

17129 US HIGHWAY 19 N, CLEARWATER, FLORIDA 33764



**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION

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CREBossLadies
DYER-CARBONELLI TEAM
Commercial Real Estate Defined

PRESENTED BY:



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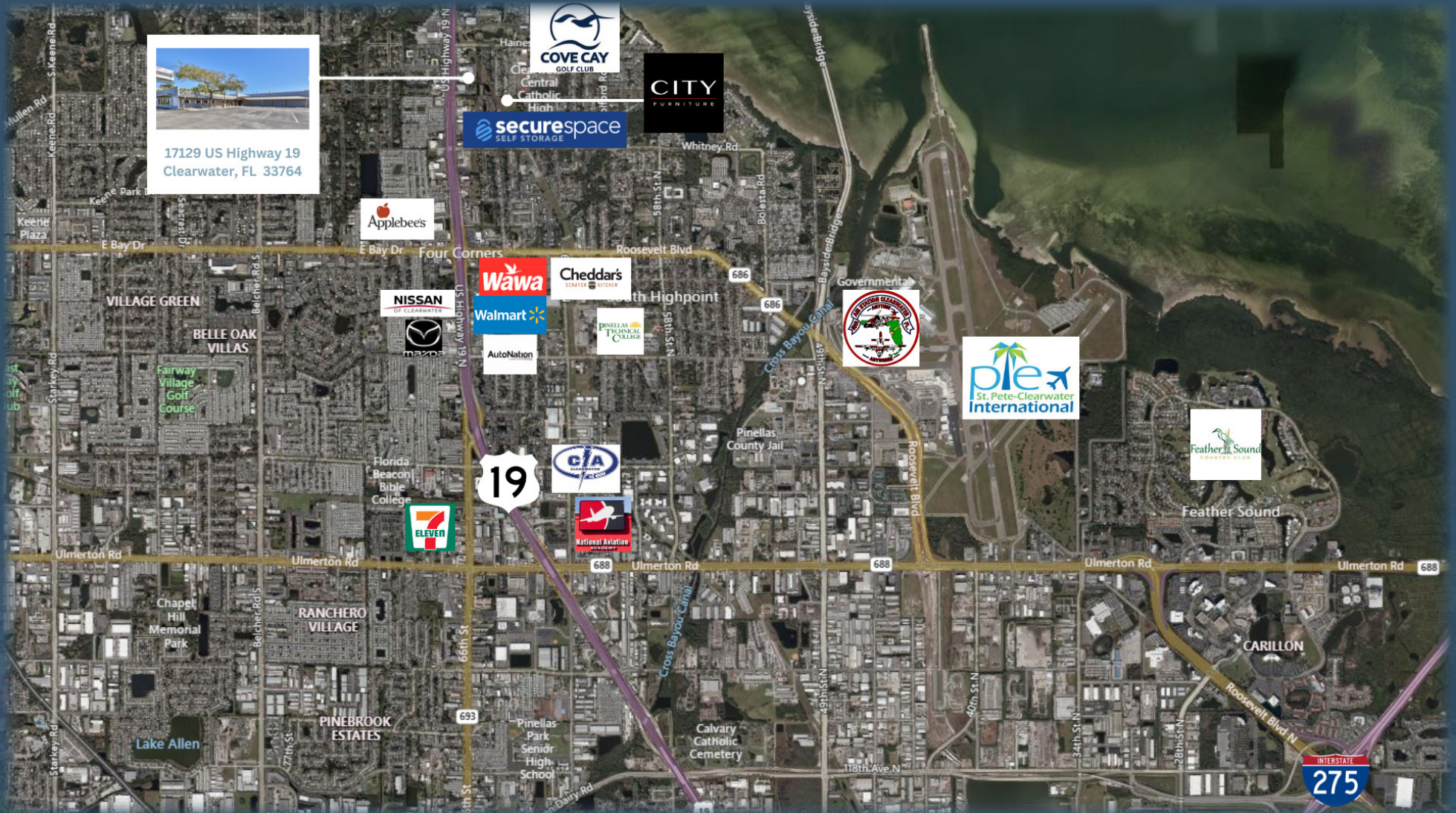
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EXECUTIVE SUMMARY

Building Size:	31,018± SF Showroom/Warehouse
Lot Size:	1.7650± Acres/ 76,883± SF
Building Class:	B
Exterior Construction:	Pre-Engineered Metal
Roof Material:	Corrugated Metal
Year Built:	2002/Addition 2019
Renovation:	2023
Opportunity Zone (Y/N):	N
Climate Controlled:	100%
Floor System:	Slab on Grade
Flood Zone:	X
Road Frontage:	218' Frontage US Highway 19 N
Traffic Counts:	90,000+ Cars (FDOT)
Parking:	50±
Water:	Pinellas County
Sewer:	Septic
Electric:	Duke Energy
Power:	3 Phase / Main Panel 600 AMPS



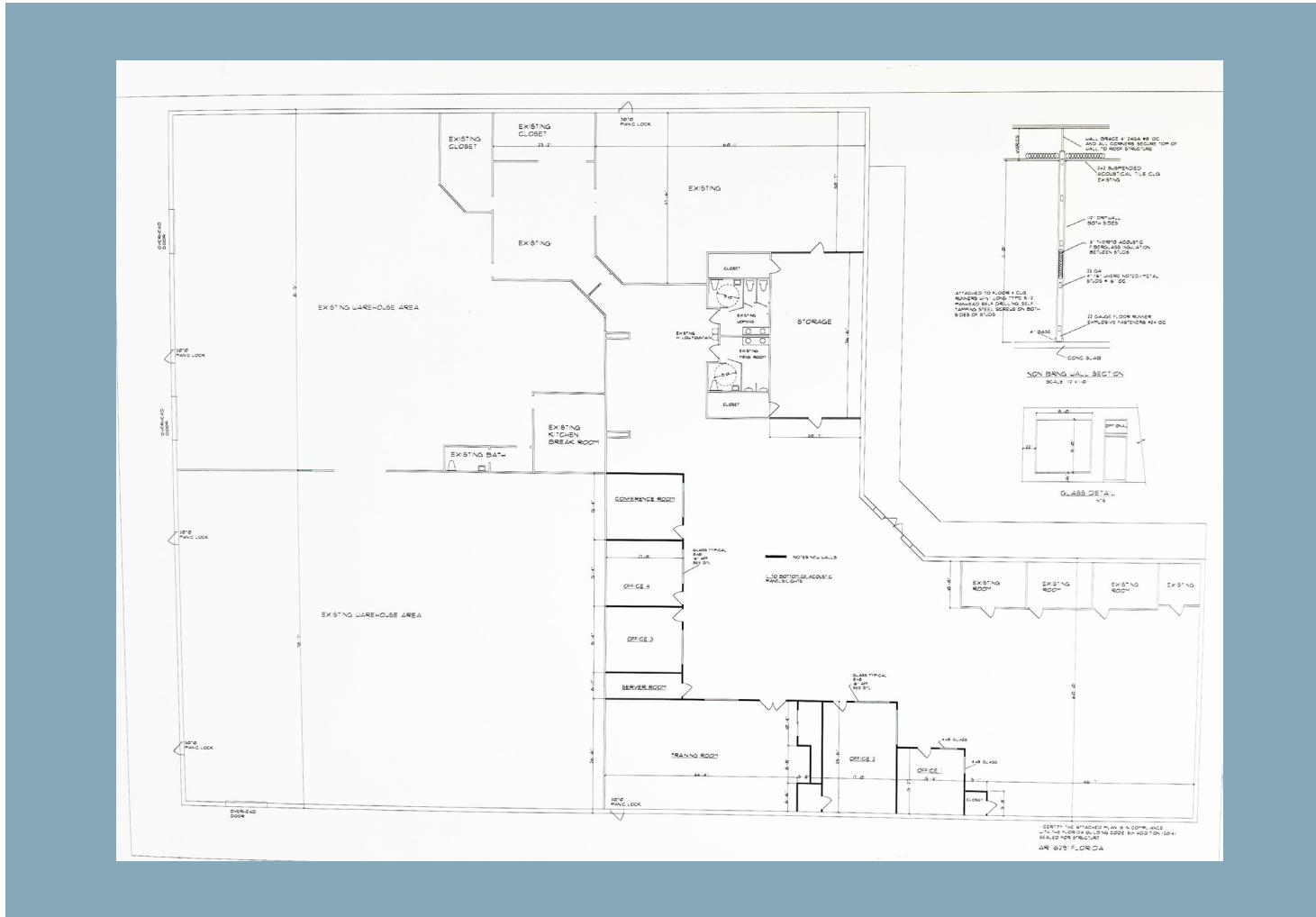
PROPERTY HIGHLIGHTS

- Ceiling Heights: 10'+ Production; 17'± - 23'± Warehouse
- OH Doors: Two 8'± x 8'±; Two 10'± x 10'± & One 8'± x 10'±
- Sprinkled
- Security System
- Good Parking with Pylon Signage
- Additional Billboard Income
- Incredible Visibility US Hwy 19

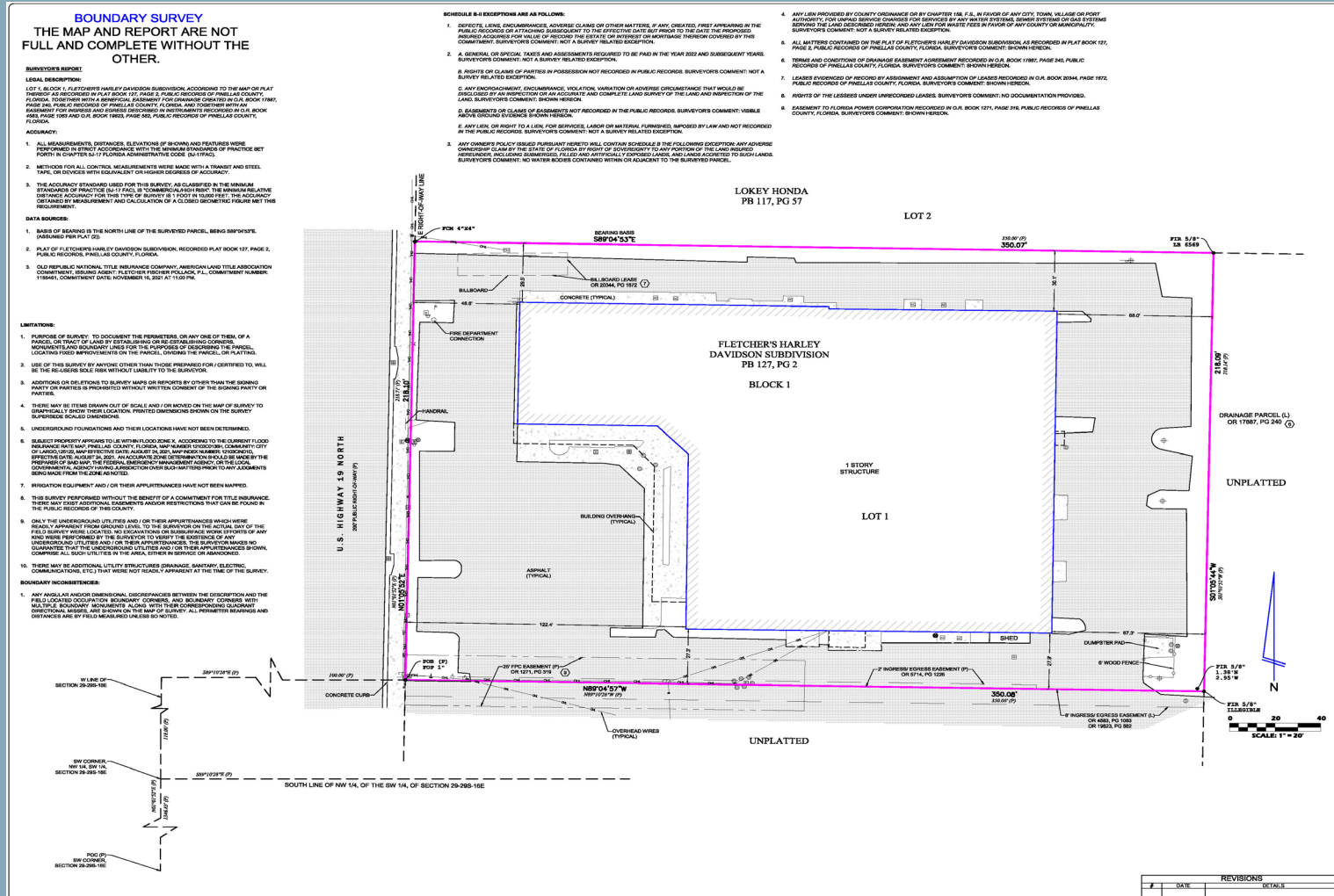
Sale Price: \$4,395,000

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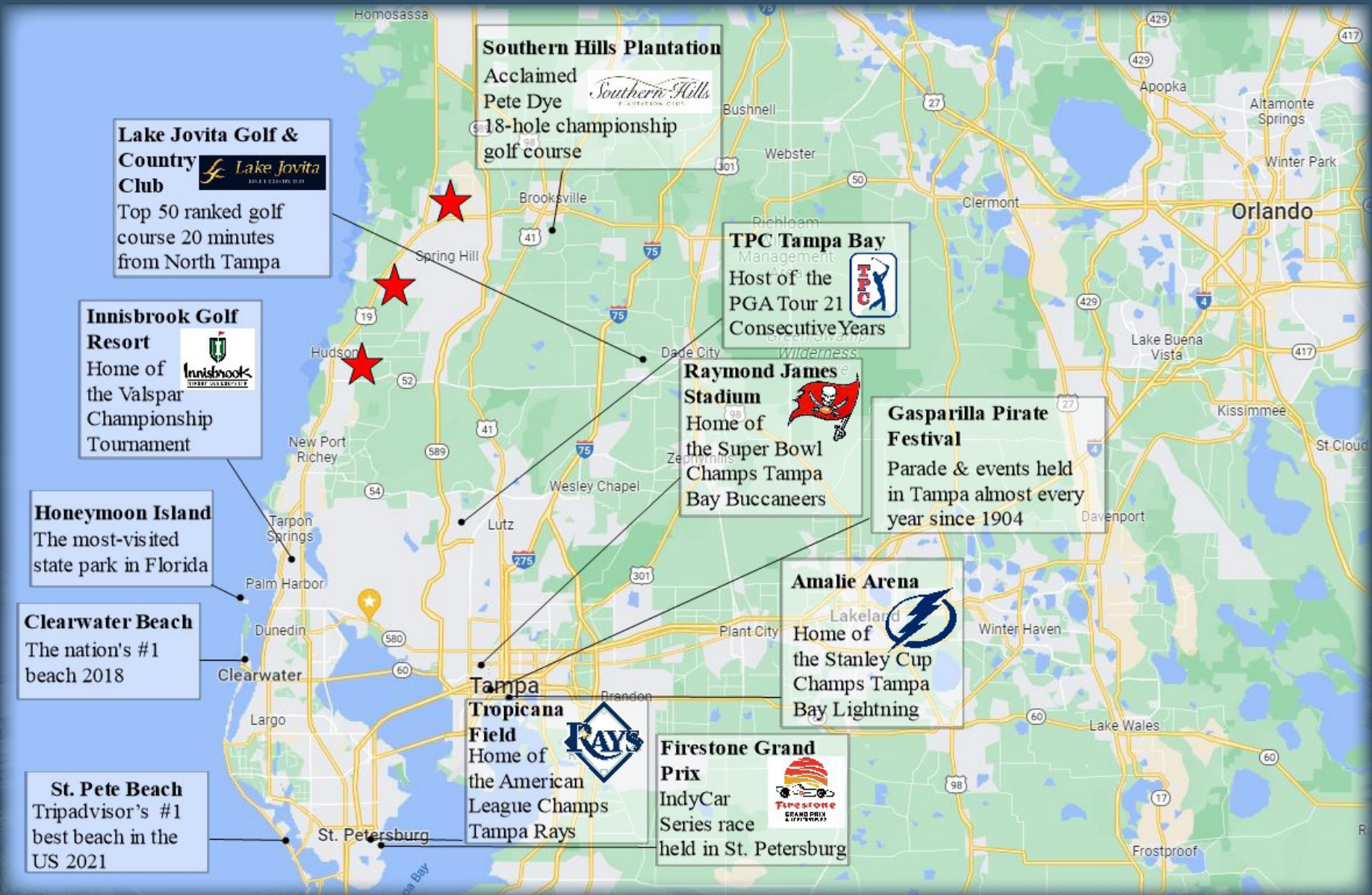
FLOOR PLAN



SURVEY



AREA ATTRACTIONS

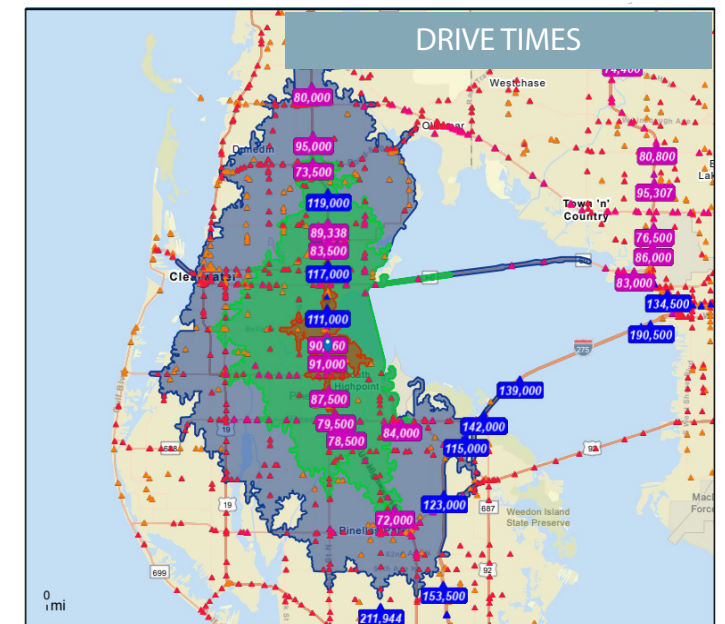
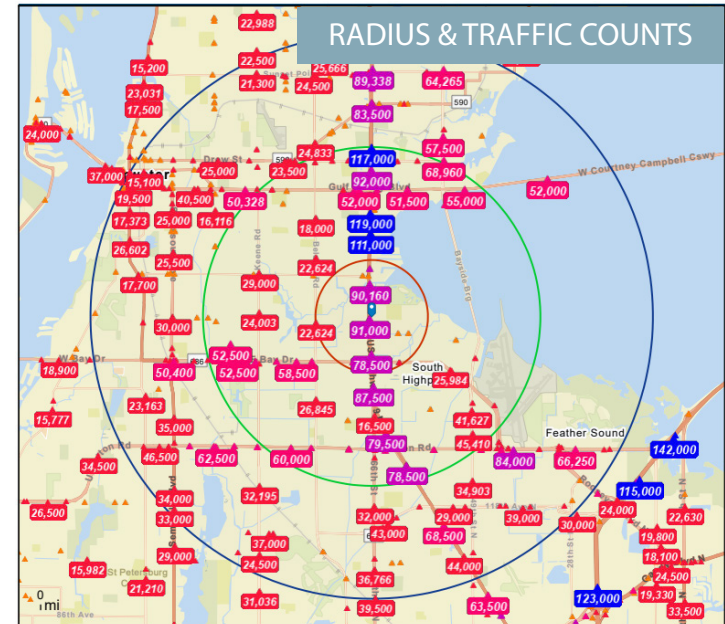


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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	12,238	99,667	229,372
2023 Population	12,192	98,989	228,723
2023-2028 Annual Rate	0.08%	0.14%	0.06%
2020-2023 Annual Rate	0.34%	0.70%	0.43%
2010-2020 Annual Rate	1.60%	0.68%	0.48%
2023 Median Age	50	47.9	48.4
HOUSEHOLDS			
2028 Projection	6,284	46,059	105,629
2023 Households	6,220	45,269	104,238
2020 Households	6,102	43,981	102,186
2010 Households	5,054	40,344	96,699
2023 Avg. HH Income	\$92,158	\$79,600	\$82,344

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2028 Projection	15,713	156,796	388,290
2023 Population	15,578	155,518	387,839
2023-2028 Annual Rate	0.17%	0.16%	0.02%
2020-2023 Annual Rate	2.44%	0.59%	0.37%
2010-2020 Annual Rate	1.86%	0.57%	0.52%
2023 Median Age	52.3	48.6	49.5
HOUSEHOLDS			
2028 Projection	8,179	72,442	178,459
2023 Households	8,047	71,071	176,503
2020 Households	7,337	69,261	172,899
2010 Households	6,204	64,812	163,050
2023 Avg. HH Income	\$91,654	\$80,124	\$85,363



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Entrance



Showroom Looking West



Showroom Looking North



Production 1



Production 2 with OH



Back Showroom



Private Office



Unfinished Warehouse



Unfinished Warehouse with OH

PROPERTY OVERVIEW

This multi-functional industrial showroom-warehouse is located in the heart of Pinellas County with easy access to the surrounding Hillsborough, Sarasota, and Pasco Counties in the thriving Tampa Bay MSA. The site has outstanding visibility from US Highway 19, a high-traffic roadway with over 90,000 cars passing by the site's pylon signage and billboard daily. There is approximately 218+ feet of direct highway frontage.

This exceptional property features a versatile corporate styled headquarters that can be used as a production or showroom space with manufacturing/storage warehouse. Constructed in 2002, with an addition in 2019 and a comprehensive renovation in 2023, it offers modern, sleek and efficient space for a variety of business needs.

The property boasts a total area of 31,018± square feet, strategically situated on a 1.76± acre lot. It is entirely climate-controlled, ensuring a comfortable and consistent environment throughout the year. There is also a billboard that transfers with the property for use by the buyer or may continue to be rented out for additional income.

The showroom/production area has 9 high-end glassed private offices, large conference room, open showroom/bullpen area, server room, and a nice upscale employee lounge/kitchen area with built in cabinetry. There are also men's and women's multi-stall bathrooms. Ceiling heights are 10' to 10'11'±.

The warehouse portion of the building has ceiling heights from 17' to 23'± accommodating a wide range of industrial and storage requirements. There is 3 phase power, multiple overhead doors for convenient loading and unloading: two measuring 8 x 8 feet, two at 10 x 10 feet, and one 8 x 10-foot door.

Key features of the building include:

- Extensive direct highway frontage of 218 feet, providing high visibility
- Daily traffic counts of 90,000+ cars
- Pylon signage and billboard income
- Robust infrastructure with 3-phase power, ideal for heavy machinery and equipment
- Multiple overhead doors for convenient loading/unloading: two measuring 8 x 8', two at 10 x 10', and one 8 x 10' door
- Advanced safety features, including a comprehensive sprinkler system and a security setup with key fob entry, to ensure the protection of assets and personnel

This listing represents a unique opportunity for businesses seeking a high-quality, versatile space in a prime Clearwater location.

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