



For Lease



AspenDental SportClips HAIRCUTS



40545 US Highway 19 North Tarpon Springs, FL 34689

FEATURES

- 1,747 5,451 SF suites available including end-cap
- High profile new construction at traffic light
- Join: Aspen Dental, Burger King, Sport Clips and Firehouse Subs
- Excellent visibility and access
- Average Household Income of \$75,581 within 3 miles
- 76,500 cars per day on US Hwy 19

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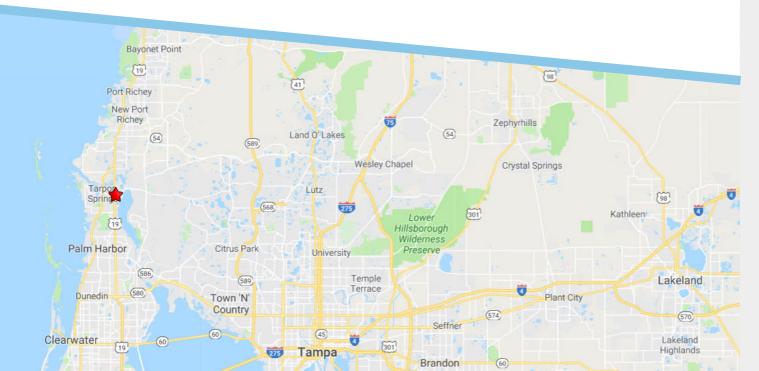
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U.S. Highway 19

76,500 AADT



AVAILABILITIES

Suite	Tenant	SF
1	Burger King	3,117
2	Available	2,547
3	Sport Clips	1,310
4	Firehouse Subs	1,660
5	Available	5,451
6	Available	1,747
7	Aspen Dental	3,755
	Tota	l 19,587

DEMOGRAPHIC SUMMARY

	1 Mile	3 Mile	5 Mile
Total Population	8,012	53,803	133,643
Daytime Population	5,286	15,759	34,649
Average Household Income	\$52,425	\$75,581	\$74,776
Median Age	53.3	49.3	49.4





