FOR LEASE

Coastal Palms

28100 US Highway 19 N.
Clearwater, FL 33761

- Class A five-story office building
- Excellent location, 1/2 mile north of Countryside Mall
- Signage available on US Highway 19 N
- Lease rate: $21.00-22.00/SF, Full Service

Colliers International
311 Park Place Blvd., Suite 600
Clearwater, FL 33759
727 442 7184
www.colliers.com

Alan Feldshue
Executive Managing Director | Office Services
727 442 7296 Direct
727 480 5349 Mobile
alan.feldshue@colliers.com

PROPERTY FEATURES

- 1,259 SF to 11,026 SF available
- Parking ratio of 4/1,000 SF
- Ground floor lobby and drive-thru banking
- On-site deli, and common conference room
- Immediate occupancy

AREA DEMOGRAPHICS *(5 mile radius)*

Population (2018)
223,442

Unemployment Rate (2018)
2.05%

Projected Population Growth (2023)
4.38%

Average Age (2017)
45.3

Average Household Income (2018)
$71,763

Education Attainment
High School Diploma: 2654%
Some College: 31.20%
College Diploma: 24.76%
Post-Secondary Degree: 9.70%

Employee Drive Time
Under 30 Minutes: 61.17%
30-60 Minutes: 32.86%
Over 60 Minutes: 5.96%

Annual Consumer Spending
Apparel: $146.761
Entertainment: $28,060
Pets/Toys/Hobbies: $66,549
Food & Alcohol: $284,430
(away from home)

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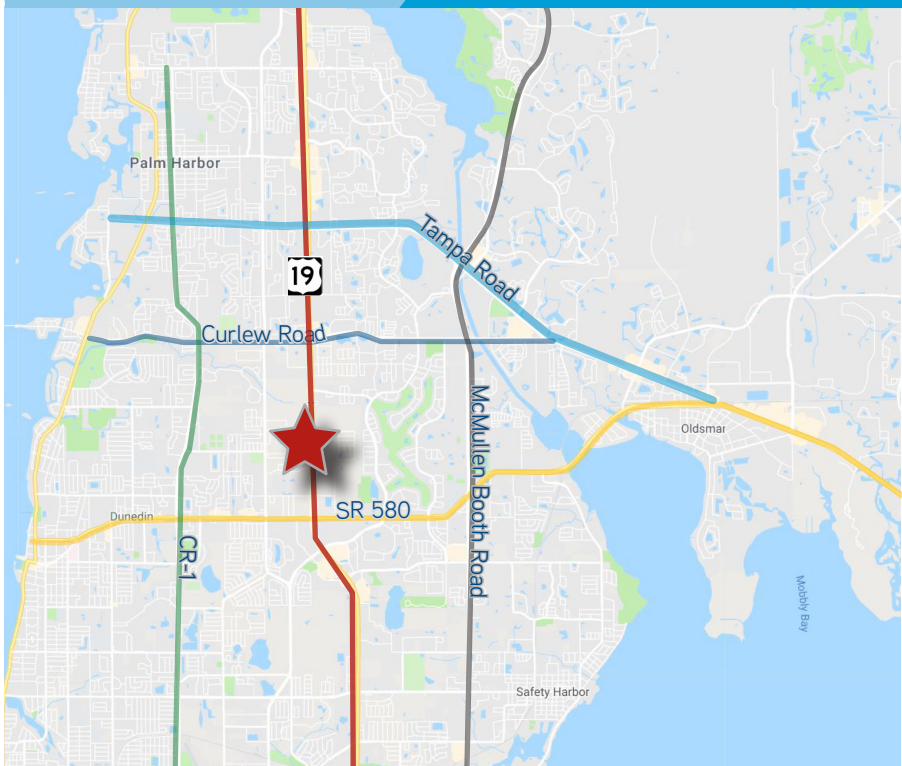
LOCATION HIGHLIGHTS

- Located at the northwest corner of US Highway 19 North and Republic Drive
- Signalized intersection allows easy ingress/egress to property
- Strong traffic counts: 91,000 AADT
- 1/2 mile north of Westfield Countryside Shopping Mall
- Close proximity to abundant retail and service amenities on US Highway 19 N and nearby SR 580
- Attractive employment base of more than 220,000 individuals within 5 miles of the property



WELLS FARGO
ADVISORS