FOR LEASE
900 - 2,100 SF

Alderman Plaza

35176 US Hwy 19 N
Palm Harbor, FL



Juan P. Restrepo (954) 866-0246 juan@jblmgmt.com | Javier Masferrer 954-364-7585 javier@jblmgmt.com

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AVAILABILITIES

- 900 SF in-line space available
- 900 SF in-line space available
- 1,200 SF in-line space available (potential 2,100 SF available)
- 1,200 SF in-line space available
- 1,500 SF in-line space available

PROPERTY HIGHLIGHTS

- Prime Pinellas County location with excellent visibility at a hard, signalized corner
- Multiple points of ingress/egress with five access driveways
- Prominent pylon and monument signage available along US Highway 19
- Strong tenant mix supporting consistent traffic and co-tenancy synergy

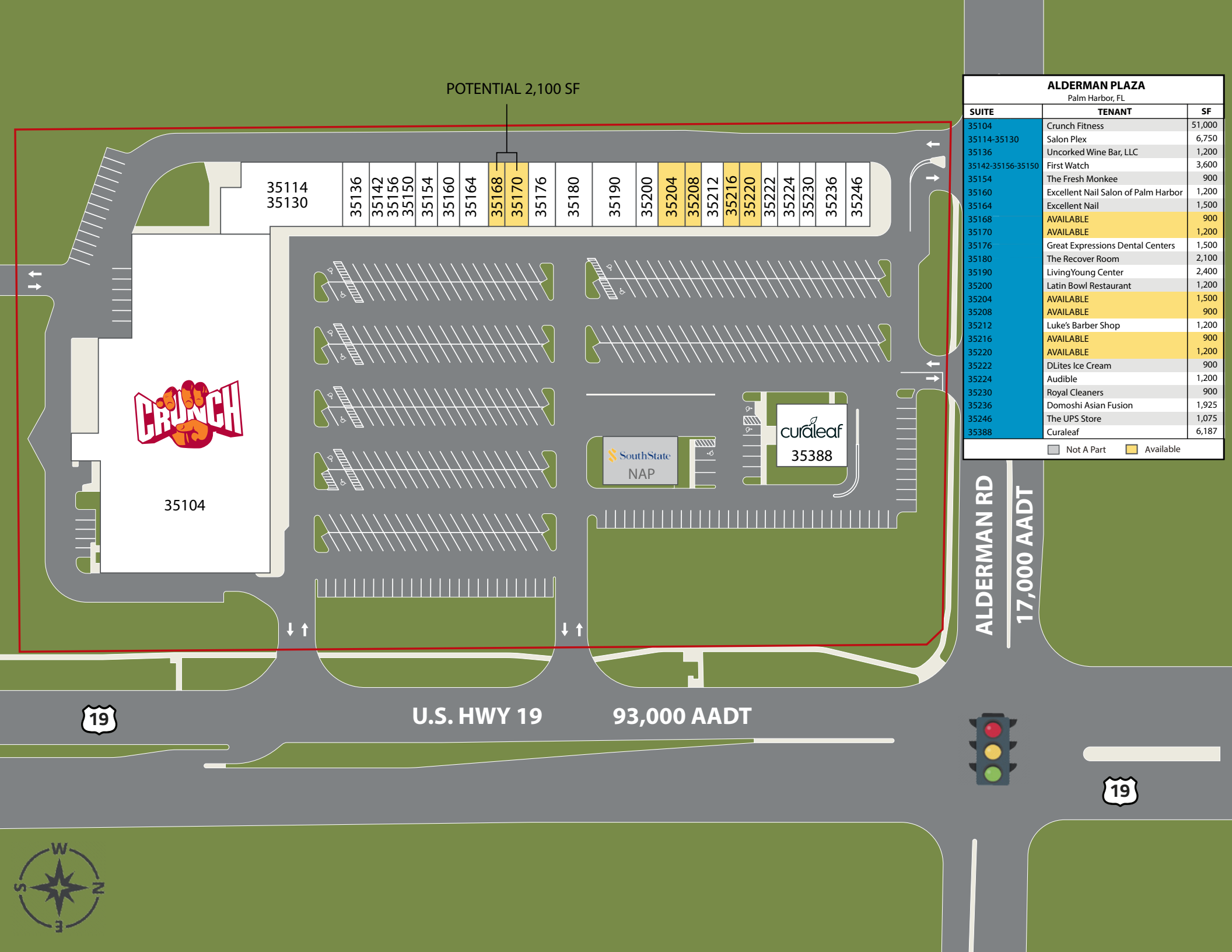
TRAFFIC COUNTS

- 90,000 VPD US Hwy 19

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	12,167	73,278	155,705
Households	5,520	33,317	71,887
Average HH Income	$109,355	$119,725	$118,256
Daytime Population	11,267	65,840	139,838

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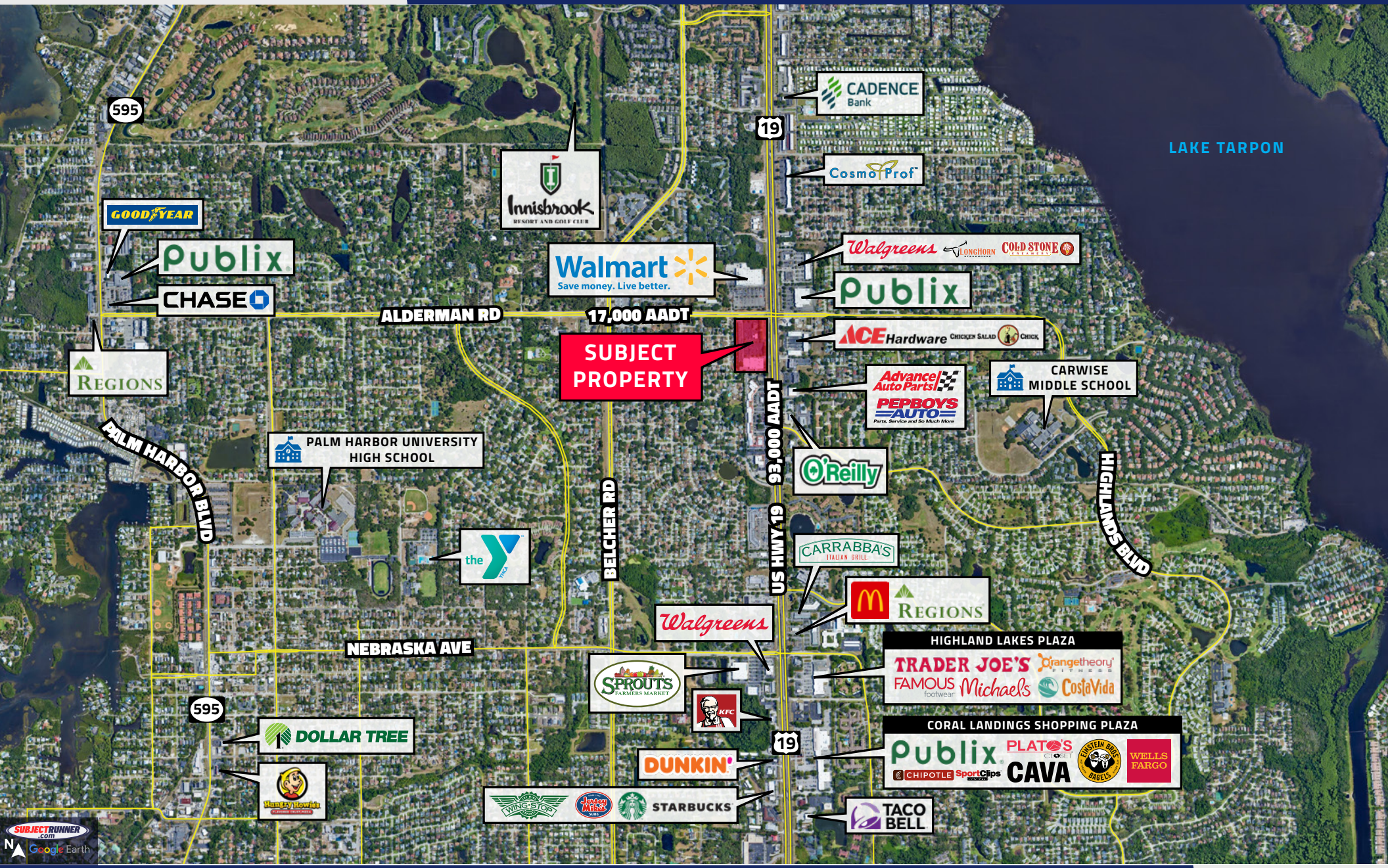
SUITE	TENANT	SF
35104	Crunch Fitness	51,000
35114-35130	Salon Plex	6,750
35136	Uncorked Wine Bar, LLC	1,200
35142-35156-35150	First Watch	3,600
35154	The Fresh Monkee	900
35160	Excellent Nail Salon of Palm Harbor	1,200
35164	Excellent Nail	1,500
35168	AVAILABLE	900
35170	AVAILABLE	1,200
35176	Great Expressions Dental Centers	1,500
35180	The Recover Room	2,100
35190	LivingYoung Center	2,400
35200	Latin Bowl Restaurant	1,200
35204	AVAILABLE	1,500
35208	AVAILABLE	900
35212	Luke's Barber Shop	1,200
35216	AVAILABLE	900
35220	AVAILABLE	1,200
35222	DLites Ice Cream	900
35224	Audible	1,200
35230	Royal Cleaners	900
35236	Domoshi Asian Fusion	1,925
35246	The UPS Store	1,075
35388	Curaleaf	6,187

Not A Part Available

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