

# FORMER BOB EVANS (CLEARWATER)

29335 US Hwy 19 N, Clearwater, FL 33761

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

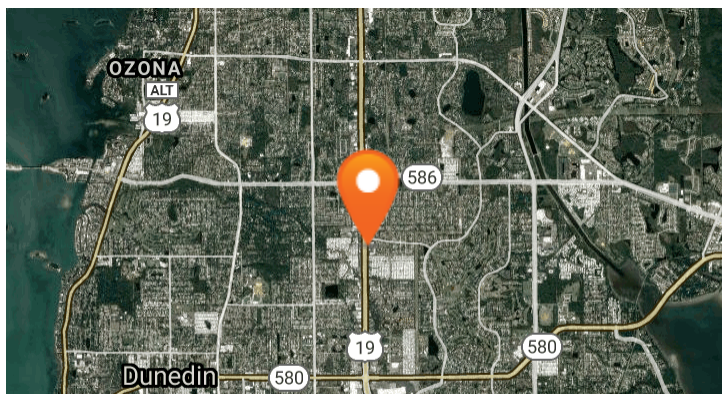
Located on 29335 US Hwy 19 N, Clearwater, FL 33761

### PROPERTY HIGHLIGHTS

- Former Bob Evans Space Available
- Freestanding Restaurant Opportunity
- 5,084 SF on 0.94 Acres
- Strong visibility and access on U.S. Hwy 19 in Clearwater
- Left in, right in on US Hwy 19, as well as cross access within Northside Square
- Retailers in market include Home Depot, Publix, JoAnn's, Olive Garden, MidFlorida Credit Union
- Traffic Counts (AADT): U.S. Highway 19 - 91,000

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	13,826	109,287	220,473
Households	6,452	52,159	99,656
Daytime Population	11,658	98,590	204,216
Average HH Income (\$)	\$80,983	\$80,443	\$81,177



### EXCLUSIVE AGENT(S)

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