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# RETAIL SPACE FOR LEASE

**2440 STATE ROAD 580 • CLEARWATER, FL • (across from Countryside Mall)**

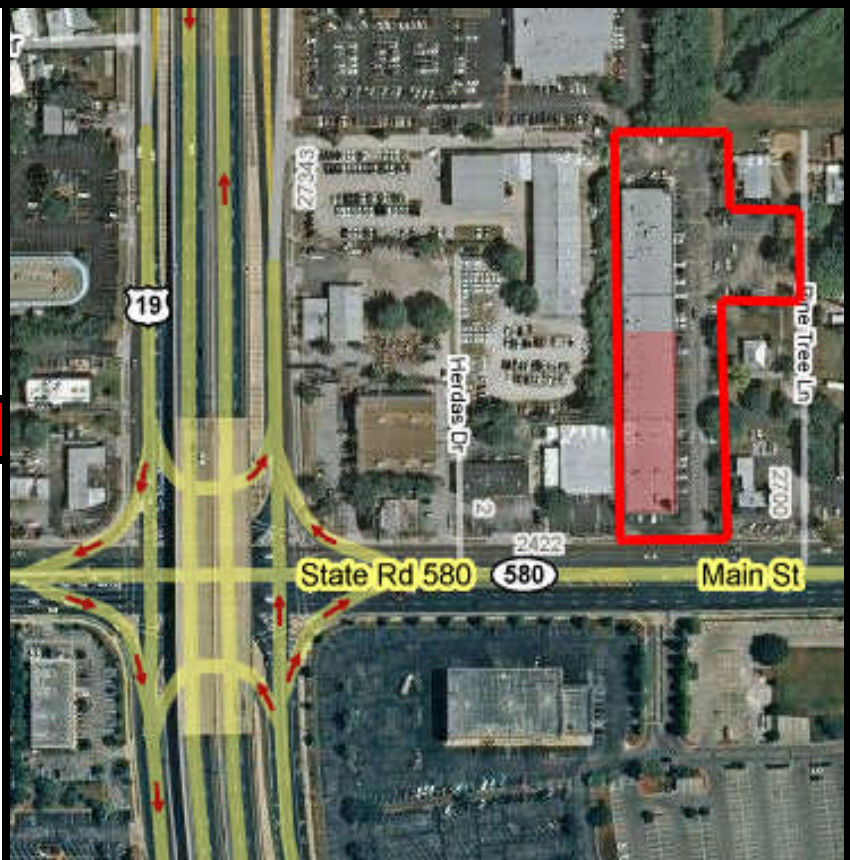
## Property Information

- Located on SR580 one block from US19
- High Visibility Site
- 9,000 SF MOL
- Pylon Sign with Automated Messaging Center
- Great Access from both East and West traffic
- Traffic Count = 36,000 SR580 / 73,500 US19
- Ample parking (100+ spaces)
- Surrounded by Corporate Tenants
- Intense Retail Synergy

## Demographics

	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
<u>Population</u>	13,553	108,656	231,986
<u>Households (HH)</u>	7,080	50,574	14,826
<u>Avg. HH Income</u>	\$48,484	\$53,043	\$52,485
<u>Average Age</u>	53.6	46.6	43.2

## Aerial Perspective



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