

# CRYSTAL BEACH PLAZA

PALM HARBOR, FLORIDA



## SIZE

59,015 square feet



## LOCATION

2886 Alternate US 19 | Palm Harbor, Florida 34683

## PROPERTY HIGHLIGHTS

- Anchored by Publix, Tampa's dominant grocer
- Located in an affluent residential area just north of Clearwater Beach, FL (Tampa MSA)
- Excellent access and visibility along Alternate US Highway 19, a major north/south thoroughfare that provides access to the surrounding residential neighborhoods
- More than 49,900 residents in the three-mile trade area with an average household income over \$74,340

## LEASING CONTACT

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## MORE INFO

www.phillipsedison.com



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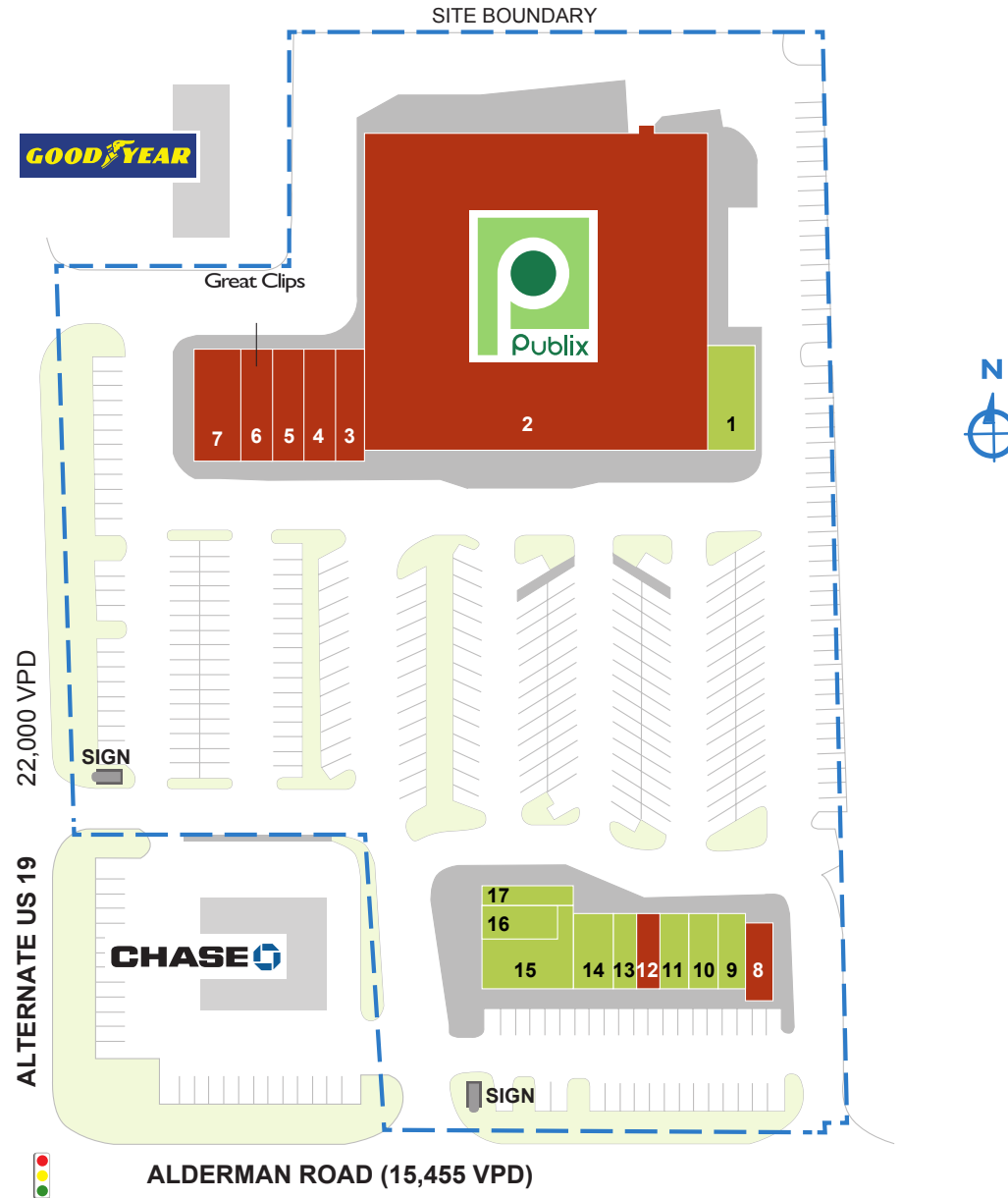
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2900 ALT US HIGHWAY 19 | PALM HARBOR, FL 34683

SPACE	TENANT	SQ. FT.
1	AVAILABLE	1,890
2	Publix	39,203
3	Mathnasium	1,244
4	Maxim Nails	1,300
5	China House	1,300
6	Great Clips	1,300
7	Gulf Coast	1,918
8	Nutrition Center	
9	Quality Plus Cleaners	1,000
10	AVAILABLE	1,000
11	AVAILABLE	1,000
12	Cellular MD	750
13	AVAILABLE	750
14	AVAILABLE	1,144
15	AVAILABLE	2,212
16	AVAILABLE	805
17	AVAILABLE	1,199
TOTAL SQ. FT.		59,015

## SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others



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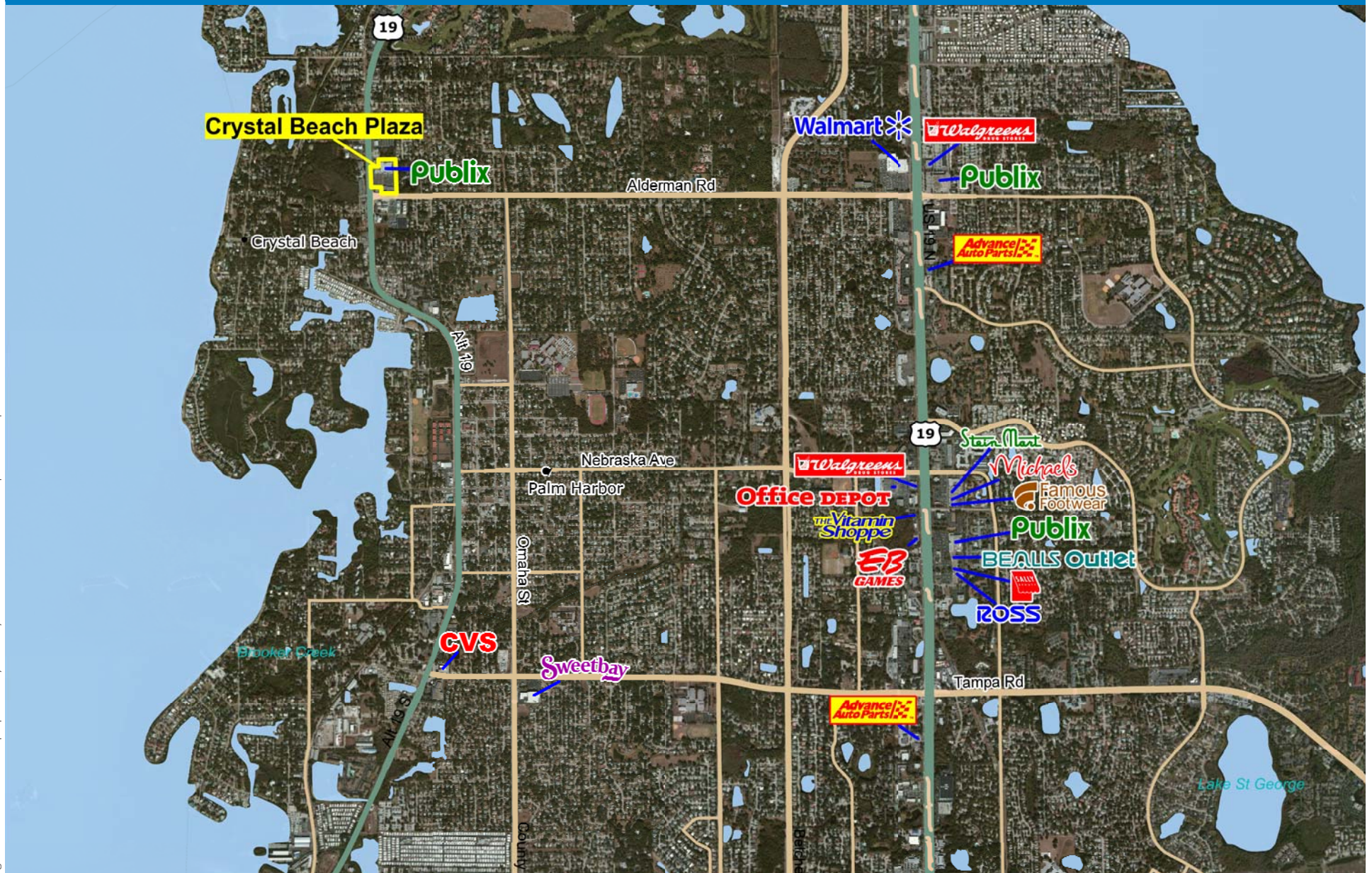




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# Demographic Summary Report

1990 - 2000 Census, 2013 Estimates & 2018 Projections

Calculated using TAS Retrieval Retrieval



Mar 7, 2014

Latitude: 28.094207 Longitude: -82.771432

Crystal Beach Plaza Palm Harbor, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Population	Q4 2013 Estimated Population	6,257	49,950	123,430	396,589
	2018 Projected Population	6,380	50,873	124,753	405,642
	2010 Census Population	6,232	49,627	123,301	395,900
	2000 Census Population	6,278	50,078	123,527	372,475
	1990 Census Population	5,539	43,226	101,596	309,618
	Historical Annual Growth 1990 to 2000	1.26%	1.48%	1.97%	1.87%
	Historical Annual Growth 2000 to 2010	-0.07%	-0.09%	-0.02%	0.61%
	Estimated Annual Growth 2010 to 2013	0.10%	0.17%	0.03%	0.05%
	Projected Annual Growth 2013 to 2018	0.39%	0.37%	0.21%	0.45%
	Median Age	50.4	50.7	50.4	46.7
Households	Q4 2013 Estimated Households	2,603	22,613	56,204	174,477
	2018 Projected Households	2,655	23,043	56,800	178,297
	2010 Census Households	2,592	22,443	56,127	174,249
	2000 Census Households	2,510	21,539	53,939	164,239
	1990 Census Households	2,189	17,742	42,803	137,926
	Historical Annual Growth 1990 to 2000	1.38%	1.96%	2.34%	1.76%
	Historical Annual Growth 2000 to 2013	0.32%	0.41%	0.40%	0.59%
	Estimated Annual Growth 2000 to 2013	0.11%	0.20%	0.04%	0.03%
	Projected Annual Growth 2013 to 2018	0.40%	0.38%	0.21%	0.43%
	Population per Household	2.40	2.20	2.18	2.24
Population by Race	White	92.0%	89.9%	87.8%	81.2%
	Black or African American	0.7%	1.7%	2.6%	4.8%
	Asian & Pacific Islander	1.0%	1.5%	1.8%	2.5%
	Other Races	1.8%	1.7%	1.8%	2.0%
	Hispanic Population	4.4%	5.3%	6.0%	9.4%
Income	Average Household Income	\$78,293	\$74,340	\$74,146	\$69,567
	Median Household Income	\$65,973	\$56,390	\$55,764	\$49,783
	Per Capita Income	\$32,672	\$33,834	\$33,982	\$30,987
Education (Age 25+)	Elementary	1.1%	1.8%	2.0%	3.1%
	Some High School	2.5%	5.3%	5.4%	6.8%
	High School Graduate	27.4%	29.3%	28.7%	29.9%
	Some College	22.2%	23.0%	22.4%	22.5%
	Associates Degree Only	9.0%	10.7%	10.3%	9.6%
	Bachelors Degree Only	23.9%	19.3%	20.6%	18.9%
	Graduate Degree	13.8%	10.6%	10.6%	9.2%
Business	Number of Businesses	282	1,471	3,594	12,375
	Total Number of Employees	1,623	13,009	35,371	137,689
	Employees per Business	5.75	8.84	9.84	11.13
	Residential Population per Business	22.15	33.96	34.34	32.05

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