## ALDERMAN PLAZA

35104 - 35388 US Highway 19 N, Palm Harbor, FL 34684
PALM HARBOR I FLORIDA


## SPACE DETAILS

Co-TENANTS

- Esporta Fitness, First Watch, The UPS Store, SalonPLEX, Curaleaf, Great Expressions Dental, Living Young Center, Domoishi


## NEIGHBORS

- SouthState Bank, Walmart Supercenter, Publix, Walgreens, Longhorn Steak House


## COMMENTS

- LA Fitness anchored neighborhood shopping center located at the prime Pinellas County intersection of US Highway 19 North and Alderman Road
- Primary retail corridor, $\sim 90,000$ VPD
- Plenty of on-site parking
- Monument signage available directly on US Highway 19
- Excellent visibility on hard, signalized corner

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## CONTACT EXCLUSIVE AGENT

CORINNA GATTASSO cg@ripcofl.com•813.607.5291

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## DEMOGRAPHICS \& SITE PLAN

| POPULATION |  |
| :--- | ---: |
| 1 mile | 4,056 |
| 3 miles | 55,973 |
| 5 miles | 138,518 |


| TOTAL HOUSEHOLDS |  |
| :--- | ---: |
| 1 mile | 1,755 |
| 3 miles | 23,743 |
| 5 miles | 58,223 |


| AVG. HOUSEHOLD INCOME |  |
| :--- | ---: |
| 1 mile | $\$ 72,799$ |
| 3 miles | $\$ 76,925$ |
| 5 miles | $\$ 79,400$ |

DAYTIME POPULATION

| 1 mile | 4,586 | 1 mile |
| :--- | ---: | :--- |
| 3 miles | 50,828 | 3 miles |
| 5 miles | 133,838 | 5 miles |


| TENANT | SUITE \# |
| :---: | :---: |
| LA Fitness - Esporta | 35104 |
| SalonPLEX | 35114 |
| DN Discount Nutrition | 35130 |
| Uncorked Wine Bar | 35136 |
| First Watch Restaurant | 35142 |
| Violet Butterfly | 35154 |
| Excellent Nails | 35164 |
| Total By Verizon | 35168 |
| Opti-Mart | 35170 |
| Great Expressions Dental | 35176 |
| Recover Room Palm Harbor | 35180 |
| Living Young Center | 35190 |
| Latin Bowl Restaurant | 35200 |
| Oceanair Himalayan Salt Cave | 35204 |
| StretchMed | 35208 |
| Luke's Barber Shop | 35212 |
| Cricket Wireless | 35216 |
| Big Momma's BBQ | 35220 |
| Petals Florist | 35222 |
| Audibel Hearing Center | 35224 |
| Royal Cleaners | 35230 |
| Domoishi | 35236 |
| The UPS Store | 35246 |
| Curaleaf | 35388 |



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4211 West Boy Scout Blvd. Suite 690 Tampa, FL 33607 • 813.320.0050 • ripcofl.com This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.


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