



# Sale or Lease

# 16259 & 16313

U.S. HIGHWAY 19 NORTH  
Clearwater, Florida 33764

**3.7<sup>±</sup> ACRES**  
AVAILABLE FOR  
DEVELOPMENT ON U.S. HWY. 19

**PRESENTED BY:**

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# Prime Site for Development on U.S. 19

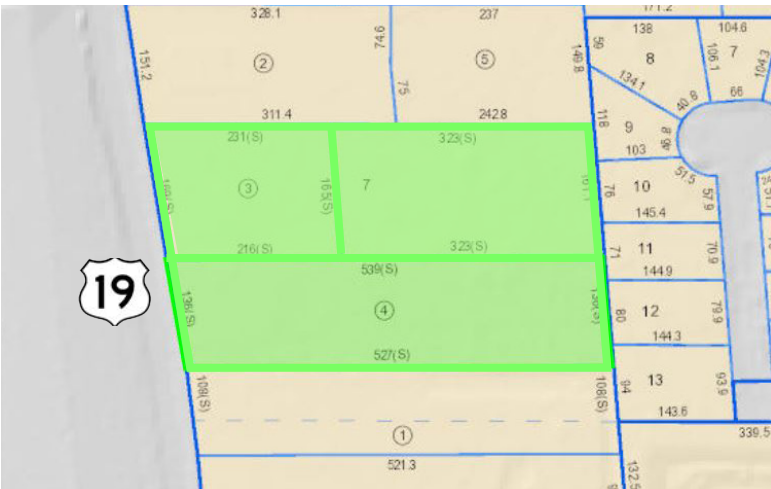
16259 & 16313 U.S. Highway 19 North | Clearwater, Florida

Colliers International is pleased to introduce this exclusive development opportunity on highly traveled U.S. Highway 19 North in Clearwater. The property, referred to as **16259 & 16313 U.S. Highway 19 North**, totals 3.7± acres with outstanding visibility and a centralized location.

This property fronts U.S. Highway 19, one of the most traveled thoroughfares in Pinellas County providing a swift commute from downtown Tampa, Clearwater and St. Petersburg. This location provides excellent visibility for the property in both directions along U.S. Highway 19, an attractive feature for a retail establishment. Pinellas County is the most densely populated county in Florida creating an ideal market for an office, storage or multifamily development.

## PROPERTY AT A GLANCE

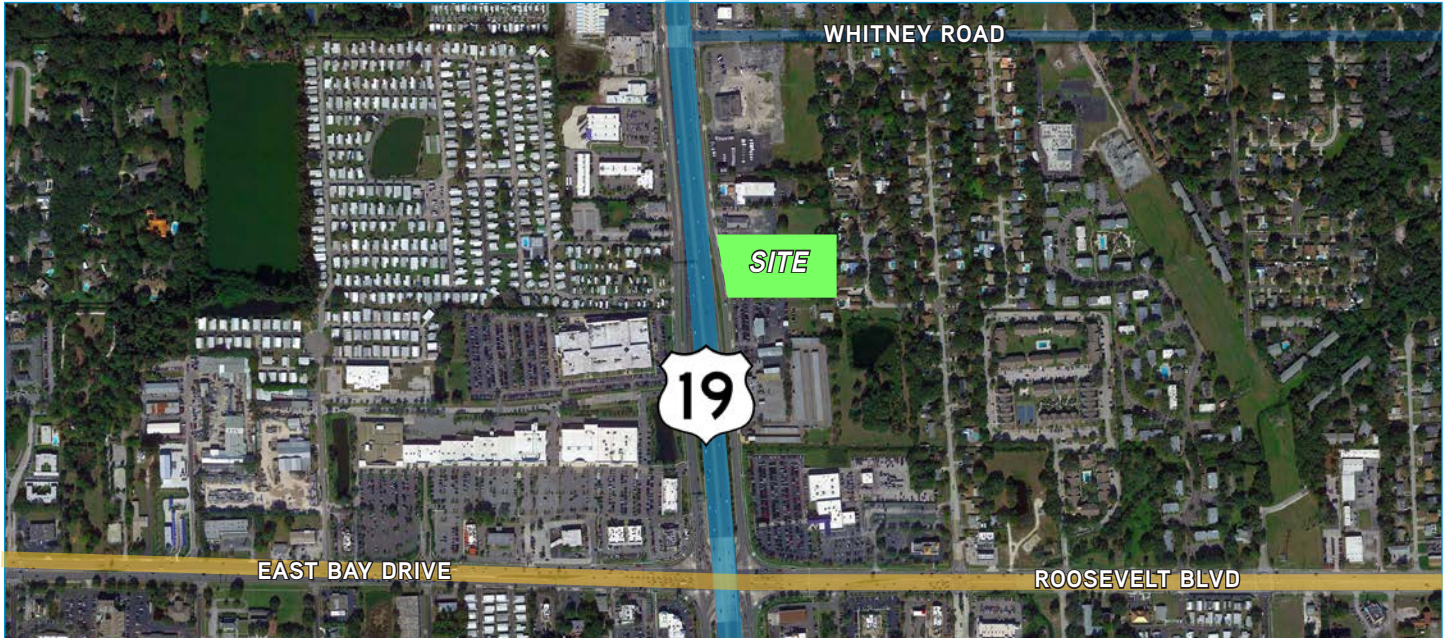
ADDRESS	16259 & 16313 U.S. Highway 19 N Clearwater, FL 33764
PARCEL 1 APN:	32-29-16-70362-200-0704
PARCEL 2 APN:	32-29-16-70362-200-0703
PARCEL 3 APN:	32-29-19-70362-200-0700
TOTAL SITE SIZE	3.7± acres (161,172± SF)
COUNTY	Pinellas
SUBMARKET	Bayside
CURRENT LAND USE	Parcel 1: Retail & Storage Parcel 2: Retail Parcel 3: Storage
2018 TRAFFIC COUNT	88,087 on U.S. Highway 19 N
TOTAL FRONTAGE	244' on U.S. Highway 19 N
EXISTING ZONING	General Commercial & Services (C-2), Pinellas County
FUTURE LAND USE	Commercial General (CG) Pinellas County - Unincorporated
FLOOD ZONE	Zone 'X' - area determined to be outside the 500-year flood zone.
UTILITIES	All on site
SALE PRICE	\$2,795,000 (\$17.34/SF) Also available for Lease Contact us for details



View all our listings and more at [www.thegerlachteam.com](http://www.thegerlachteam.com)

# Exceptional Location for Hospitality / Multifamily / Retail / Office

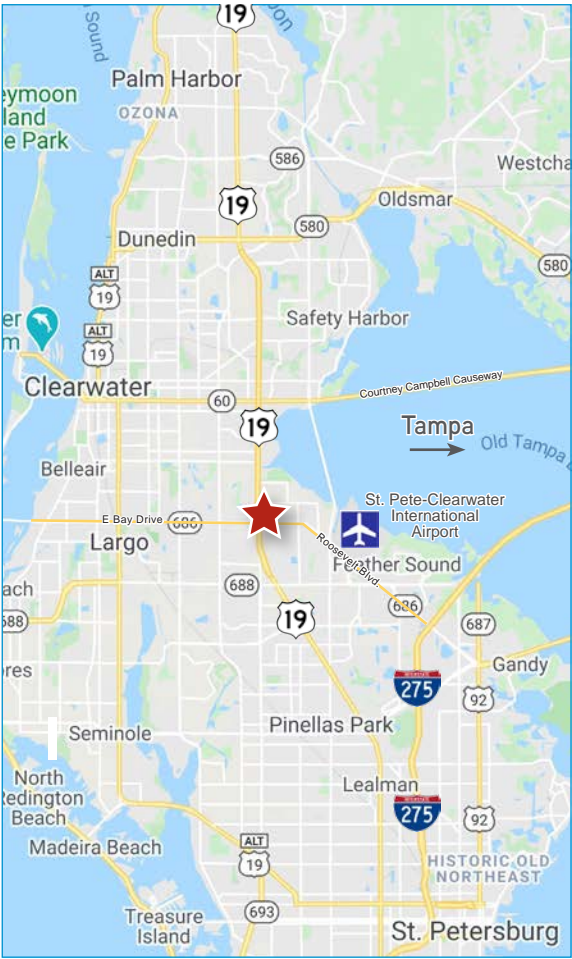
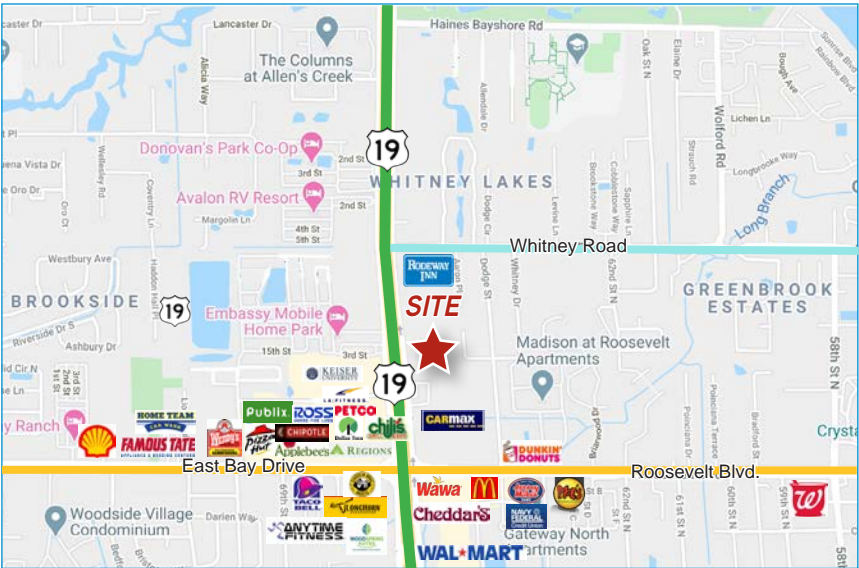
## SITE



## LOCATION

The **16259 & 16313 U.S. Highway 19 North** site is ideally positioned on U.S. Highway 19 North, the primary route entering and exiting Clearwater providing a direct route to Tampa and St. Petersburg. This area of U.S. Highway 19 boasts an average daily traffic count of 88,000± cars a day proving outstanding exposure. Overall, the site is centrally located and positioned very well within Clearwater.

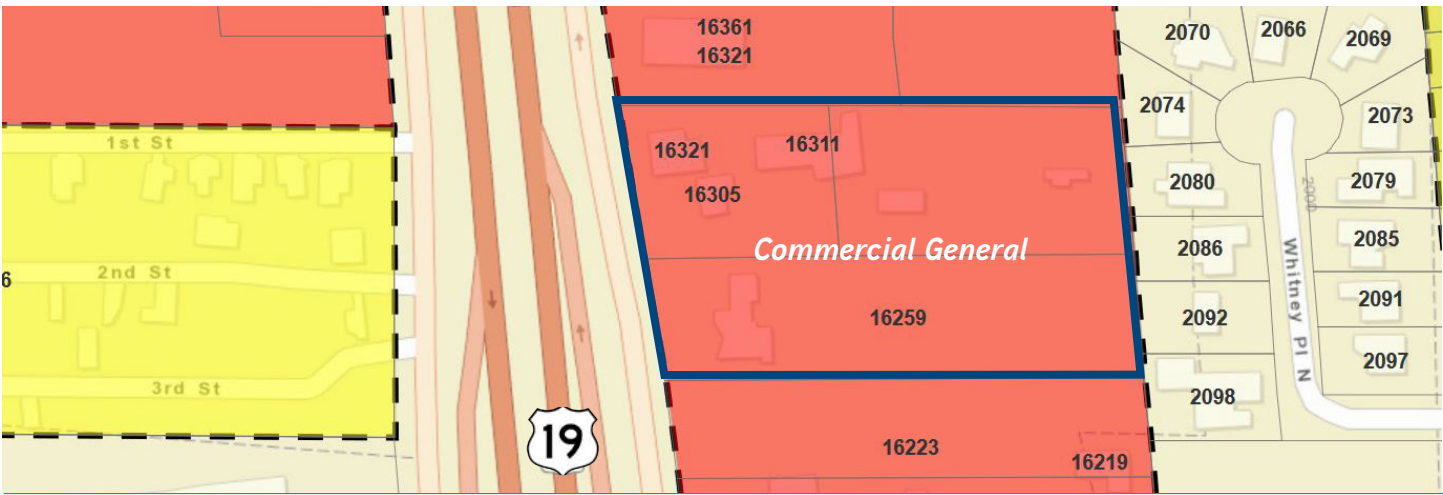
- › ZONING ALLOWS FOR A VARIETY OF USES
- › LOCATED IN AN AREA THRIVING WITH NEW DEVELOPMENT
- › OUTSTANDING VISIBILITY AND EASY ACCESS TO U.S. 19 NORTH
- › SURROUNDED BY RESTAURANTS, SHOPPING AND SERVICES





Zoning Information

FUTURE LAND USE



ZONING: C-2 General Commercial and Services

The C-2, General Commercial and Services District provides areas for the retailing of a wide range of goods and services. This district is intended to serve a considerably greater population with a wider degree of intensity than the C-1 district, and offer certain specialized services in addition to all other retail sales outlets for consumer products. Certain research and development and light manufacturing activities are also allowed at appropriate locations. The C-2 district should be located within commercial nodes, along certain corridors, and/or in areas that transition from more intensive uses. (Sec. 138-746) (Ord. No. 18-36 , § 3(Att. B), 10-23-18)

FUTURE LAND USE: CG Commercial General

Primary Uses

Office - General or Medical	Personal Service/Office Support	Retail Commercial	Commercial/Business Service
Hotel/Motel	Manufacturing- Light	Research & Development - Light	Wholesale/Distribution
Storage/Warehouse	Residential - 15 units/acre	Assisted Living Facility	

Secondary Uses

Commercial/Recreation	Manufacturing-Medium	Residential Equivalent	Institutional
Transportation/Utility	Accessory Residential Dwellings		

C-2 DEVELOPMENT PARAMETERS <sup>(3)</sup>

Max Building Height	Min Lot	Min Setbacks (ft)
75 / 45 <sup>(5)</sup> except up to 100 feet	Area: 10,000 SF	Front: 5 feet
with Type 2 or 3 approval	Width: 80 feet	Side/Rear: 0 / 20 <sup>(4)</sup>
	Depth: 100 feet	

- (1) Other height requirements and allowances may be applicable pursuant to chapter 138, article X, division 1, section 138-3501, measurement of height and limitations.
- (2) Other setback requirements and allowance may be applicable pursuant to chapter 138, article X, division 1, section 138-3505, setback measurements, allowances and restrictions.
- (3) These development parameters may be superseded by other requirements as part of an adopted development master plan and/or conditional overlay.
- (4) None required; except that, when the side/rear of a lot abuts a residential district, there shall be a 20-foot setback for the lot portions that abut the residential district.
- (5) Building height is limited to 45 feet for the portions of a building located within 50 feet of residentially zoned property.

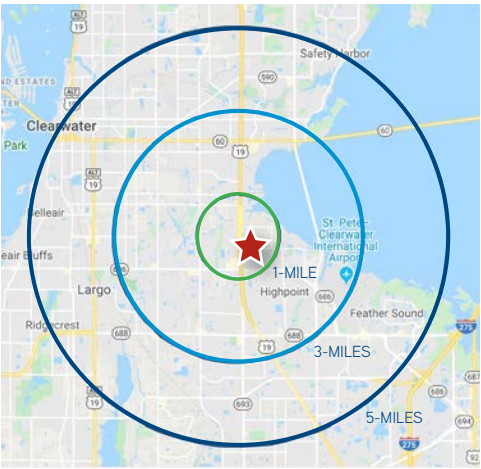
SOURCE: Pinellas County Comprehensive Plan - Future Land Use Map (FLUM) Category Land Descriptions and Rules | Amended November 22, 2016  
Pinellas County Code of Ordinances - ARTICLE V - Office, Commercial, Industrial and Mixed-Use Districts

Additional zoning information available upon request.

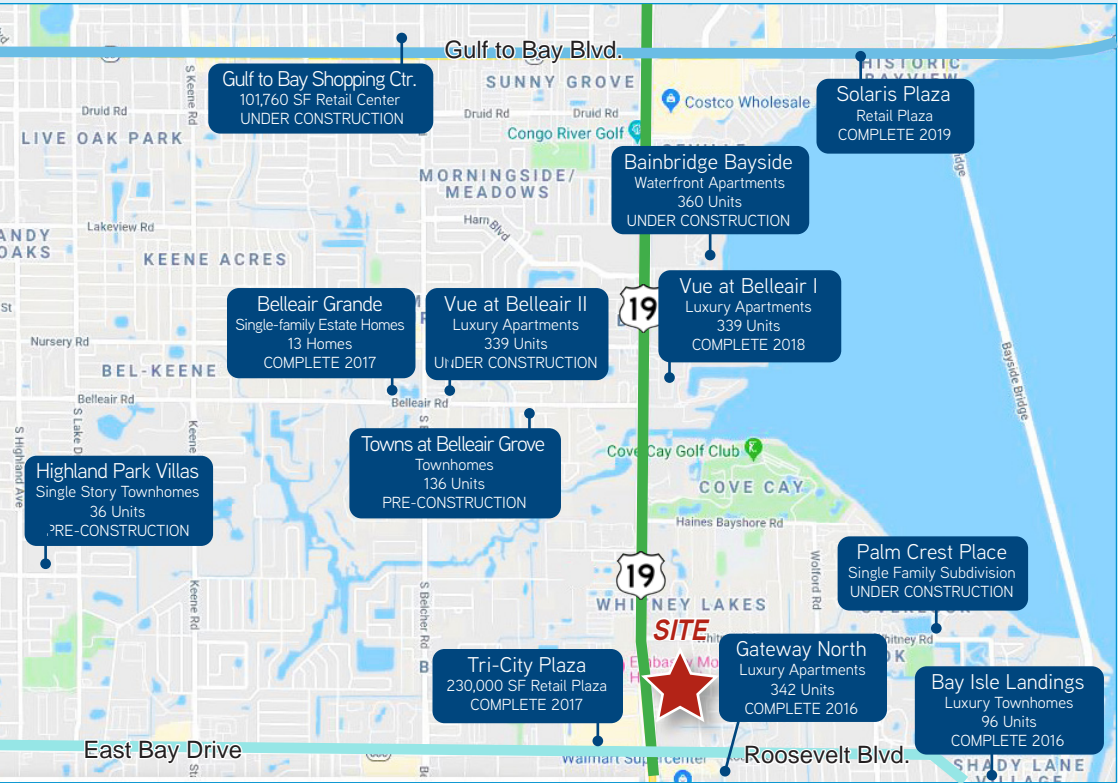
Area Demographics

DEMOGRAPHIC SUMMARY

	1-Mile	3-Miles	5-Miles
Population			
2019 Estimate	8,053	98,894	237,373
2024 Projection	8,470	103,806	249,519
Households			
2019 Estimate	4,114	43,665	106,434
2024 Projection	4,323	43,665	111,751
Owner Occupied	72.46%	59.64%	62.20%
Renter Occupied	27.54%	40.36%	37.80%
Growth 2019 - 2024	5.08%	4.79%	5.0%
Income			
2019 Average HH Income	\$66,635	\$59,813	\$62,420



New development is thriving in Clearwater



Gulf to Bay Shopping Center



Gateway North



Bay Isle Landings



Vue at Belleair



Bainbridge Bayside



Towns at Belleair Grove




Tri-City Plaza



Highland Park Villas





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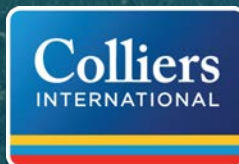
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