


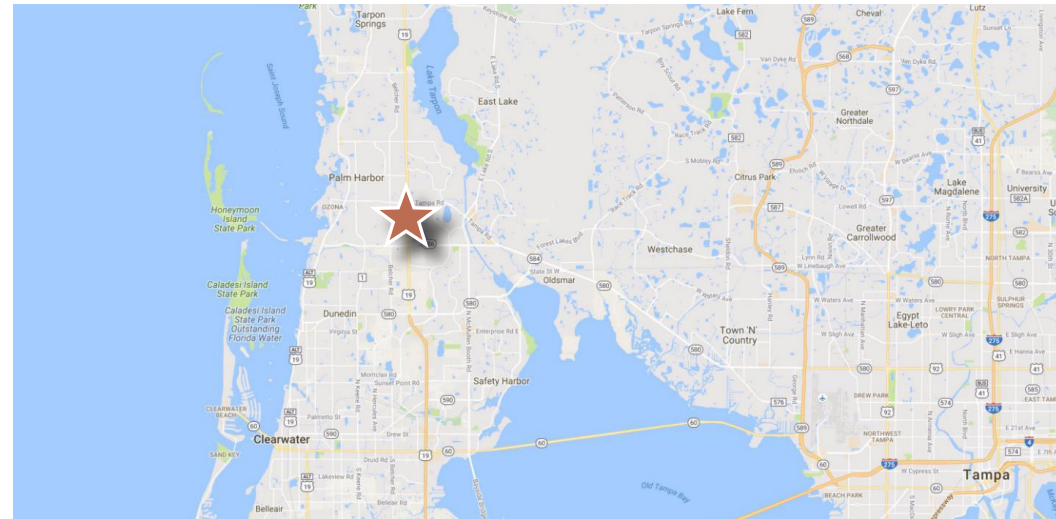
TWIN LAKES PLAZA

31800 - 31988 US Hwy. 19 N. | Palm Harbor, FL 34684
RETAIL SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- **AVAILABLE INLINE SPACES:** 750 SF | 825 SF **OUTPARCEL:** 2,100 SF
- Prime location in Palm Harbor with excellent visibility on US Hwy. 19 N., including a large pylon sign
- Currently 92% occupied
- Strong mix of medical, restaurant, and service tenants including Promise Pharmacy, Quest Diagnostic, Massimo's Italian Restaurant, North Pinellas Children's Center, Mariner Financial, and more
- Anchored by 



DAILY TRAFFIC COUNTS



US Hwy. 19 N. 74,500 AADT

POPULATION



1 Mile	4,008
3 Mile	35,297
5 Mile	96,175

AVE. HOUSEHOLD INCOME



1 Mile	\$87,807
3 Mile	\$97,571
5 Mile	\$79,440

DAYTIME POPULATION




1 Mile	5,554
3 Mile	32,813
5 Mile	85,649

LICENSED REAL ESTATE BROKER

FranklinSt.com

JORDAN STEPHENS
LEASING ASSOCIATE

 813.682.6126

 Jordan.Stephens@FranklinSt.com

TENANT LEGEND

31800	Available (Outparcel)	2,100
31806	Promise Pharmacy	1,200
31808	Rick's Pizza	900
31812	Asian Market	900
31816	Mum Cigars	900
31818 - 31828	Promise Pharmacy	3,300
31836	Kochenour, DDS	1,650
31840 - 31842	Hearts 4 Kids	2,100
31844 - 31846	Quest Diagnostics	2,100
31860 & 31912	North Pinellas Children's Center	10,904
31876	Massimo's Italian Restaurant	2,250
31918	SunCoast Behavioral Health	900
31922	Fernandez, MD	1,500
31930 - 31938	Educare	3,900
31940	Johnson, CPA	750
31942	Available	750
31944	Palm Harbor Pet Grooming	750
31950	Home Again Senior Care	1,000
31954	Mariner Financial	1,250
31956	Therapeutic Elements	825
31958	Signs For Tomorrow	825
31960	Available	825
31962	Brightway Insurance	1,100
31964 - 31972	Select Physical Therapy	2,200
31980	Fini, DDS	1,375
31988	Outback Steakhouse	6,756

