RETAIL SPACE AVAILABLE FOR LEASE

ALDERMAN PLAZA

35104 - 35388 US Highway 19 N, Palm Harbor, FL 34684

PALM HARBOR | FLORIDA

RIPCO

REAL ESTATE



SPACE DETAILS

AVAILABILITY

Suite 35154: ±900 SF

CO-TENANTS

• Esporta Fitness, First Watch, The UPS Store, Great Expressions Dental, Living Young Center, Total by Verizon, StretchMED

NEIGHBORS

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

COMMENTS

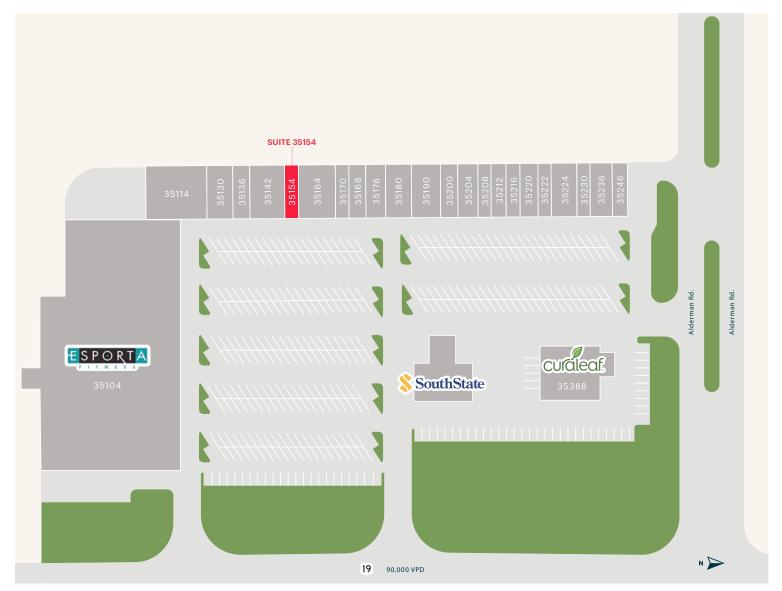
- LA Fitness anchored neighborhood shopping center located at the prime Pinellas County intersection of US Highway 19 North and Alderman Road
- Primary retail corridor, ~90,000 VPD
- Plenty of on-site parking
- Monument signage available directly on US Highway 19
- Excellent visibility on hard, signalized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

±900 SF

DEMOGRAPHICS & SITE PLAN

POPULATION		TOTAL HOUSEHOLDS		AVG. HOUSEHOLD INCOME		DAYTIME POPULATION		BUSINESSES	
1 mile	11,625	1 mile	5,139	1 mile	\$96,686	1 mile	11,051	1 mile	656
3 miles	74,973	3 miles	33,674	3 miles	\$107,035	3 miles	64,517	3 miles	3,262
5 miles	156,293	5 miles	71,227	5 miles	\$105,890	5 miles	136,781	5 miles	6,486

TENANT	SUITE #		
LA Fitness – Esporta	35104		
SalonPLEX	35114		
DN Discount Nutrition	35130		
Uncorked Wine Bar	35136		
First Watch Restaurant	35142		
AVAILABLE - ±900 SF	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		

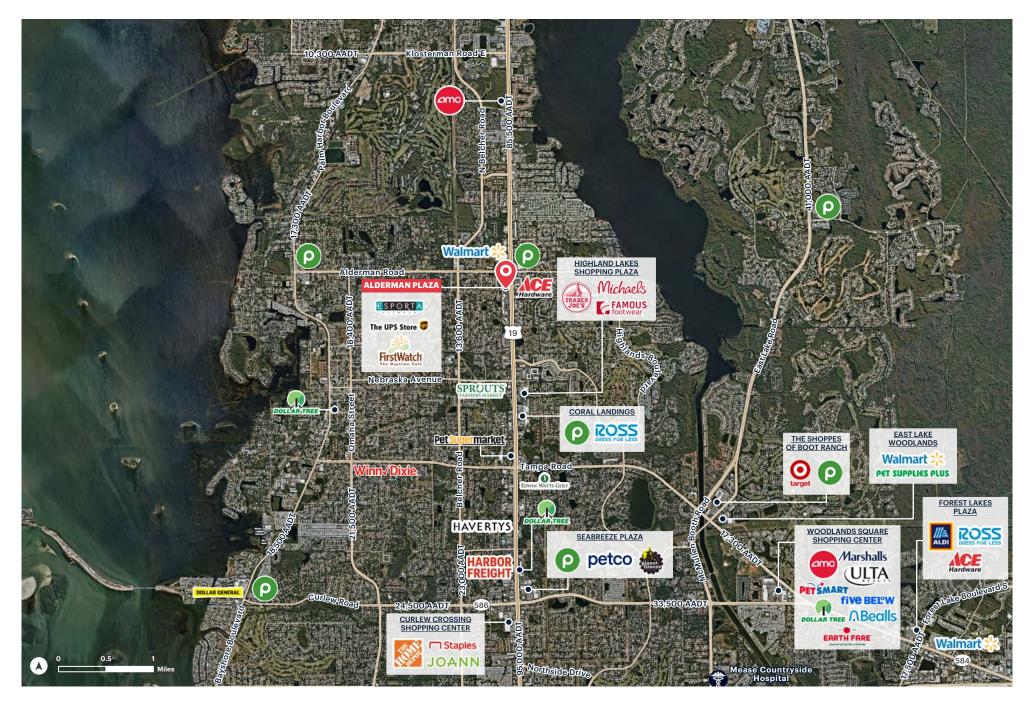




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