



ADDRESS

**28909 US Hwy 19
Clearwater, FL 33761**

PROPERTY FEATURES

- Highly Visible Property
- Monument/Building Signage
- High VPD of around 80k
- Entrances for north and southbound US 19 customers

	1 Mile	3 Miles	5 Miles
Total Households:	6,023	46,253	93,339
Total Population:	14,013	100,836	212,215
Average HH Income:	\$58,975	\$64,545	\$66,632

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

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Commercial

SERENDIPITY PLAZA PROFESSIONAL OFFICE/RETAIL BUILDING

28909 US HWY 19, CLEARWATER, FL 33761



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN- \$7.00psf)
Building Size:	25,600 SF
Available SF:	1,480 SF
Lot Size:	2.61 Acres
Year Built:	1982
Zoning:	CP - Unincorporated Pinellas County
Market:	Clearwater
Submarket:	Country Side Estates

PROPERTY OVERVIEW

Property is available to lease on a NNN basis with tenants responsible for direct payment of utilities and interior suite maintenance and responsible to reimburse Landlord for property taxes, property insurance, and common area maintenance on a prorata basis.
Credit and Background Check Required.

PROPERTY HIGHLIGHTS

- Highly Visible Property
- Monument/Building Signage
- High VPD of around 80k
- Entrances for north and southbound US 19 customers

Michael Saunders & Company



Licensed Real Estate Broker

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941.957.3730 | MSCcommercial.com

PRESENTED BY:

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Senior Commercial Advisor |

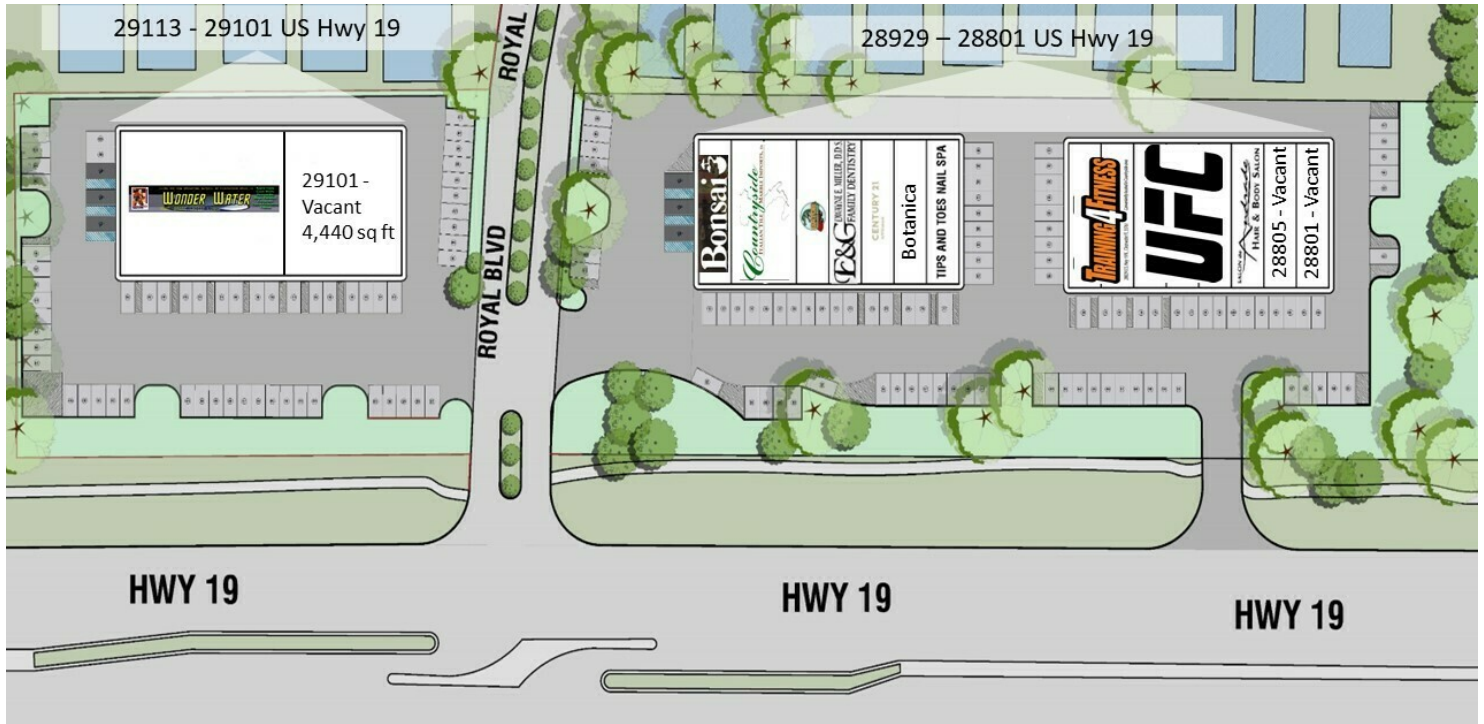
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LEASE INFORMATION

Lease Type:	NNN (~\$7.00psf)	Lease Term:	60 months
Total Space:	1,480 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

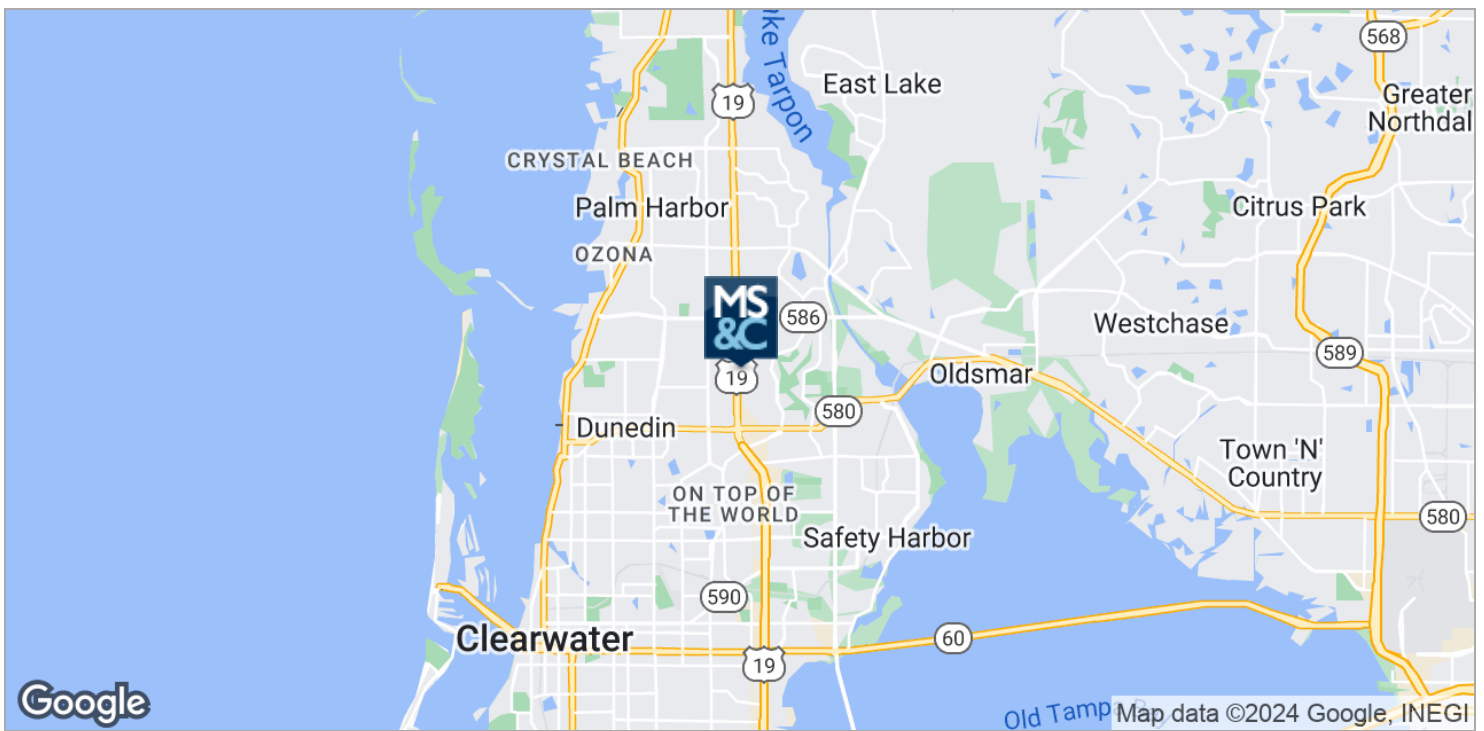
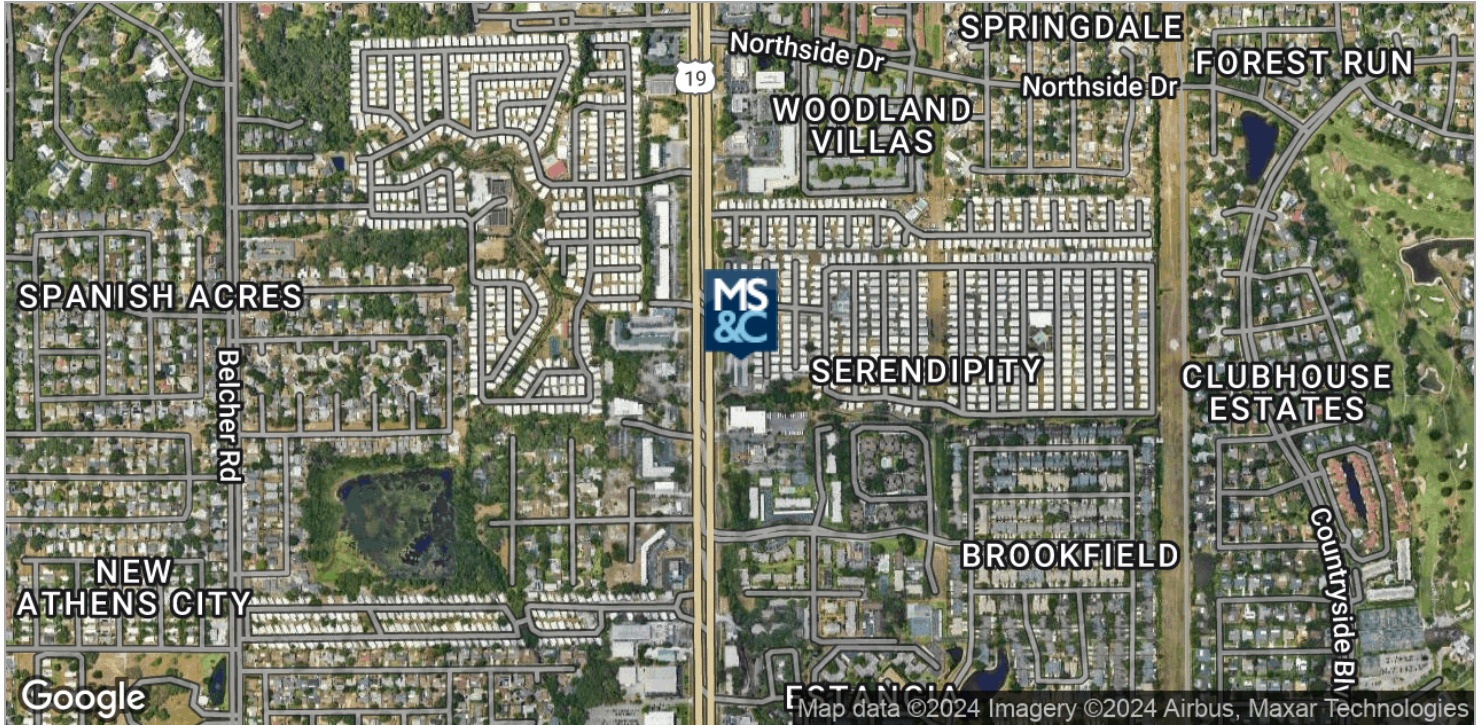
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
28909 US 19 N	-	1,480 SF	NNN	\$12.00 SF/yr	Current use as office, reception area, 1 private office, large open work space.
28905 US HWY 19 N	Available	1,480 SF	NNN	\$12.00 SF/yr	Open Retail



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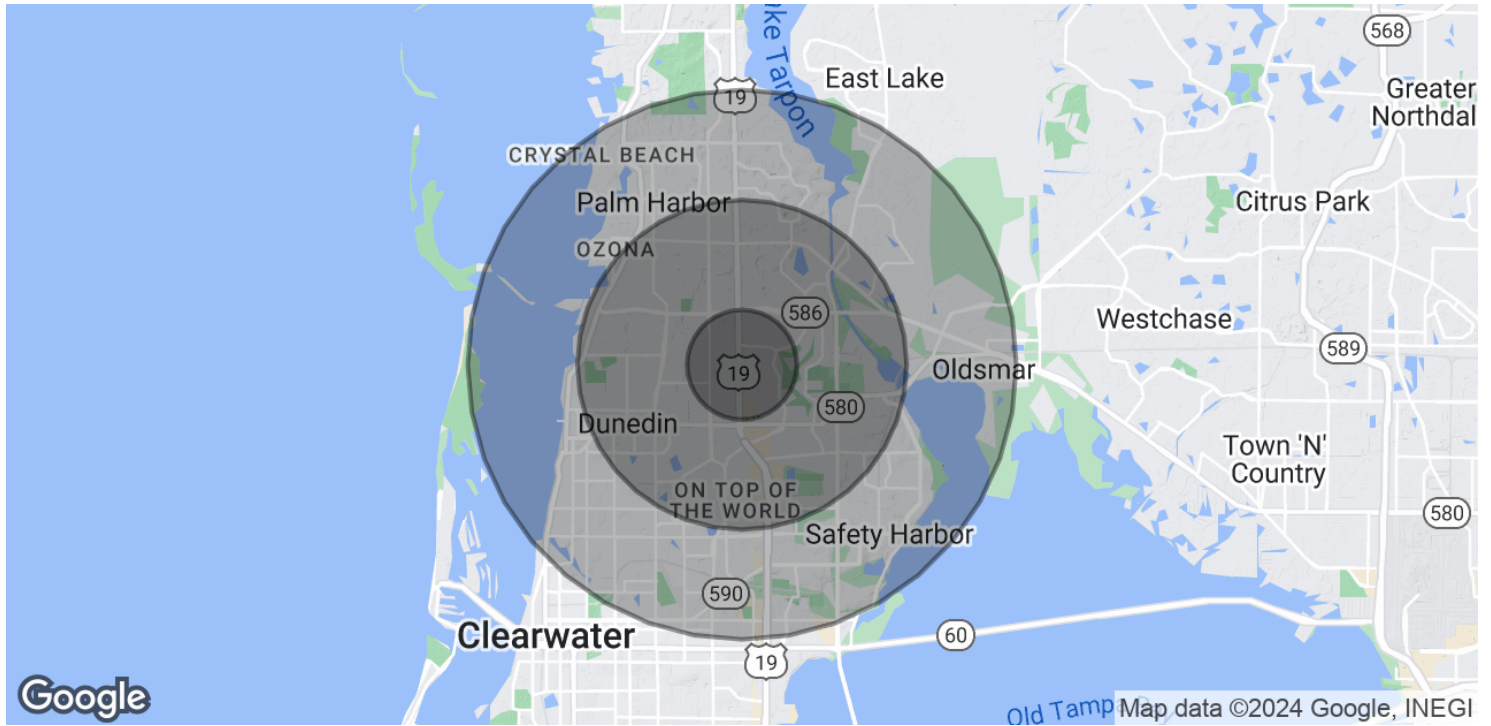
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,013	100,836	212,215
Average Age	47.6	50.6	47.2
Average Age (Male)	45.7	48.9	45.8
Average Age (Female)	49.0	51.8	48.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,023	46,253	93,339
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$58,975	\$64,545	\$66,632
Average House Value	\$283,593	\$228,814	\$239,225

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

My career in Real Estate began in 2000 when I was first licensed as a Residential Real Estate Agent. I obtained my Brokers license in 2003.

In 2008 I had the opportunity and good fortune to join a local commercial real estate firm and team with a well established commercial agent specializing in Industrial and Warehouse properties. I have continued along that path and primarily specialize in the sales and leasing of industrial and warehouse buildings and industrial land in Manatee and Sarasota Counties. My secondary specialty is office sales and leasing. I have been involved in many notable sales and leases of industrial and office properties in the past 15 years.

In January of 2022 I joined MSC Commercial. The change has been successful for me and I look forward to the future with a positive outlook for continued personal growth and business success.

I am 100% committed to Real Estate Services on behalf of my customers. I am dedicated to sharing my knowledge and experience to maximize my customer's return on their Real Estate Investments.