

## LOCATION HIGHLIGHTS

- Located just south of Countryside Mall
- Densely populated trade area
- 80,000± VPD on US Highway 19
- Surrounded by multiple anchor tenants



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## Former Denny's at Countryside

**26489 US Highway 19 North  
Clearwater, Florida 33761**

Colliers International is pleased to offer for sale the Former Denny's at Countryside, a 6,405 square foot single-tenant building located within the Countryside shopping district. It is one of six outparcels of Countryside Centre. The other five outparcels are occupied by Chipotle, SunTrust Bank, Centennial Bank, PNC Bank and Usameribank. Countryside Centre's anchor tenants include Dick's Sporting Goods, T.J. Maxx, HomeGoods, Ross Dress for Less, Dollar Tree and Party City.



# FORMER DENNY'S AT COUNTRYSIDE

26489 US Highway 19 North, Clearwater, FL 33761

## LOCATION

The subject is located on US Highway 19 in Clearwater, Florida. US Highway 19 is a major north/south thoroughfare and runs 264 miles along Florida's west coast from an interchange with US Highway 41 in Memphis, Florida, south of Tampa, and continues to the Georgia border north of Monticello, Florida. There are 80,000 cars per day that pass the subject along this portion of the highway. Other retailers in the immediate area include Whole Foods, JCPenny, Macy's, Dillard's, Cobb Theatres, Nordstrom Rack, Lowe's, Office Depot, PetSmart, The Fresh Market, Burlington Coat Factory and Toys'R'Us.

The offering represents a great opportunity to purchase a location with an extremely high daily traffic count, high population density, high barriers to entry in an established retail corridor.

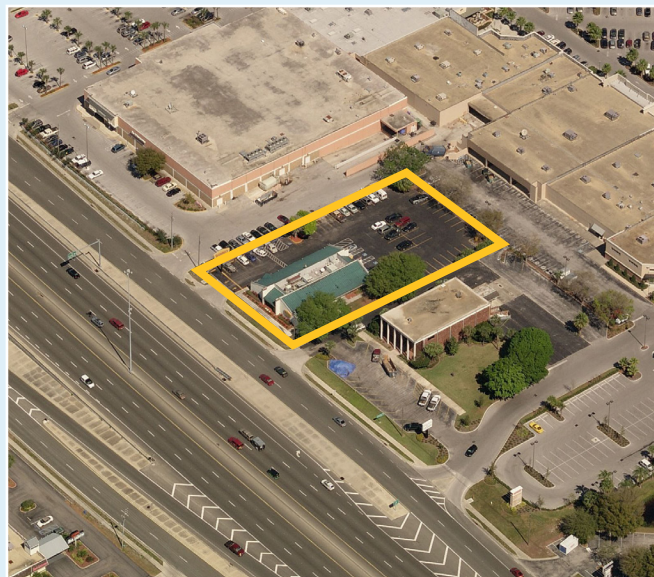
## SUMMARY

Address:	26489 US Highway 19 North Clearwater, FL 33761
Total Square Footage:	6,405± SF
Lot Size:	0.81± Acres
Year Built:	1976
Occupancy:	Vacant
Price:	\$1,700,000
Price PSF:	\$265.42
Property Website:	<a href="https://www.crexi.com/properties/28757">https://www.crexi.com/properties/28757</a>

## INVESTMENT HIGHLIGHTS

- Shadow-anchored by TJ Maxx, Ross Dress for Less, Dick's Sporting Goods and Home Goods.
- Benefits from Westfield Countryside Mall traffic.
- Traffic count of 80,000 cars per day on US Highway 19.
- Established retail corridor for Clearwater, Florida.

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