

# The Fountains Plaza

34718 - 35084 US Highway 19 N, Palm Harbor, FL 34684

## High Quality Retail And Office Building



### PROPERTY HIGHLIGHTS

- Us Hwy. 19 Exposure
- Parking 5:1,000 SF
- Facade And Pylon Signage

### AVAILABLE FOR LEASE

- **Suite 34720**.....1,549 SF - Former Restaurant
- **Suite 34930**.....3,113 SF
- **Suite 34950**.....1<sup>st</sup> & 2<sup>nd</sup> Floors...2,556 SF
- **Suite 35020**.....2,341 SF Former Medical Office
- **Suite 35040**.....3,075 SF

 Click the suite number for the floor plan or photos

### CO-TENANTS:



Commercial Real Estate and Construction Services

Subject to errors, omissions, prior withdrawal, lease or sale without notice

## Steven A. Leeds

 561.998.2427 |  [Steve@greencapitalrealty.com](mailto:Steve@greencapitalrealty.com) |  [Greencapitalrealty.com](http://Greencapitalrealty.com)

2799 Northwest Boca Raton Blvd. Suite 213, Boca Raton FL, 33431



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## BUILDING GLA

➤ 83,300

## ZONING

➤ CP - Commercial Parkway District

## YEAR BUILT

➤ 1996

[CLICK HERE FOR Permitted Uses](#)

## TRAFFIC COUNT

➤ 79,847 Cars Per Day

**AVAILABLE**

## DEMOGRAPHICS

2023	1 mile	3 miles	5 miles
Population:	11,692	68,864	153,801
Average Income:	\$87,983	\$93,947	\$89,653
Average Age:	51	45	49



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