



For Lease

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Venetian Plaza

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

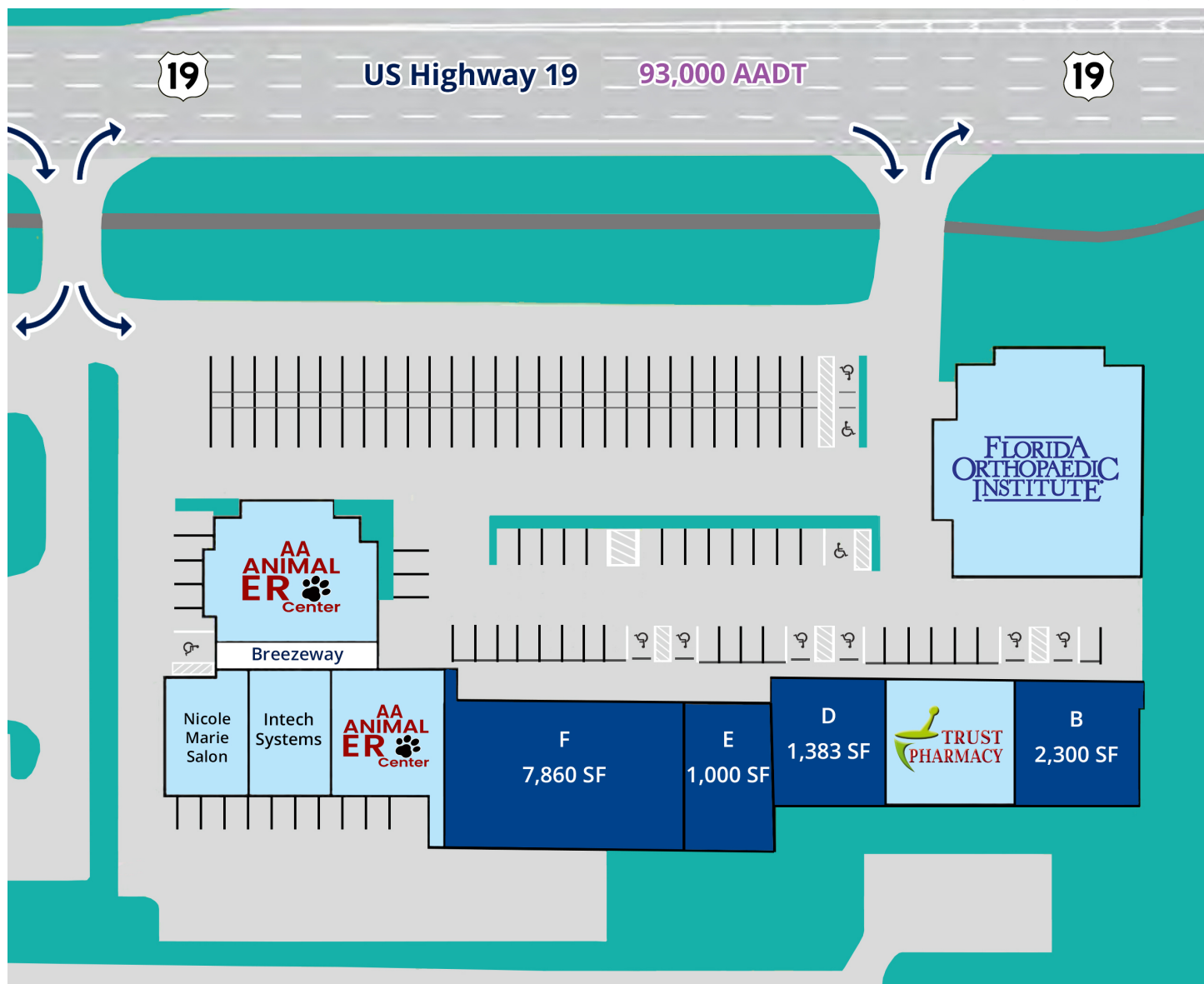
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Venetian Plaza

- 1,000 - 7,860 SF available
- 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 Orthopaedic Institute, Cadence Bank, Walmart Supercenter, Publix, Walgreens, Longhorn Steakhouse and Crunch Fitness

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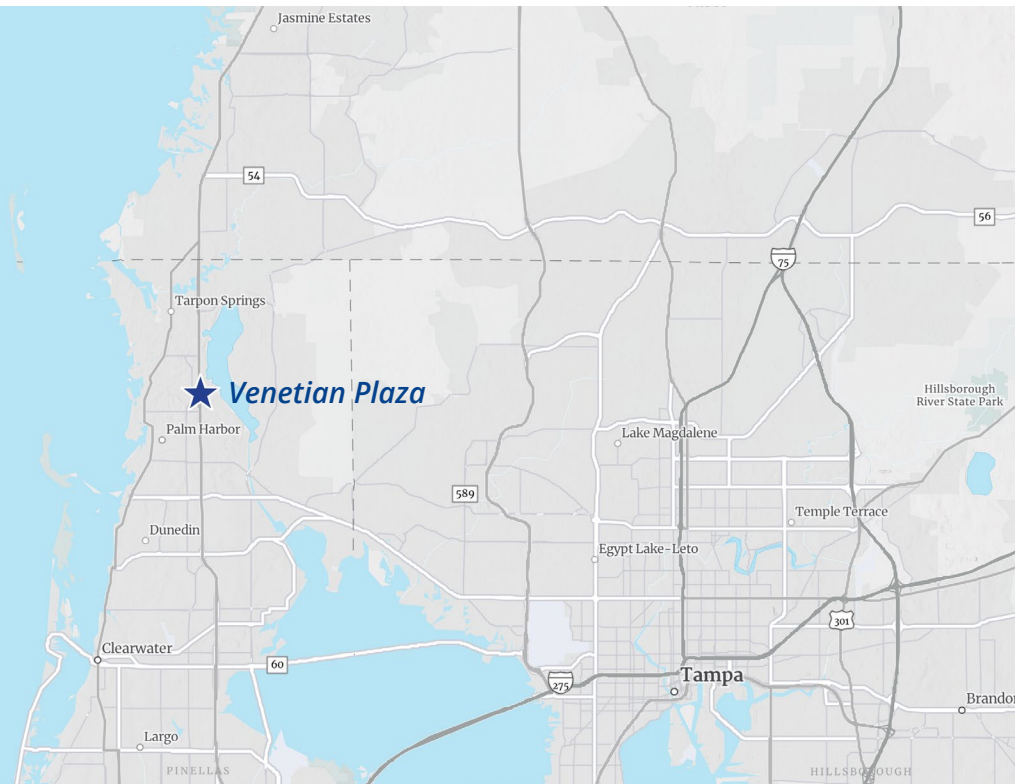
Site Plan



Suite	Tenant
A	Florida Orthopaedic Institute
B	Available - 2,300 SF
C	Trust Pharmacy
D	Available - 1,383 SF
E	Available soon- 1,000 SF

Suite	Tenant
F	Available - 7,860 SF
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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