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Retail/ Office For Lease

Venetian Plaza

36401-36413 US Highway 19 N., Palm Harbor, FL 34684

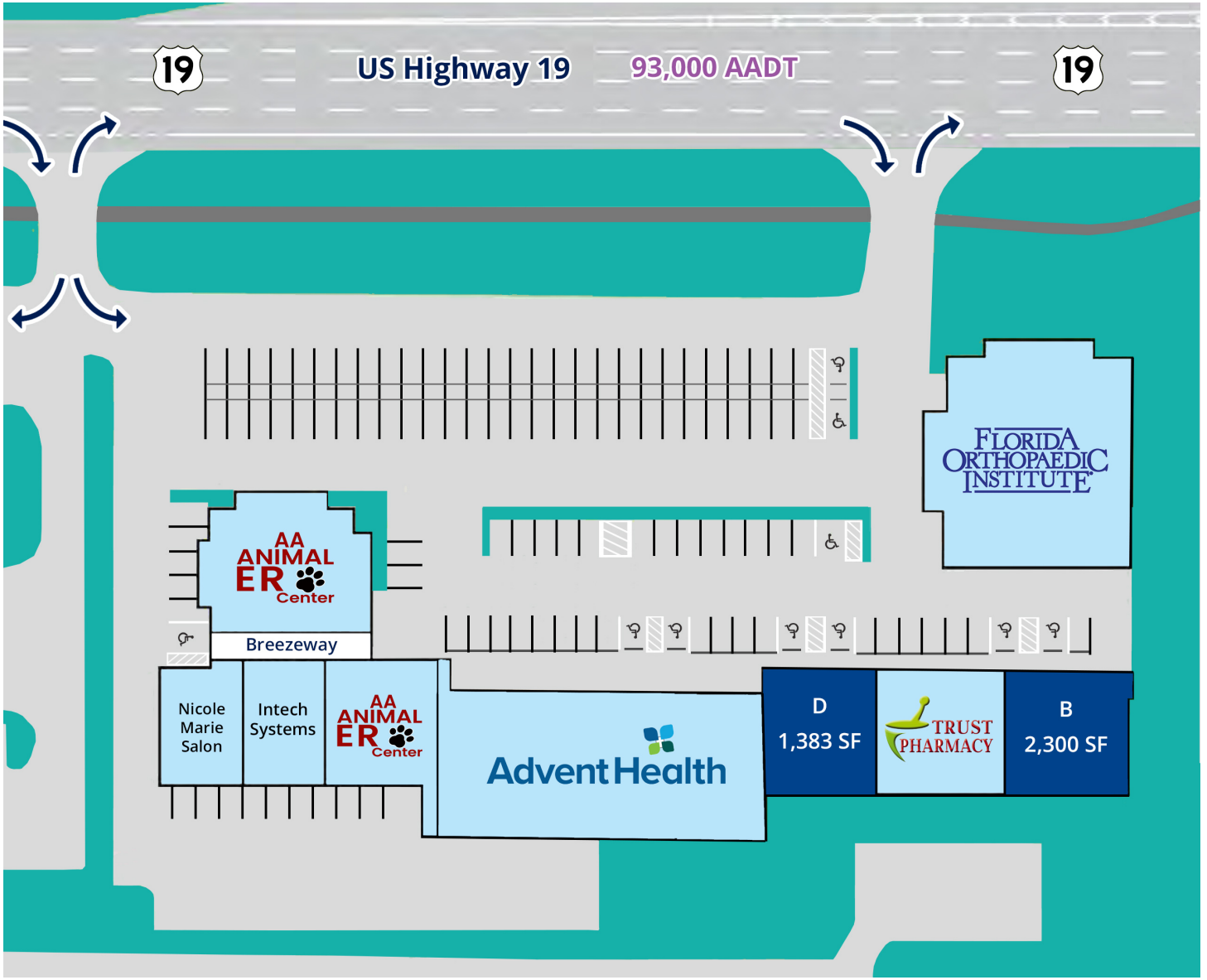
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Venetian Plaza

- 1,383 & 2,300 SF available
- Spaces are designed to accommodate a variety of office users
- Venetian Plaza is a 26,813 SF shopping center located in Palm Harbor with direct frontage and access on US Highway 19
- Average household income of $122,500 within 3 miles
- High traffic count of 93,000 cars per day on US Highway 19
- Area retailers include Florida Orthopedic Institute, Cadence Bank, Walmart Supercenter, Publix, Walgreens, Longhorn Steakhouse and Crunch Fitness

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Site Plan



Suite	Tenant
A	Florida Orthopedic Institute
B	**Available - 2,300 SF**
C	Trust Pharmacy
D	**Available - 1,383 SF**

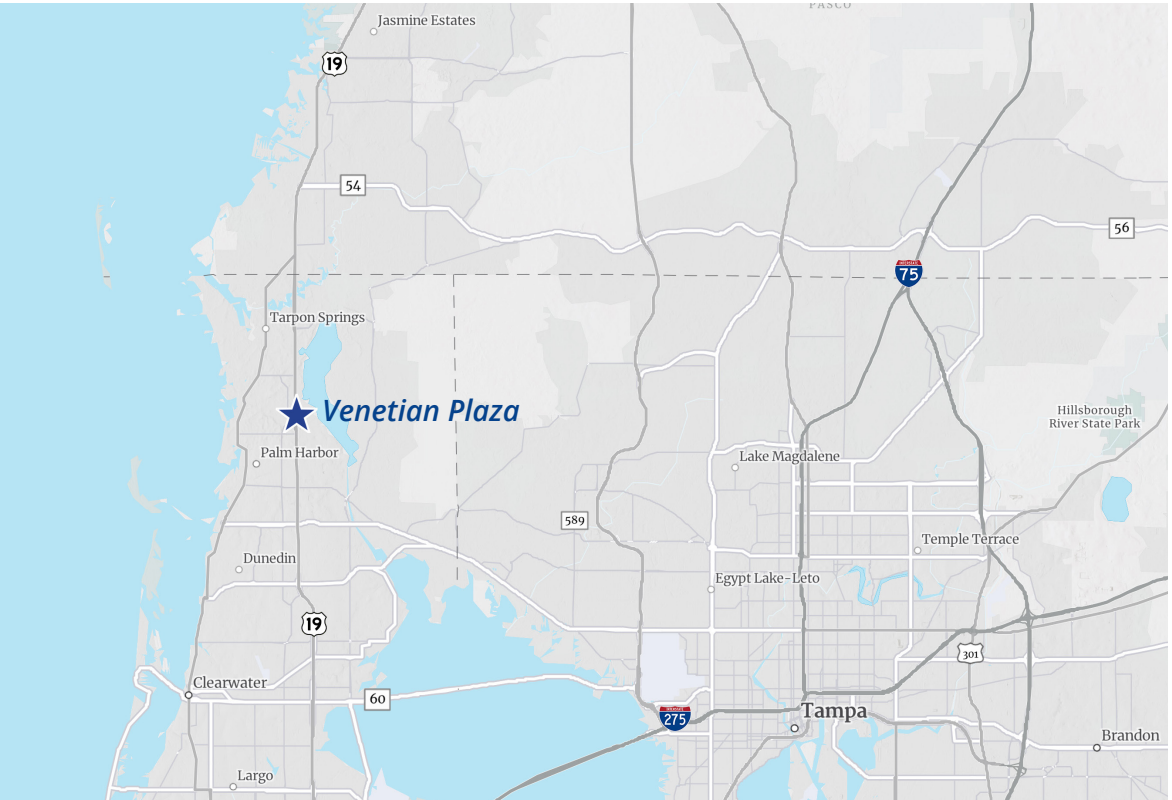
Suite	Tenant
E-F	Advent Health
G	AA Animal ER Center
H	Intech Systems
I	Nicole Marie Salon
J	AA Animal ER Center

Venetian Plaza



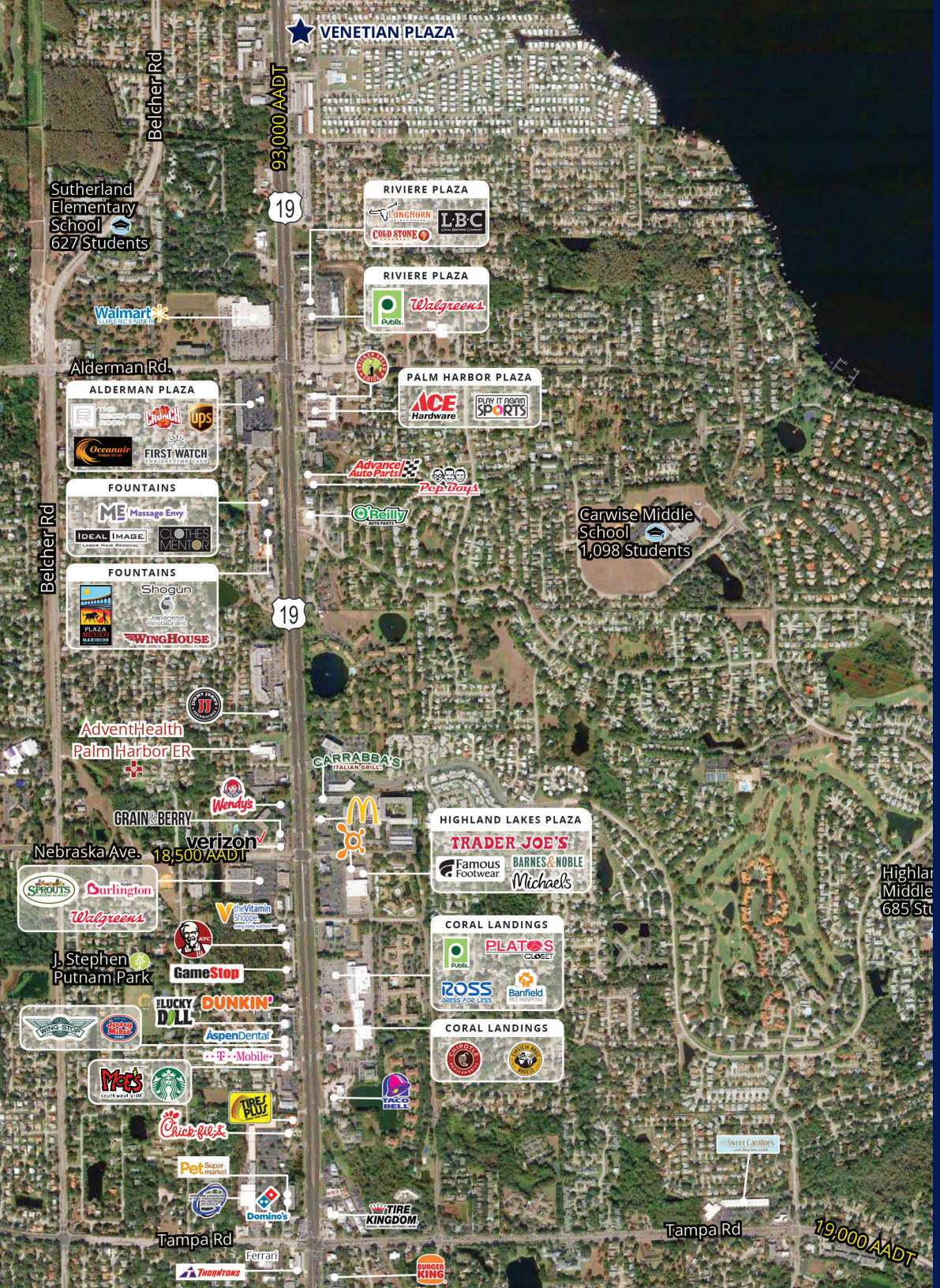






Area Demographics

	5 Min DT	10 Min DT	15 Min DT
Total Population	14,009	74,797	190,657
Daytime Population	13,686	73,328	179,688
Average Household Income	$94,859	$110,617	$106,313
Median Age	55.1	52.0	52.2



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