

**Lease Rate:**

**\$25 per SF**

- Prime corner at signalized intersection of US-19 and SR-580
- Outparcel to both BJ's wholesaler club and Lows
- High traffic location with nearly 91,000 daily drivers on US 19 and 40,000 SR-580
- Large population of 104,000 with 3 miles, 231,000 with 5 miles.
- Two oversized pylon's with great visablity on both US-19 and SR-580
- Average household Income of \$70,266 within 3 miles.
- Location on opposite corner of Westfield Countryside Clearwater's premier shopping destination.

# ICI SHOPPING CENTRES

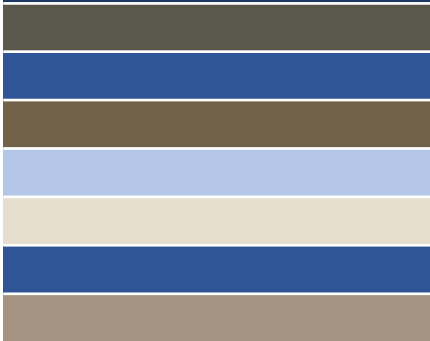
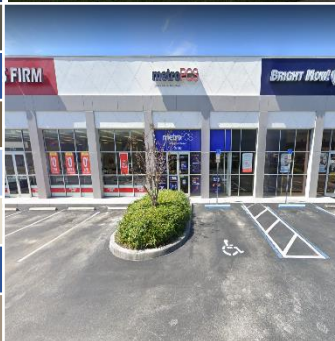
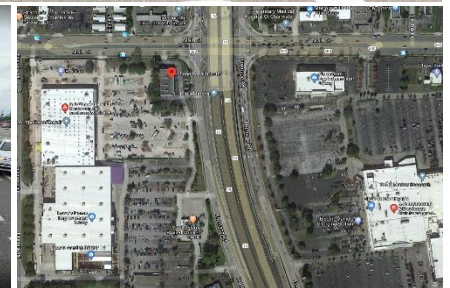
## LEAP CLEARWATER

27062 US-19, CLEARWATER, FL 33761

• 1,413 SQFT on corner of US-19 & SR-580

Join current tenants: *Mattress Firm and Bright Now Dental*

Retail for  
**Lease**



ICI SHOPPING CENTERS

Store Front of space

HW-580 Pylon

US-19 Pylon

**27062 US-19 Clearwater, FL 33761**

**Features Include:** Features Include: Amazing central position at signalized intersection on the primary north/ south arterial in the western Tampa MSA US-19 and major east/west SR-580. The stellar location benefits from being well-positioned in a dense retail corridor surrounded by many notable national retailers in the immediate vicinity that include: Lowe's Home Improvement, Whole Foods, TJ Maxx, Ross, BJ's Wholesale, Dick's Sporting Goods, Burlington, Nordstrom Rack, Macy's, Dillard's, Kohl's, Burger King, Chase Bank, Chick-fil-A, Chipotle, Wawa, Starbucks and many more.

The site is cross corner to Westfield Countryside, a 1.2 million-square foot shopping mall that serves over nine million customers every year, and is home to five anchor stores, a 12-screen Cobb Theatres, numerous restaurants, and a full-size ice skating rink. The property features excellent demographics that include over 107,000 people in a three-mile. Average household income is well above the national average at \$71,040 in a three-mile radius and \$70,924 in a five-mile radius. Located in Clearwater, a city in Pinellas County, Florida, northwest of Tampa and St. Petersburg. Metro area has three million residents.

Please call to arrange a private viewing: **Casey J. Ahern**      **813-545-7908**      **Casey@icisc.com**