



## SUNSET POINT 19

US 19 at Sunset Point Rd, Clearwater, FL

**WEINGARTEN  
REALTY**

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Located at the SWC of Sunset Point Rd and US 19, one of Clearwater's busiest intersections, Sunset Point 19 is the shopping destination for an expansive retail trade area. Consumers are attracted by the center's exciting mix of retailers including Sprouts, Hobby Lobby, Bed Bath & Beyond, Cost Plus World Market, DSW, Old Navy, CVS, Five Below, Kirkland's, and Barnes & Noble.

**PROPERTY SIZE** 267,819 SQ. FT.

**LAT/LONG** 27.98876 N, -82.73107 W

**TRAFFIC COUNTS** US 19 & SUNSET POINT RD - 115,074

### CONTACT

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## TENANTS LIST

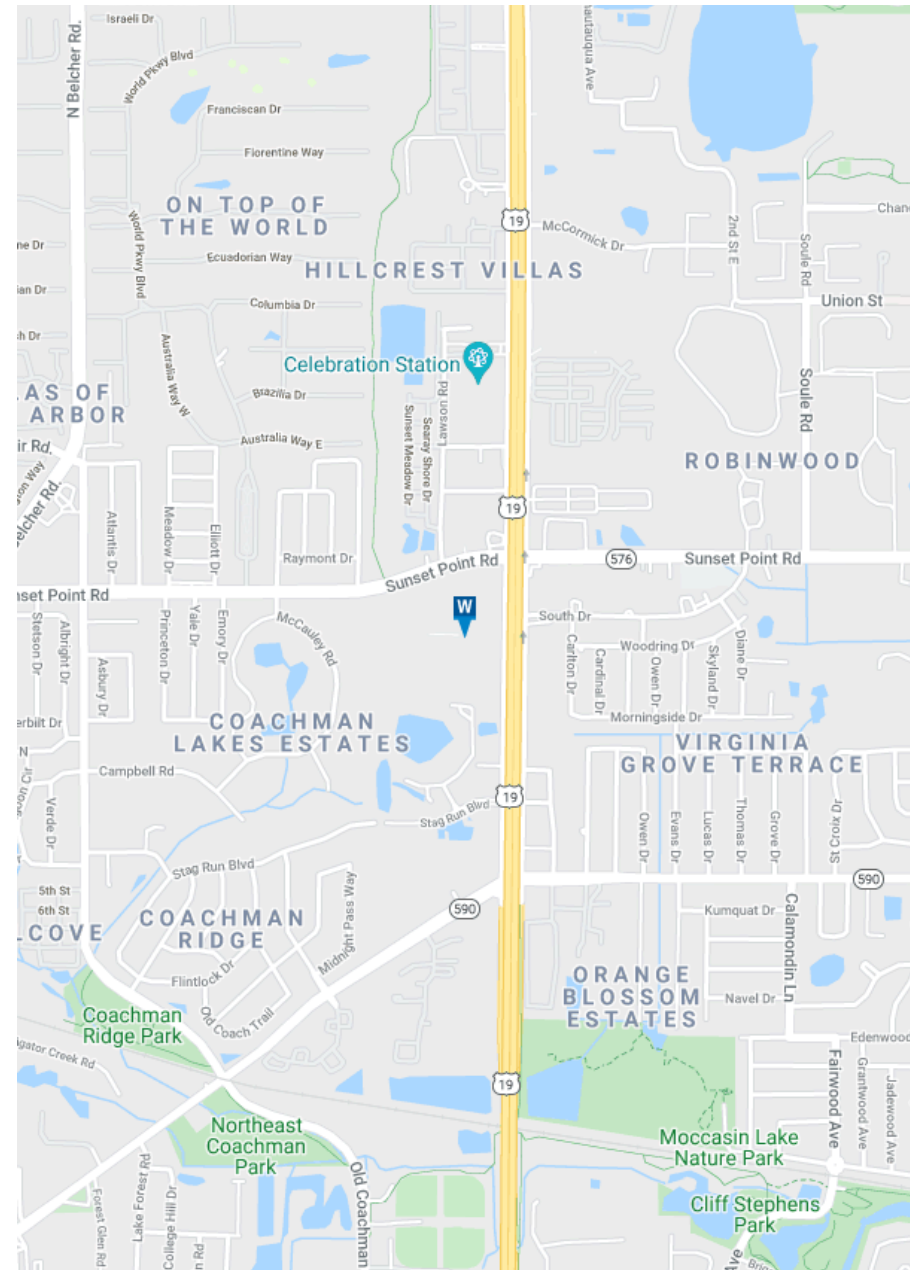
|     | Available               | 0 SF      |
|-----|-------------------------|-----------|
| A0A | Barnes & Noble          | 27,830 SF |
| A0K | Sprouts Farmers Market  | 31,998 SF |
| B0A | Hobby Lobby             | 55,000 SF |
| C0A | Available               | 1,098 SF  |
| C0B | Keep Me In Stiches      | 1,613 SF  |
| C0C | Carter's                | 5,000 SF  |
| C0D | Kirkland's              | 7,500 SF  |
| COM | DSW                     | 15,300 SF |
| COR | Old Navy                | 15,300 SF |
| D0A | Cost Plus World Market  | 18,300 SF |
| D0D | Bed Bath & Beyond       | 33,330 SF |
| D0H | Five Below              | 8,050 SF  |
| D0K | Coast Dental            | 4,500 SF  |
| D0R | CVS Pharmacy            | 10,800 SF |
| E0A | Regymen Fitness         | 4,000 SF  |
| E0G | Available               | 400 SF    |
| E0H | Sunset Sub Shoppe       | 1,000 SF  |
| E0J | Great Clips             | 1,000 SF  |
| E0K | H&R Block               | 1,500 SF  |
| E0M | Nail Spa                | 2,000 SF  |
| E0R | Domino's Pizza          | 1,500 SF  |
| F0A | Available               | 12,450 SF |
| G0A | Mr. & Mrs. Crab Seafood | 6,000 SF  |
| H0A | Row House               | 2,062 SF  |
| H0C | GolfTec                 | 0 SF      |
| H0F | Teriyaki Madness        | 1,800 SF  |
| R0A | LensCrafters            | 5,800 SF  |
| R0B | Burger King             | 3,000 SF  |

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

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| Demographic Summary             | 1.00 Mile Radius | 2.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---------------------------------|------------------|------------------|------------------|------------------|
| Population                      | 13,493           | 46,927           | 103,865          | 223,588          |
| Average Household Income        | \$62,745         | \$65,234         | \$68,665         | \$70,790         |
| <b>Population Trends</b>        |                  |                  |                  |                  |
| 2000 Population                 | 12,986           | 46,313           | 100,802          | 215,187          |
| 2010 Population                 | 12,881           | 45,196           | 98,543           | 212,576          |
| 2020 Population                 | 13,493           | 46,927           | 103,865          | 223,588          |
| 2025 Population                 | 13,503           | 46,616           | 103,563          | 222,547          |
| Absolute Growth 2010 to 2020'   | 4.75%            | 3.83%            | 5.4%             | 5.18%            |
| Projected Growth 2020 to 2025'  | 0.08%            | -0.66%           | -0.29%           | -0.47%           |
| <b>Race &amp; Ethnicity</b>     |                  |                  |                  |                  |
| % White                         | 77.24%           | 75.25%           | 75.96%           | 76.57%           |
| % Black                         | 5.36%            | 5.43%            | 6.23%            | 7.19%            |
| % Asian                         | 2.07%            | 2.43%            | 2.25%            | 2.32%            |
| % Other                         | 1.72%            | 2.15%            | 2.26%            | 2.3%             |
| % Hispanic                      | 13.61%           | 14.75%           | 13.3%            | 11.63%           |
| <b>Income &amp; Education</b>   |                  |                  |                  |                  |
| Median Household Income         | 49,798           | 48,745           | 50,462           | 50,807           |
| Average Household Income        | \$62,745         | \$65,234         | \$68,665         | \$70,790         |
| % College Graduates             | 35.91%           | 37.71%           | 39.14%           | 39.3%            |
| <b>Age</b>                      |                  |                  |                  |                  |
| Median Age                      | 50.3             | 47.1             | 47.3             | 47.7             |
| % Age < 18                      | 17.33%           | 19.05%           | 18.59%           | 18.32%           |
| % Age 65 +                      | 31.89%           | 27.88%           | 26.65%           | 26.35%           |
| <b>Households &amp; Housing</b> |                  |                  |                  |                  |
| Households                      | 6,703            | 21,953           | 47,870           | 101,465          |
| Average Household Size          | 2                | 2.12             | 2.14             | 2.16             |
| Median Housing Value            | \$229,530        | \$268,882        | \$295,079        | \$314,604        |
| % Owner Occupied Housing        | 56.67%           | 57.28%           | 57.56%           | 57.73%           |
| % Renter Occupied Housing       | 26.65%           | 28.85%           | 28.19%           | 27.79%           |
| % Vacant Housing                | 16.68%           | 13.87%           | 14.25%           | 14.49%           |
| <b>Workplace &amp; Workers</b>  |                  |                  |                  |                  |
| Number of Businesses            | 417              | 1,938            | 3,808            | 7,378            |
| % White Collar                  | 58.15%           | 65.31%           | 66.9%            | 68.09%           |
| % Blue Collar                   | 41.85%           | 34.69%           | 33.1%            | 31.91%           |



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