



Double Drive-Thru Restaurant

in the Heart of the Countryside Area of North Pinellas County

- Address:** 26145 US Highway 19, North in Clearwater, FL 33763.
- Access:** Via fully signalized intersection and multiple other access points.
- Land Size:** Up to approximately one and one-quarter (1.25) acres for Build to Suit.
- Parking:** 25 + parking spaces.
- Zoning:** High density zoning called US 19 Corridor Commercial.
- Land Use:** High density land use called US 19 Regional Center.
- Flood Zone:** X – No Flood Insurance Required.
- Parcel ID:** 31/28/16/00000/110/0700.
- Distance to:** 1/8 mile to **Westfield Countryside Mall.**
1/8 mile to the **Fresh Market.**
1/2 mile to **Whole Foods.**
- Traffic Count:** 120,000 vehicles per day on US Highway 19, North.
14,500 vehicles per day on Enterprise Road.

Redevelopment Available for Build to Suit on Ground Lease

Demographics:

2023	1 Mile	3 Mile	5 Mile
Population	12,202	106,263	235,290
Average HH Income	\$99,463	\$109,448	\$108,443
Median Age	64	53	51
Daytime Population	15,854	105,578	228,320

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