



Retail Property For Sale

Clearwater / US 19 Retail Site

**28530 US Hwy 19 N, Clearwater, FL 33761**

For More Information:

813-254-6756 | EXT 28

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)





## Clearwater / US 19 Retail Site

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### Executive Summary



### OFFERING SUMMARY

Available SF:	0 SF
Lease Rate:	N/A
Lot Size:	30,000 SF
Year Built:	1973
Building Size:	6,708 SF
Zoning:	CP-1
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	89,500

### PROPERTY OVERVIEW

This highly visible US-19 Retail site consists of two buildings that total 6,708 SF located on a 30,000 SF lot. The South Building (28530 & 28540) is a 4,008 SF wide open retail space that can be easily demised into two separate units of approximately 1954 SF and 2054 SF, respectively. The entire building has a new acoustical ceiling and each space has 2 restrooms. The adjacent building, The North Building (28550 & 28560) is 2,700 SF total and is currently occupied by Batteries Plus and consists of a 953 SF space and a 1,747 SF space, respectively. The site has an abundance of parking with 38 spaces, a generous 5.6 space per 1000 ratio making this site available to a variety of high traffic users such as restaurants, medical, and retail.

There is also a leased billboard onsite. This income stream will not convey at the quoted asking price although the seller will negotiate an "addition to" the sale price if a buyer desires. Highly visible on heavy traffic US Highway 19N with 89,500 VPD. Pylon signage. Future Land Use of ROR (Residential/Office/Retail).

### LOCATION OVERVIEW

Located in Clearwater on US Highway 19 N just north of 580 and south of Curlew Road.



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Available Spaces

LEASE RATE:	-	TOTAL SPACE:	-
LEASE TYPE:	-	LEASE TERM:	-

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

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28530 and 28540 US Hwy 19 N



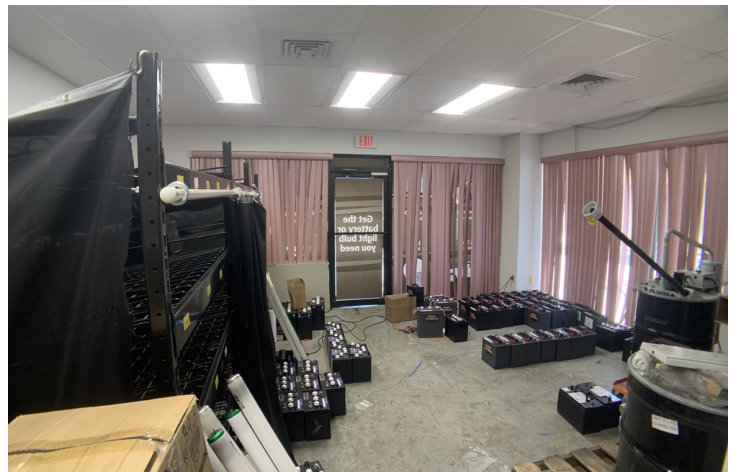




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28550 and 28560 US Hwy 19 N - Batteries Plus Bulbs Space



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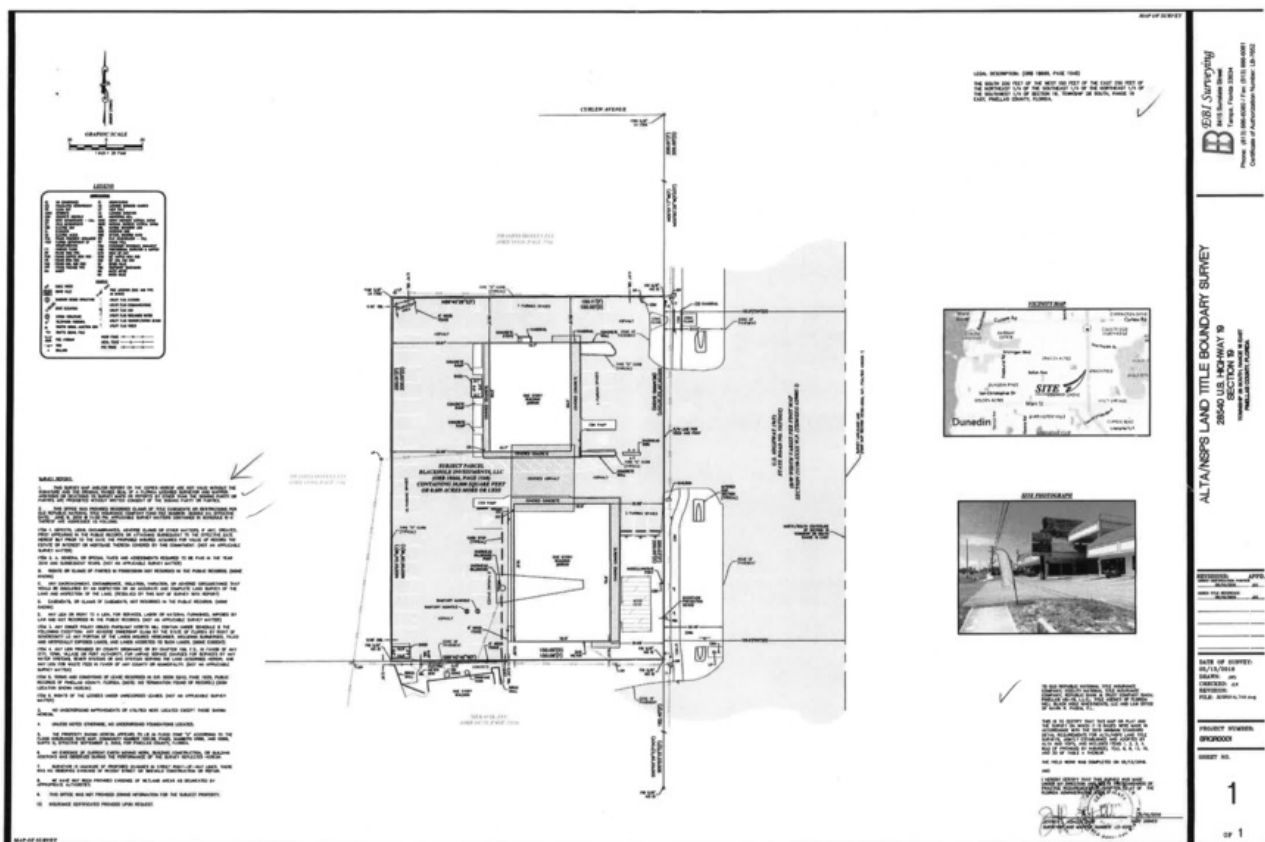




## Clearwater / US 19 Retail Site

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Survey



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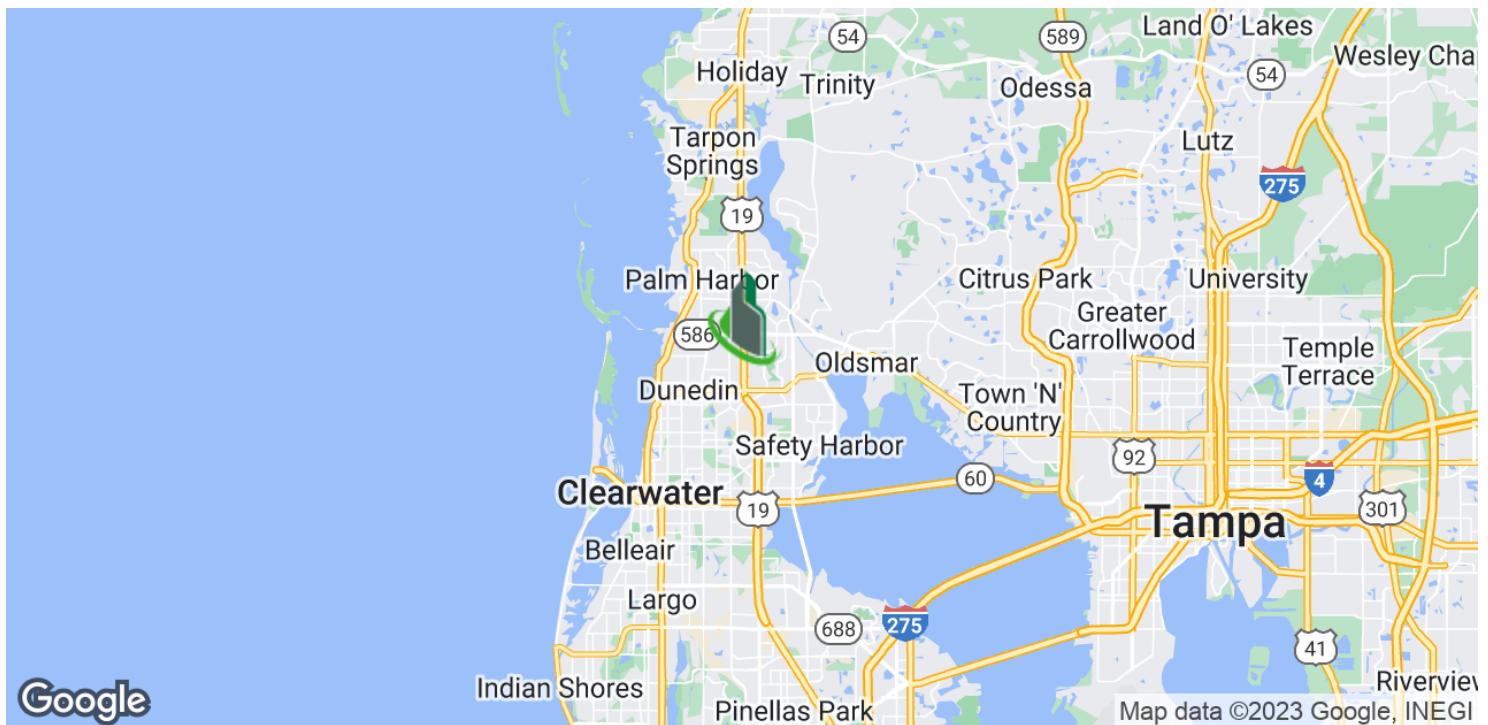
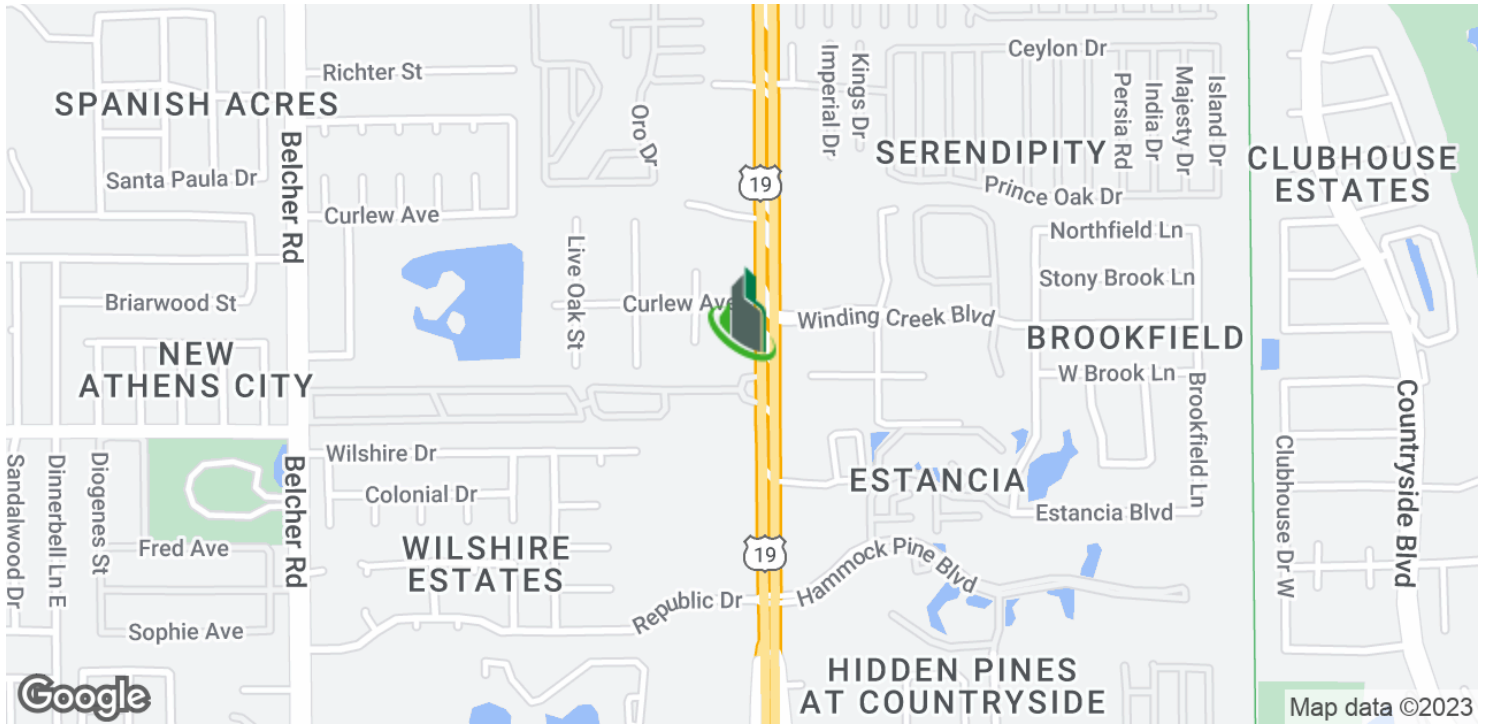
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Location Map



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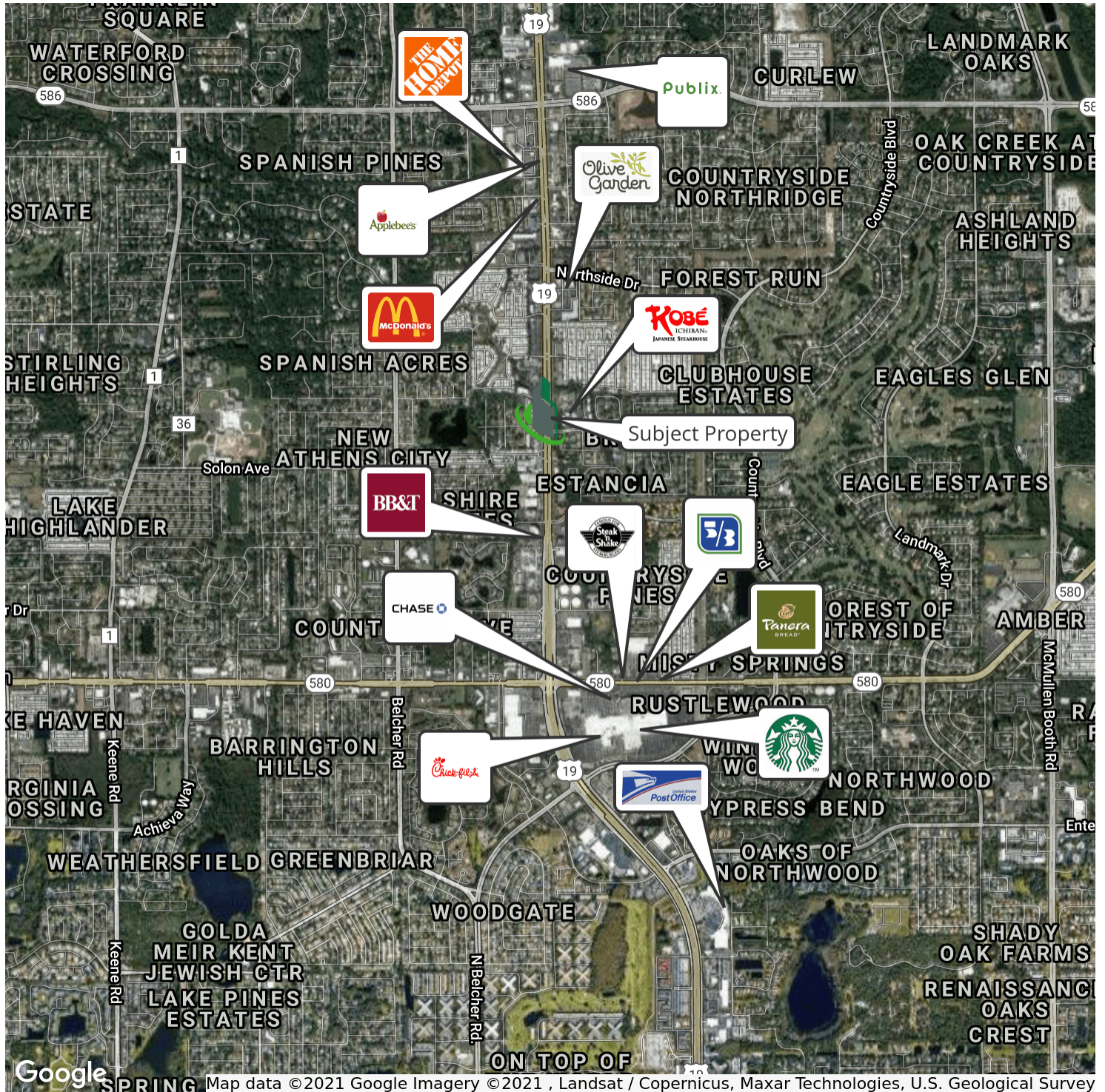




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Retailer Map



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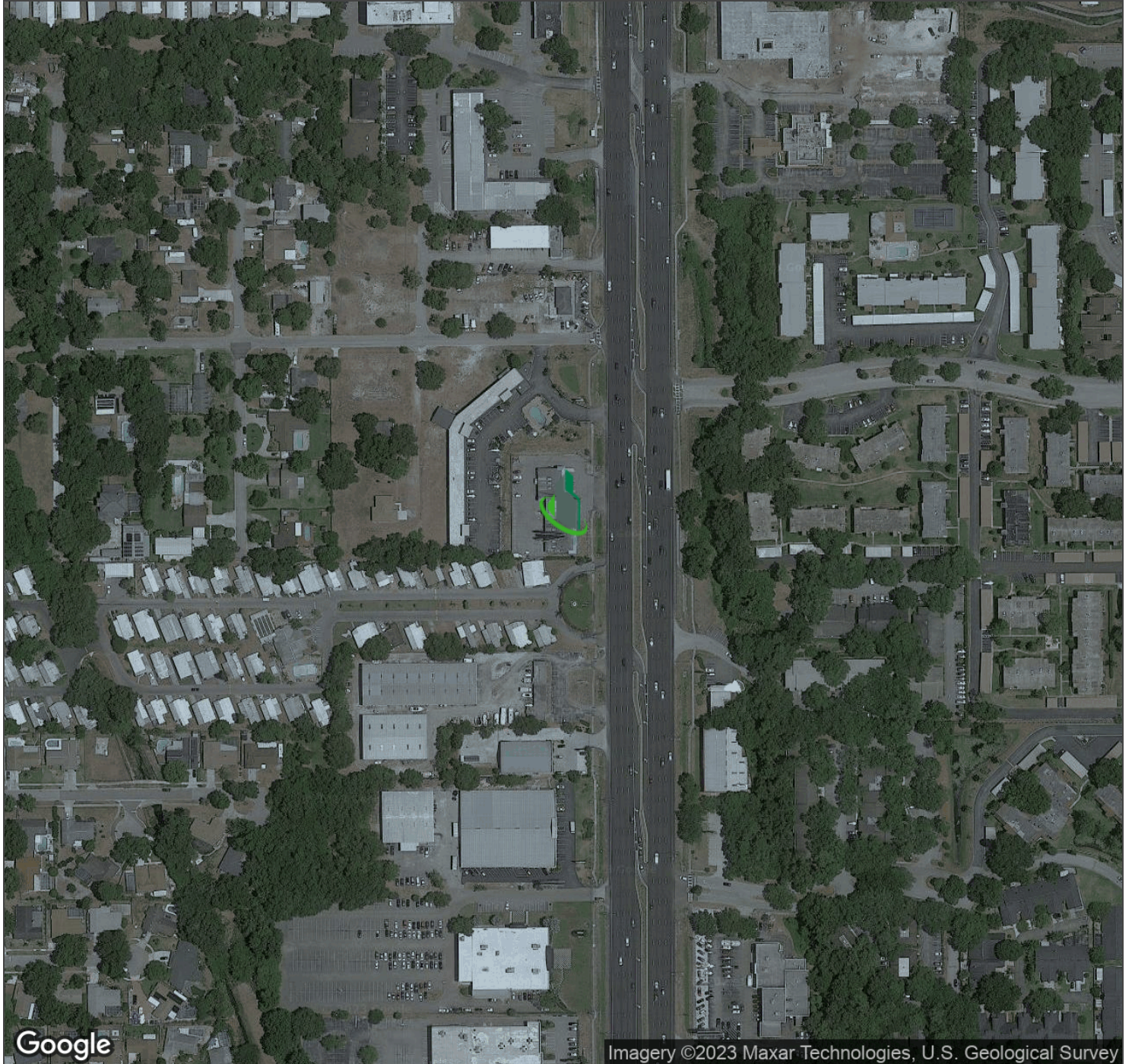




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Aerial Map



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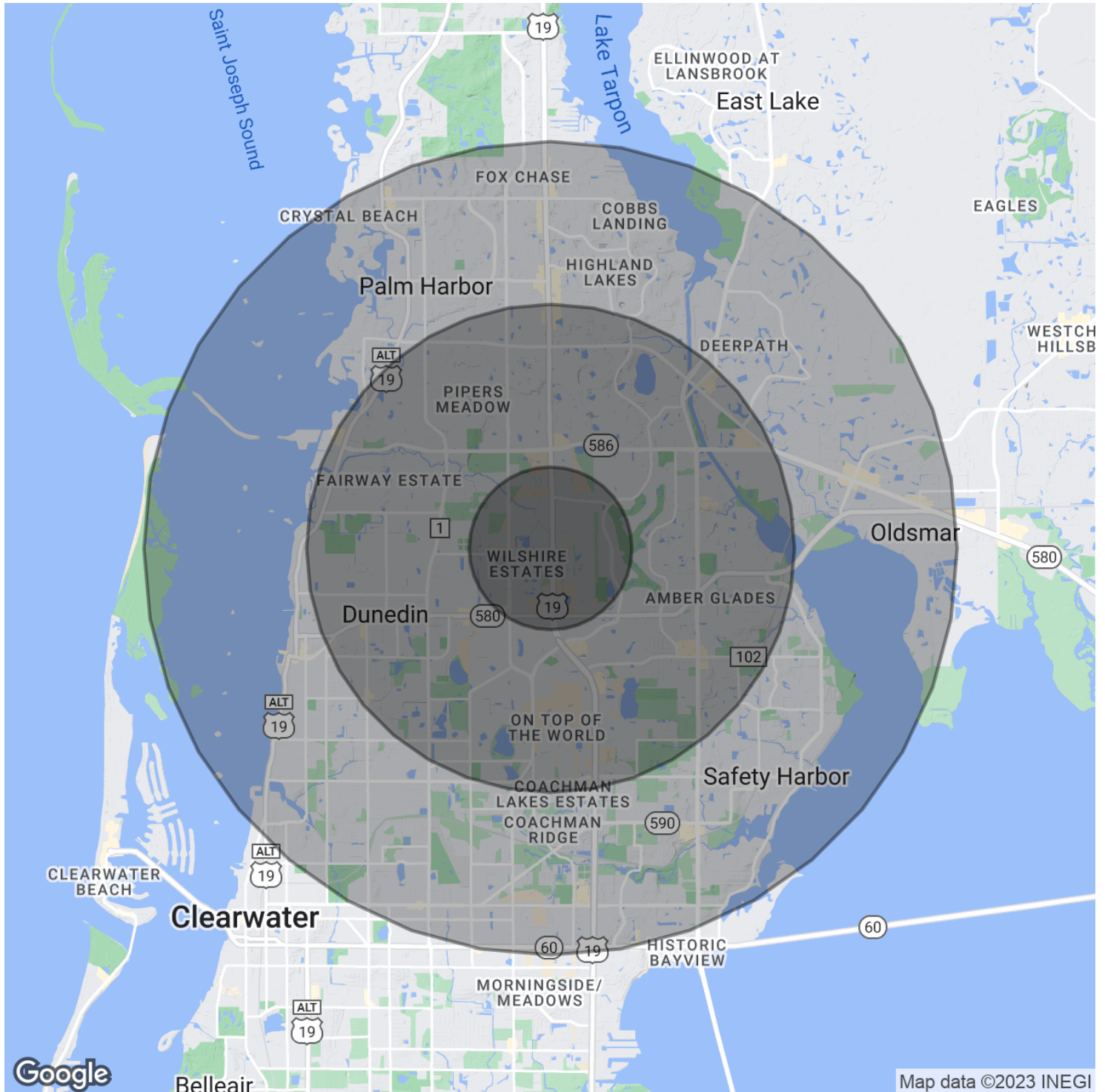




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Demographics Map & Report





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### Demographics Map & Report

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,092	100,946	216,520
Average age	48.8	50.4	46.9
Average age (Male)	47.3	48.8	45.6
Average age (Female)	50.0	51.6	47.9

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,266	46,383	94,587
# of persons per HH	2.2	2.2	2.3
Average HH income	\$56,910	\$64,385	\$65,722
Average house value	\$277,156	\$227,666	\$237,559

#### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	8.1%	6.8%	9.0%

#### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	12,853	93,706	194,684
% White	91.2%	92.8%	89.9%
Total Population - Black	469	2,397	10,224
% Black	3.3%	2.4%	4.7%
Total Population - Asian	351	2,220	4,441
% Asian	2.5%	2.2%	2.1%
Total Population - Hawaiian	3	80	212
% Hawaiian	0.0%	0.1%	0.1%
Total Population - American Indian	8	163	497
% American Indian	0.1%	0.2%	0.2%
Total Population - Other	118	865	3,013
% Other	0.8%	0.9%	1.4%

#### TRAFFIC COUNTS

US Hwy 19 N & Winding Creek Blvd	89,500/day
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*\* Demographic data derived from 2020 ACS - US Census*

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