

HIGHLAND LAKES PLAZA

33513 US HIGHWAY 19 N, PALM HARBOR, FL 34684

FOR LEASE

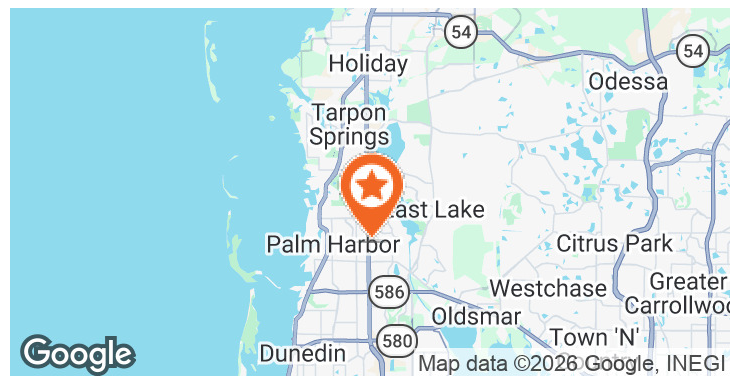



LOCATION DESCRIPTION

Highland Lakes Plaza is in Palm Harbor, FL, Pinellas County, in the rapidly growing Tampa Bay market

PROPERTY HIGHLIGHTS

- 1,000 - 1,750 SF retail space available
- New highly desirable grocer, Trader Joe's
- Other retailers include Michael's, Orangetheory Fitness, Famous Footwear, Barnes & Nobles, and J. Crew
- Near Wall Springs Park, a popular 210 acre nature park with natural springs, trails, picnic area, and a boardwalk
- Desirable coastal community with strong residential growth and local spending power
- The trade area serves local residents, commuters to Tampa/St. Pete, and visitors, creating year-round traffic
- Dynamic US 19 Palm Harbor location with 91,500 cars per day



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	12,179	82,658	174,525
Daytime Population	14,707	73,139	163,530
Households	5,958	37,877	81,341
Average HH Income	\$87,111	\$118,283	\$116,295



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SUITE	TENANT NAME	SPACE SIZE
1	Perspire Sauna Studio	1,750 SF
2	IVXpress	2,000 SF
3	Code Ninjas - At Lease	1,250 SF
4	Anna's Massage Therapy	1,895 SF
5	Orangetheory Fitness	3,105 SF
6-8	JCrew	6,300 SF
10	Michaels	18,780 SF

SUITE	TENANT NAME	SPACE SIZE
11	Famous Footwear	4,750 SF
12	Available	1,000 SF
13	Available	1,750 SF
14	Costa Vida	1,960 SF
15	Trader Joe's	13,045 SF
16	Barnes & Noble	21,725 SF



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