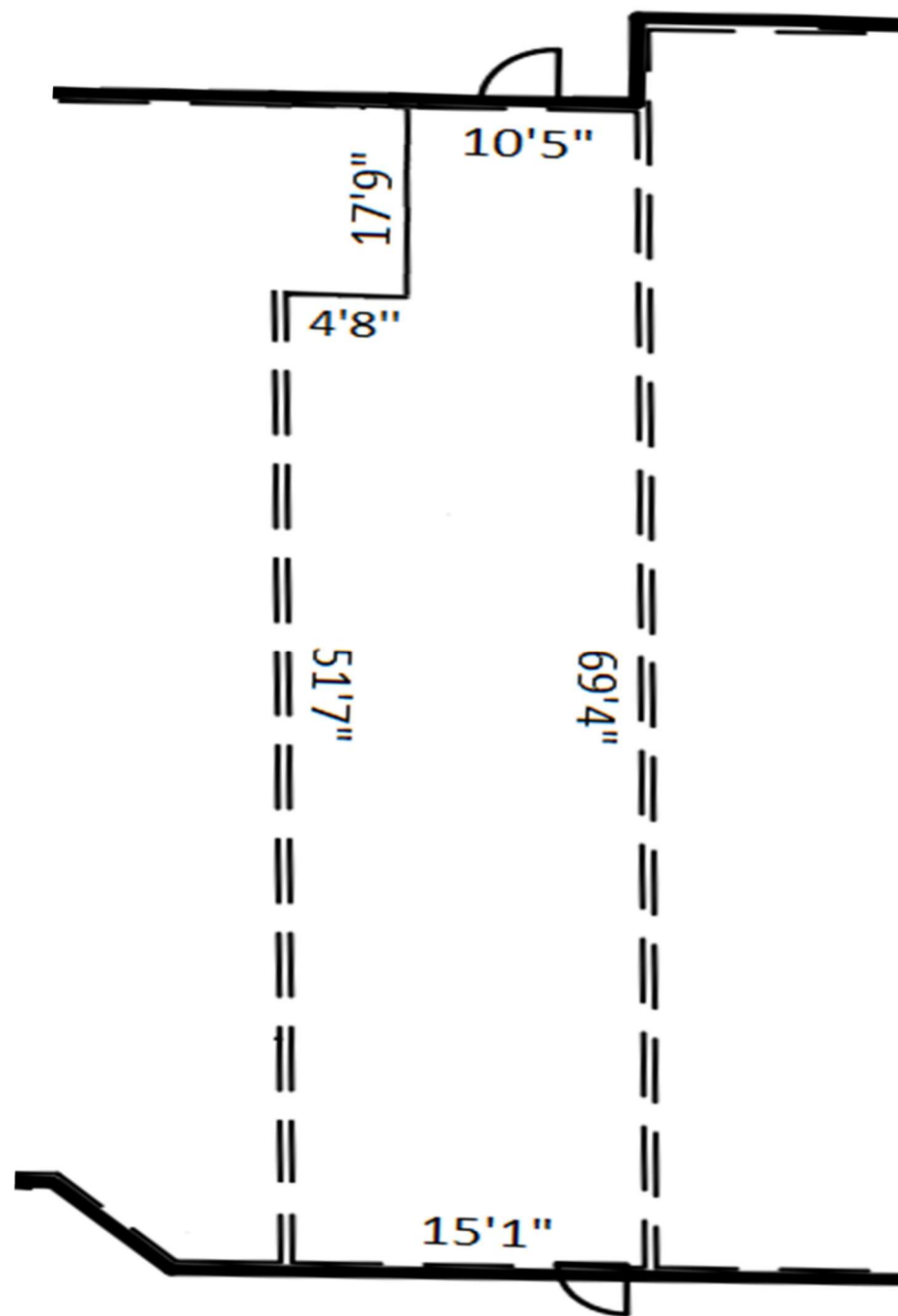
- In-Line

BUILD OUT / CONFIGURATION

- White Box, bathroom

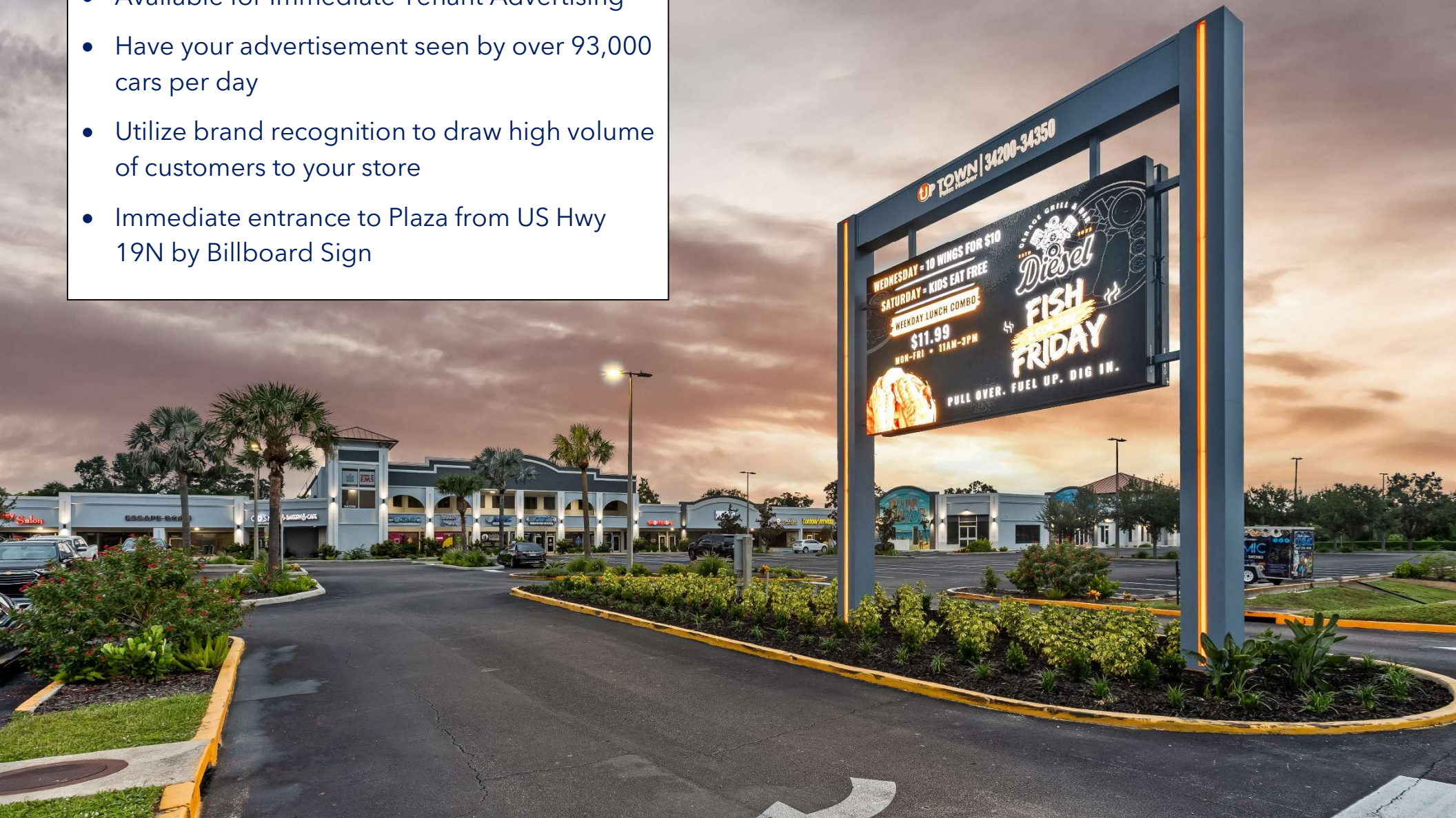
ADVERTIZING AVAILABILITY

- 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 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

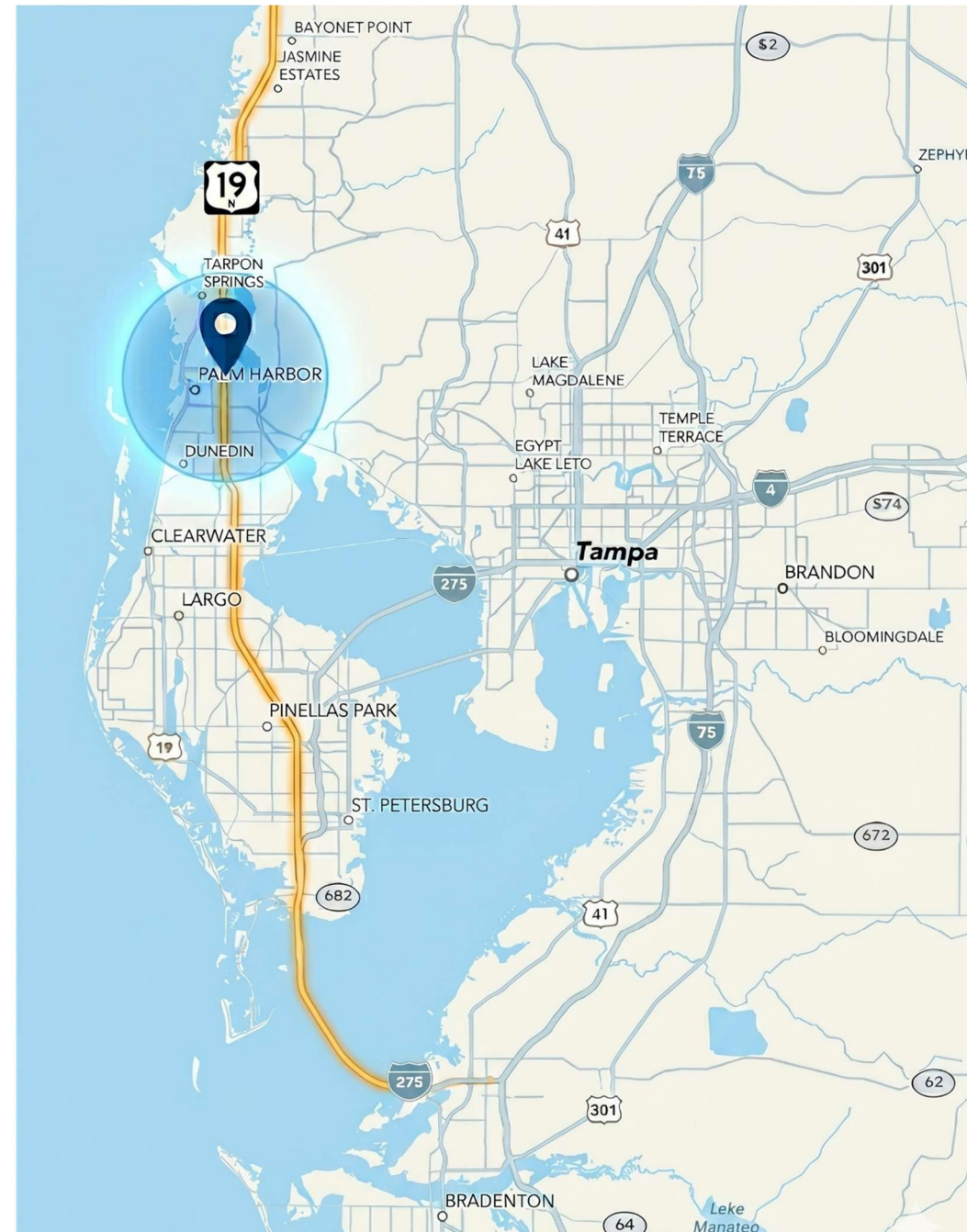
10 MILE RADIUS

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



UNMATCHED US HWY 19N VISIBILITY & ACCESS



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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