

The Colliers logo, featuring the word "Colliers" in a serif font, with a horizontal bar in red, yellow, and blue below it.

Accelerating success.

Coastal Palms

28100 U.S. Highway 19 N.
Clearwater, FL 33761

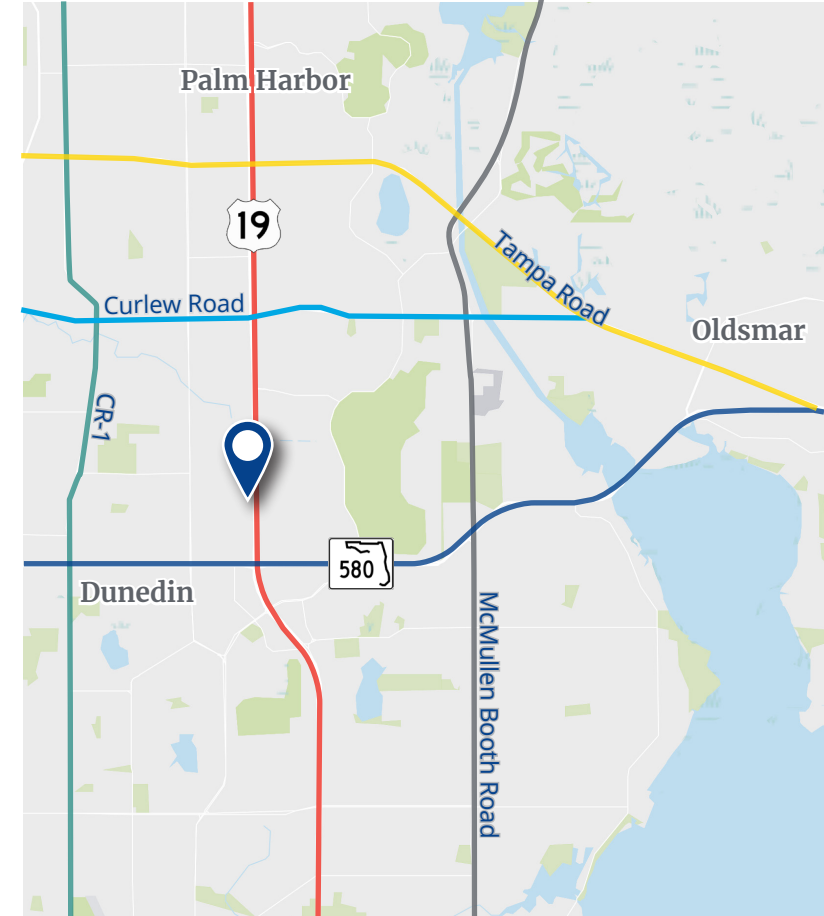
- Class A five-story office building
- Excellent location, 1/2 mile north of Countryside Mall
- Signage available on US Highway 19 N



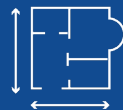
Coastal Palms

Location

- Located at the northwest corner of U.S. Highway 19 N. and Republic Drive
- Signalized intersection allows easy ingress/egress to property
- Very strong traffic counts: 89,500 AADT
- 1/2 mile north of Westfield Countryside Shopping Mall
- Close proximity to abundant retail and service amenities on U.S. Highway 19 N. and nearby S.R. 580
- Attractive employment base of more than 220,000 individuals within 5 miles of the property



Property Highlights



Available Space
1,667 - 9,852 SF



Occupancy
Immediate



On-Site Banking
Lobby & Drive-Thru



Common Conference Room
4th Floor



Electric Car Charging
Stations Now Available



On-Site Deli
Ground Floor



Plentiful Parking
4/1,000 Ratio; Covered Parking Available



Demographics

5-Mile Radius



Population
226,210



Projected Population
Growth
4.3%



Average Household
Income
\$103,723



Employee Drive Time
Under 30 Minutes: 61.6%
30-60 Minutes: 37.4%
Over 60 Minutes: 6.0%



Unemployment Rate
3.2%



Annual Consumer Spending
Apparel: \$147,909
Entertainment: \$28,720
Pets/Toys/Hobbies: \$66,793
Food & Alcohol: \$739,877



Education
High School Diploma: 26.0%
Some College: 31.5%
College Degree: 24.9%



Median Age
50.8



4830 W Kennedy Blvd
Suite 300
Tampa, FL 33609
www.colliers.com



Christina Burd
Associate | Office Services
813 771 0554 Direct
christina.burd@colliers.com

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