

ENDCAP
RETAIL SPACE
FOR LEASE

7,000 sf - 20,000 sf ■ TAMPA MSA
34330 US HWY 19 N ■ PALM HARBOR, FL ■ 34684



(727) 250-6000

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■ **BROKERS WELCOME** ■

PROPERTY OVERVIEW

UNMATCHED US HWY 19N FRONTAGE, VISIBILITY & ACCESS

- Flexible Size: 7,000 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

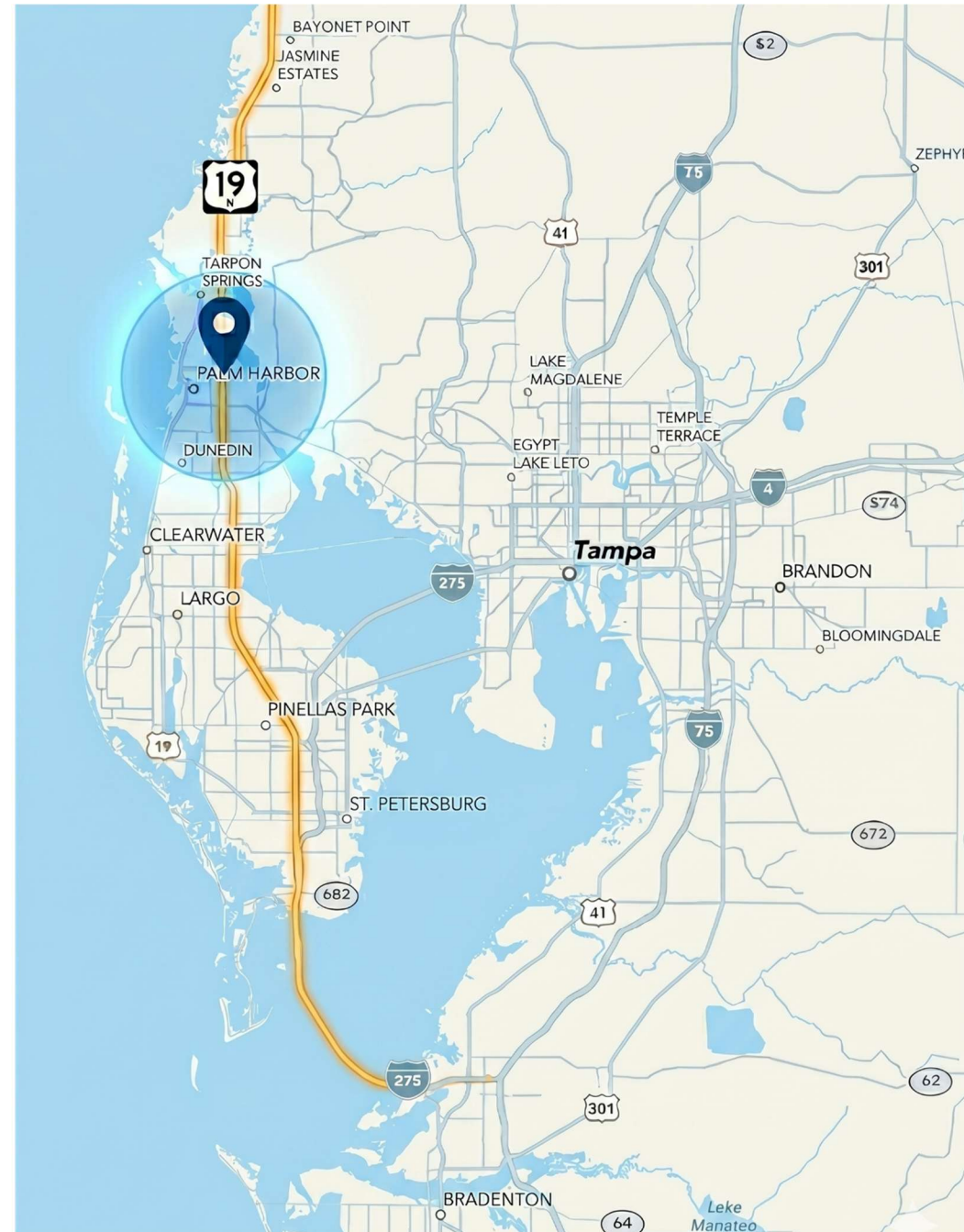
10 MILE RADIUS

Population: 508,000+

Avg. HH Income: \$92,450

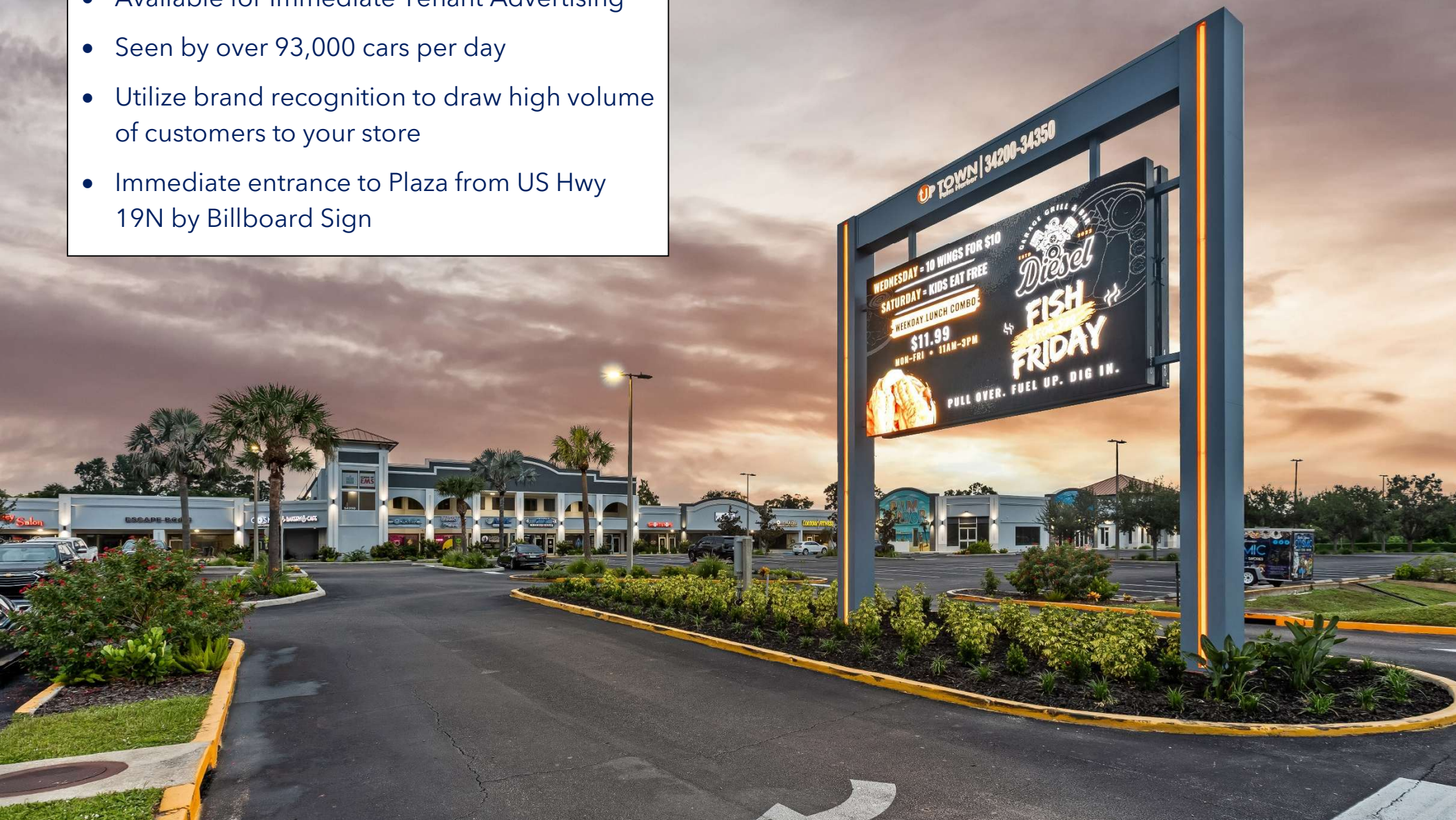
US HIGHWAY 19N in Palm Harbor

- 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

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All inquiries should be directed to management@tmpretailgroup.com

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