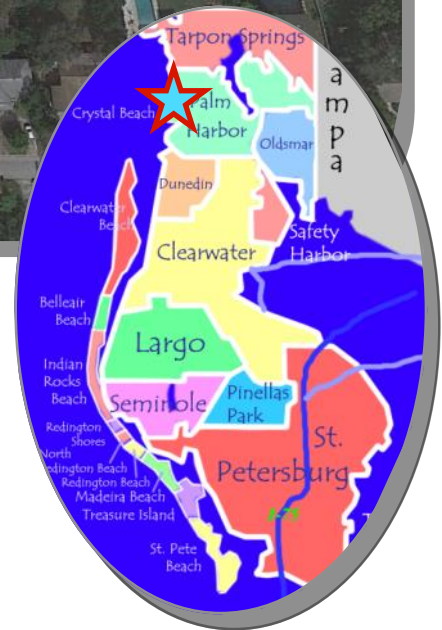


**On
Alt 19**

Palm Harbor Office Site



Prime Palm Harbor Office Site

- Vacant Lot– Approximately 8700 SF
- 255' of Frontage on Alt 19
- Zoned P-1 Professional Office
- Previously Approved For 1,165– 1,487 SF Office Development (*Needs To Be Reinstated*)
- 21,000 Vehicles Per Day At Site
- Alt 19—Great Avenue Address For A Professional Office

\$69,000

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Description

Palm Harbor Office Site



Site Was Previously Designed For A Key West Style Office Building.

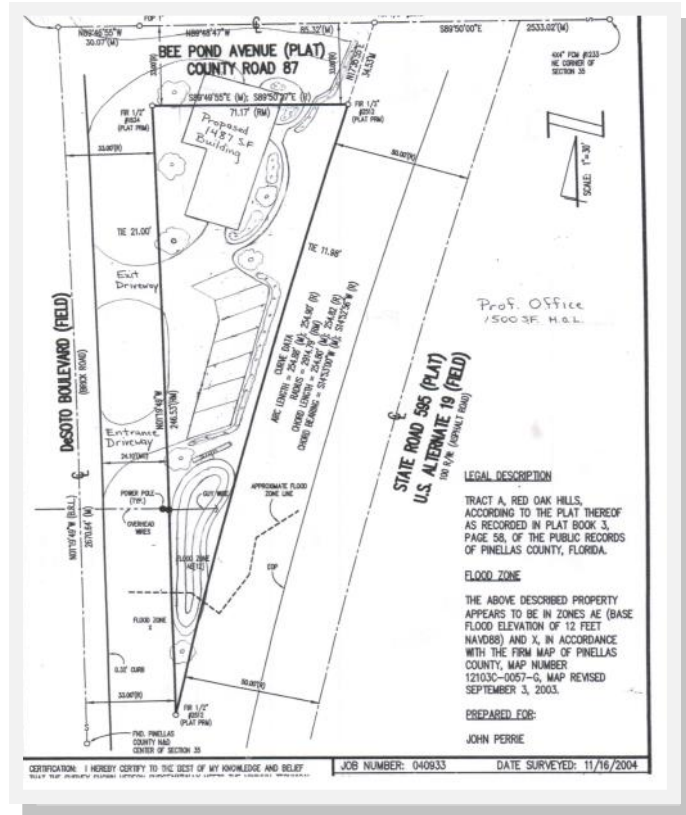
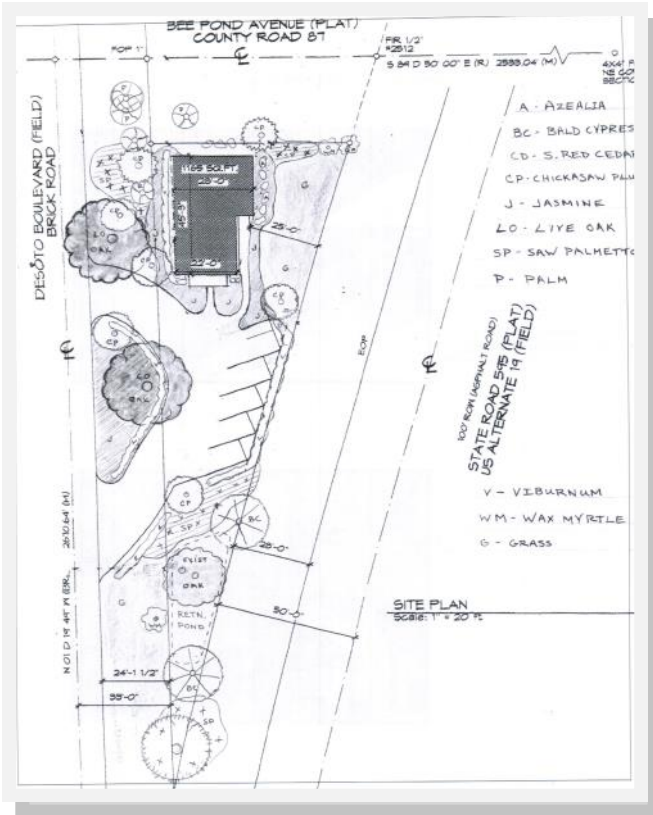
The Architect Created 2 Options:

#1 An 1,165 SF Office That Meets The Code Requirements.

#2. The County Has Considered Vacating Bee Pond Road, And With That Potential, The Architect Placed A Larger 1,487 SF Footprint On A Slightly Larger Site.

OPTION 1

OPTION 2



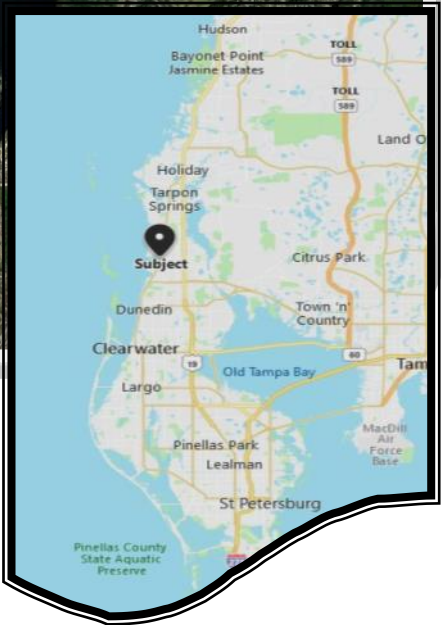
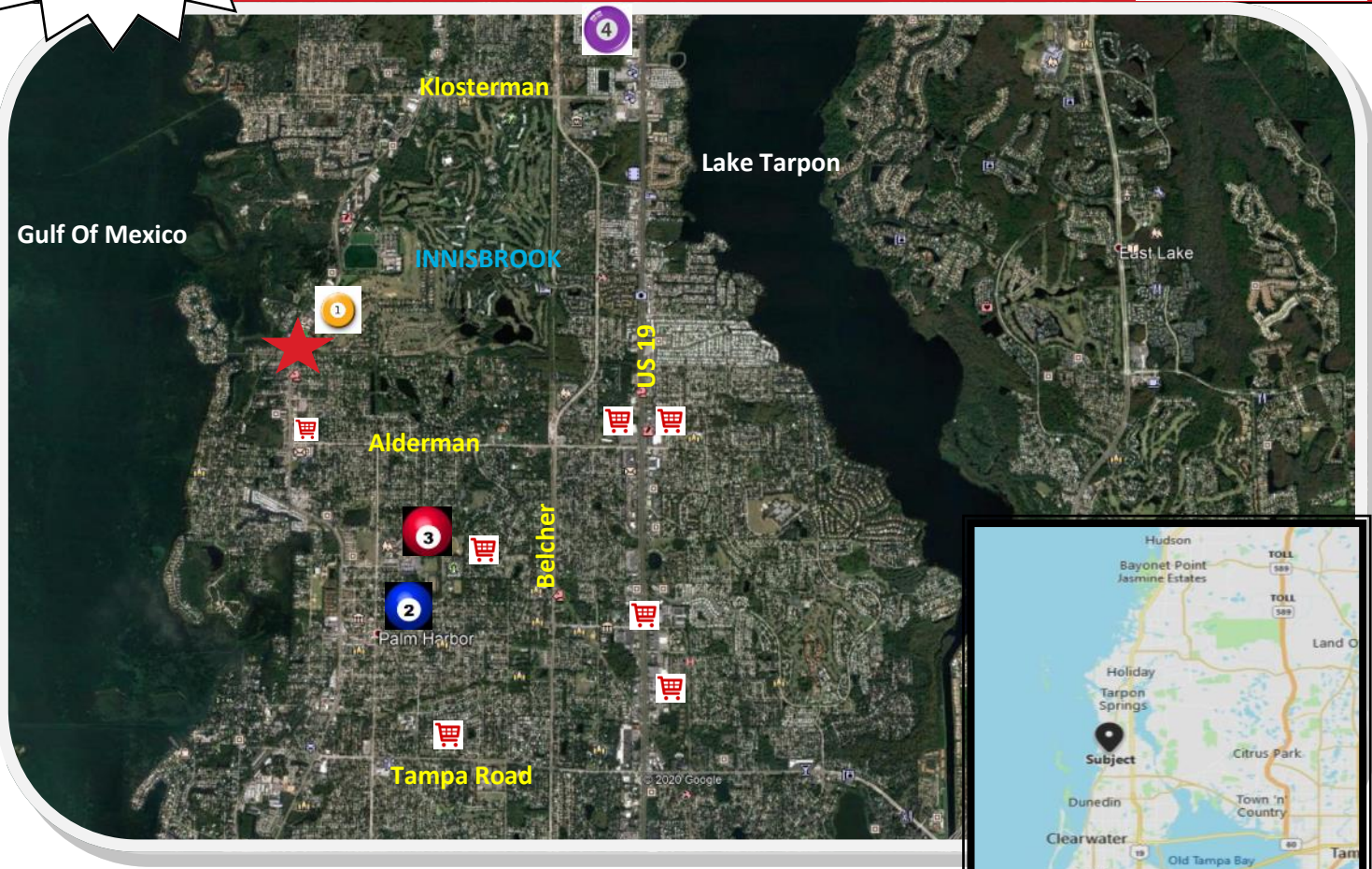
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Location

Palm Harbor Office Site



Parcel ID #: 35-27-15-74034-000-0770

Area Highlights

Great address to have a business!

- 1** Professional Offices Surround The Site. Some of the Services On Alt 19 Include Law Offices, Real Estate, Florist, Pet Hospital, Construction Company, NAPA Auto Parts, Oscor, Dentist, Automotive, Window Tinting, Restaurants, Insurance, Post Office, Medical, Retail Plazas, And Other Major Commercial enterprises.
- 2** Downtown Palm Harbor
- 3** Palm Harbor University High School
- 4** Advent Health North Pinellas (\$30,000,000 Expansion Underway)
- Major Grocers Such As Publix, Walmart, Winn Dixie, Sprouts

\$69,000

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Summary

Palm Harbor Office Site



Item	Description
Parcel	35-27-15-74034-000-0770
Price	\$69,000
Terms	Cash to Seller at Closing
Shape	Triangular
Dimensions	245.5' Frontage on ALT 19 X 71.1' X 254.9'
City	Palm Harbor
City Stats	61,995 +/- Population ; \$63,023 Median Household Income 2017 (\$52,594 FL)
Location	Intersection of DeSoto/Alt 19 and then North to Bee Pond Road Between Alderman and Klosterman
Traffic	21,000 cars per day on ALT 19
Zoning	P1—Professional Office
Approval	Previously approved for 1165 SF office. Needs to be reinstated.
Potential	If Bee Pond Road is vacated , architect designed an office with 1487 SF.
Area	Affluent nearby neighborhoods including Innisbrook.
Avenue Address	ALT 19 is a major road of various businesses, office, retail, and commerce.
Proximity	Downtown Palm Harbor— 1.7 Miles Tarpon Springs Sponge Docks— 4.1 Miles Advent Health North Pinellas-2.6 Miles Tampa Airport— 22.2 Miles Clearwater/St. Pete Airport-21.4 Miles

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