

RETAIL SPACE AVAILABLE FOR LEASE

ALDERMAN PLAZA

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

PALM HARBOR | FLORIDA

±900 SF



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

DEMOGRAPHICS & SITE PLAN

POPULATION

1 mile	11,625
3 miles	74,973
5 miles	156,293

TOTAL HOUSEHOLDS

1 mile	5,139
3 miles	33,674
5 miles	71,227

AVG. HOUSEHOLD INCOME

1 mile	\$96,686
3 miles	\$107,035
5 miles	\$105,890

DAYTIME POPULATION

1 mile	11,051
3 miles	64,517
5 miles	136,781

BUSINESSES

1 mile	656
3 miles	3,262
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



AREA RETAIL MAP

