



NEW DEVELOPMENT | FOR SALE OR GROUND LEASE

PARCEL SIZE: ± 0.55 AC
OFFER PRICE: \$700,000

HIGHWAY US 19 PAD SITE

ON HIGHWAY US 19 N & FRONTGATE ROAD

CLEARWATER | FLORIDA

SPACE DETAILS

POSSESSION

Available immediately

LOCATION

NEQ of US Highway 19 & Sunset Point Road

STATUS OF PREMISES

New development

TERM

For Sale or Ground Lease

COMMENTS

- Easy and direct access to US Highway 19 from Frontgate Road
- High visibility from US Highway 19 with 119,000 AADT
- Adjacent to Avention Lana, a new 396 unit luxury apartment complex
- Just North on US Highway 19 & Sunset Point Road

DEMOGRAPHICS

POPULATION

1 mile	12,086
3 miles	105,316
5 miles	229,396

DAYTIME POPULATION

1 mile	12,464
3 miles	105,839
5 miles	220,450

TOTAL HOUSEHOLDS

1 mile	5,838
3 miles	48,697
5 miles	104,789

AVERAGE HH INCOME

1 mile	\$78,575
3 miles	\$87,710
5 miles	\$89,428

TOTAL BUSINESSES

1 mile	626
3 miles	5,902
5 miles	11,760

TOTAL EMPLOYEES

1 mile	6,611
3 miles	54,691
5 miles	111,428

CONTACT EXCLUSIVE AGENTS

LEASING: CORINNA GATTASSO cg@ripcofl.com • 813.607.5291

SALE: ARI RAVI aravi@ripcofl.com • 727.452.6864

SITE PLAN



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RETAIL CORRIDOR



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RETAIL AREA MAP



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