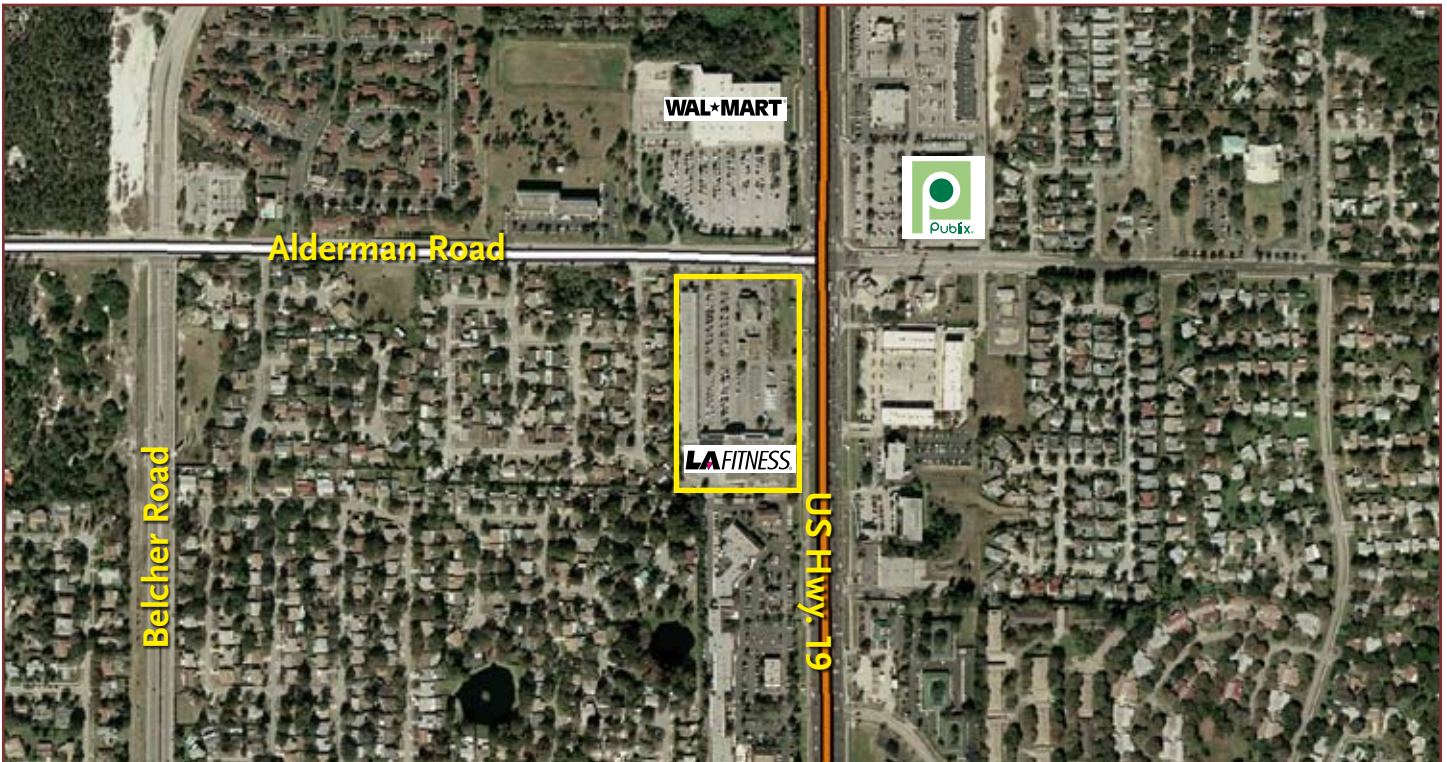


SEMBLER ALDERMAN PLAZA

PALM HARBOR, FLORIDA



PROPERTY AERIAL

Alderman Plaza, located on the SWC of US Hwy. 19 and Alderman Road in Palm Harbor, is a prime Pinellas location. This center has high visibility in all directions with five access driveways. Excellent tenant mix with pylon signage on US Hwy. 19.

TOTAL RETAIL SQUARE FOOTAGE:

104,000 s.f.

AVAILABLE SPACE:

1,200 s.f. - 4,000 s.f. units

Pylon Signage Available

POPULATION WITHIN:

1 miles: 11,554

3 miles: 75,234

5 miles: 154,819

TRAFFIC COUNT:

US Hwy 19: 80,000

ANCHOR:

LA Fitness

AVERAGE HOUSEHOLD INCOME:

1 miles: \$67,457

3 miles: \$75,496

5 miles: \$72,024

CONTACT:

For leasing information contact Andy Carlson

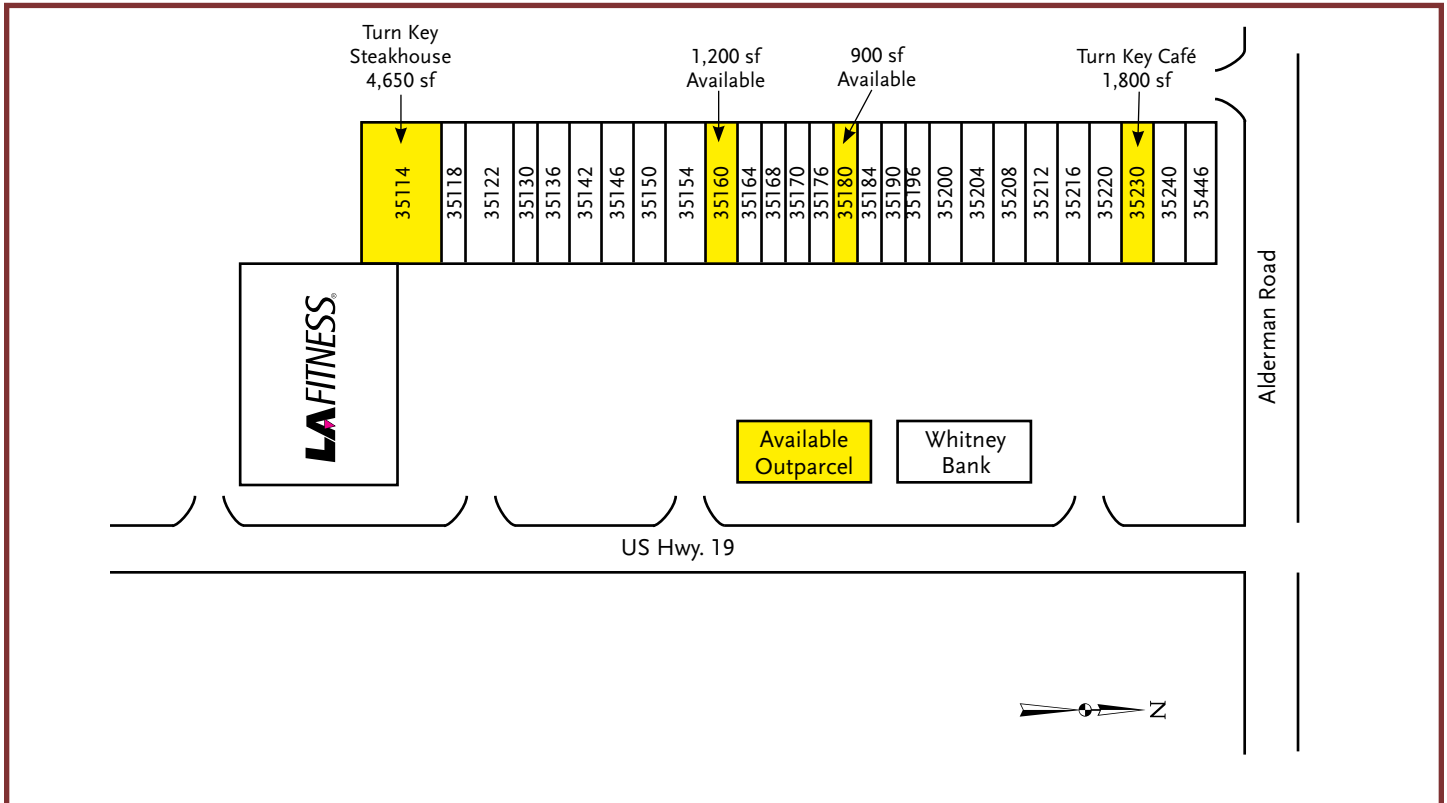
727.384.6000

5858 CENTRAL AVENUE | ST. PETERSBURG, FL 33707 | 727.384.6000 | FAX: 727.343.4272
ATLANTA: 404.847.1800 | FAX: 404.847.1818 | PUERTO RICO: 787.745.4805 | FAX: 787.745.4740

THE SEMBLER COMPANY | SEMBLER.COM

SEMBLER ALDERMAN PLAZA

PALM HARBOR, FLORIDA



SITE OVERVIEW

Come join LA Fitness at one of Pinellas County's highest traffic intersections. The area has a population of over 75,000 within 3 miles earning over \$ 75,000. LA Fitness, one of the most successful health clubs in America, is expected to have over 3,000 unique visits per day. Call Andy Carlson for more information.

