

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

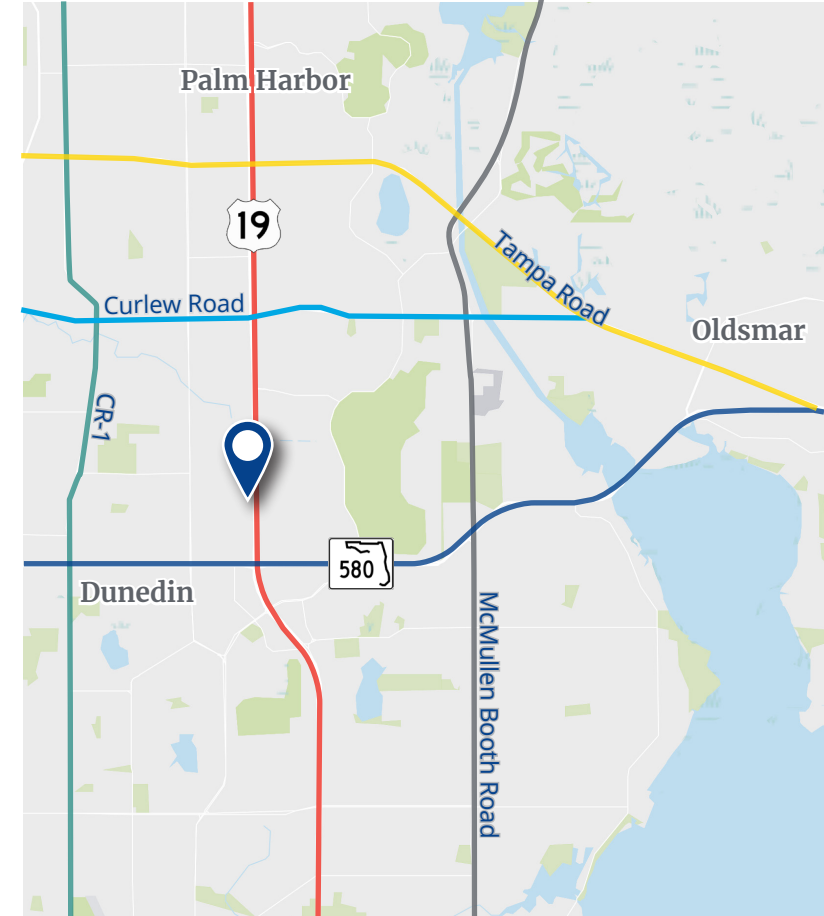
- Class A five-story office building
- Excellent location, 1/2 mile north of Countryside Mall
- Signage available on US Highway 19 N



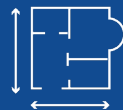
Coastal Palms

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 - 9,495 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

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 65 countries, our 18,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 28 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.5 billion and \$98 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.