

FOR SALE

Redevelopment - Retail Land

16259 & 16313 US Highway 19 N., Clearwater, FL 33764



THE  
**ROSS REALTY**  
GROUP, INC.  
COMMERCIAL SALES AND LEASING



## FEATURES

- ❖ 3.7 AC MOL
- ❖ 300' LF Frontage on US Hwy 19 N with excellent visibility as North bound lanes are at grade level
- ❖ Zoning: C-2 - Pinellas County
- ❖ Land Use Code: CG - Commercial General
- ❖ Utilities: Pinellas County
- ❖ Parcel ID: 32-29-16-70362-200-0700, -0703 and -0704
- ❖ Flood Zone: X
- ❖ Traffic Count: AADT: 92,000 on N-bound Lane US 19  
AADT: 2,800 on Access Road
- ❖ 2023 Real Estate Taxes: \$26,691 (total for all parcels)
- ❖ **PLEASE DO NOT DISTURB TENANTS**
- ❖ **ASKING PRICE: \$3,586,000**

## LOCATION MAP



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**ROSS REALTY GROUP, INC.**  
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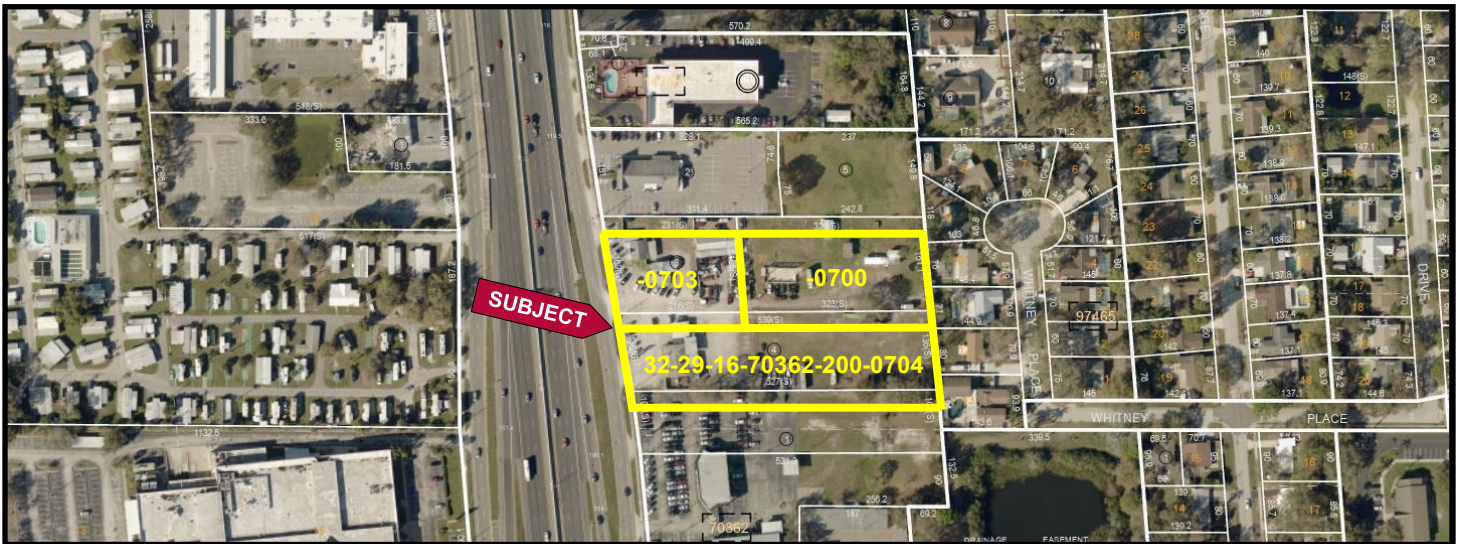
**Property Photo**



2023 Demographics	1-mile	3-mile	5-mile
Total Population	11,255	89,149	232,764
Total Households	5,320	41,069	105,222
Average Household Income	\$80,421	\$79,849	\$82,175

Area Drive Times	Miles	Minutes
St. Pete-Clearwater Int'l Airport	3.5	10
Clearwater Beach	9	18
Clearwater Mall	2.9	6

**Pinellas County Parcel Map**



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