

# FOR LEASE - Retail/Medical

NEC US Hwy 19 & Darlington Rd

2508 US Hwy 19 | Holiday, FL 34691



**APRILE**  
**REAL ESTATE**



## LOCATION:

- 2508 US Hwy 19 Holiday, FL 34691
- NEC of US Hwy 19 & Darlington Rd (Holiday, FL) ~ Just North of Walgreens

## TRAFFIC COUNTS:

- US Hwy 19: 71,000 cars per day
- Gulf Drive: 8,100 cars per day

Demographics	1-Mile	3-Miles	5-Miles
Total Population	12,430	69,922	139,320
Total Households	5,664	29,761	59,654
Average HH Income	\$45,716	\$57,119	\$64,699

## CONTACT:

Jason Aprile, CCIM

813-532-6432 | Jason@AprileRealEstate.com

## PROPERTY INFORMATION:

- **NEW** 6,000 SF Retail Center Available ~ Can be Divided
- .68 AC Site w/ 8,300 SF existing building can be re-purposed
- Heavily trafficked location visible to over **71,000** cars per day
- Multiple access points~ Signalized intersection ~ Right-In, Right-Out on US Hwy 19 & Darlington Rd
- Very prominent pylon signage on US Hwy 19
- Site plan approved and permits ready for construction
- Commercial General (CG) Zoning

## PROPOSED USES:

- Site can be used for Retail, Medical, Restaurants (See conceptual plan)

## NOTES:

- Property is located in an established trade area with retail and residential re-development in progress. Excellent infill opportunity at the best signalized intersection in town with tremendous visibility and pylon signage on heavily travelled US Hwy 19 surrounded by national retailers



LOCATION MAP/  
AERIAL VIEWS

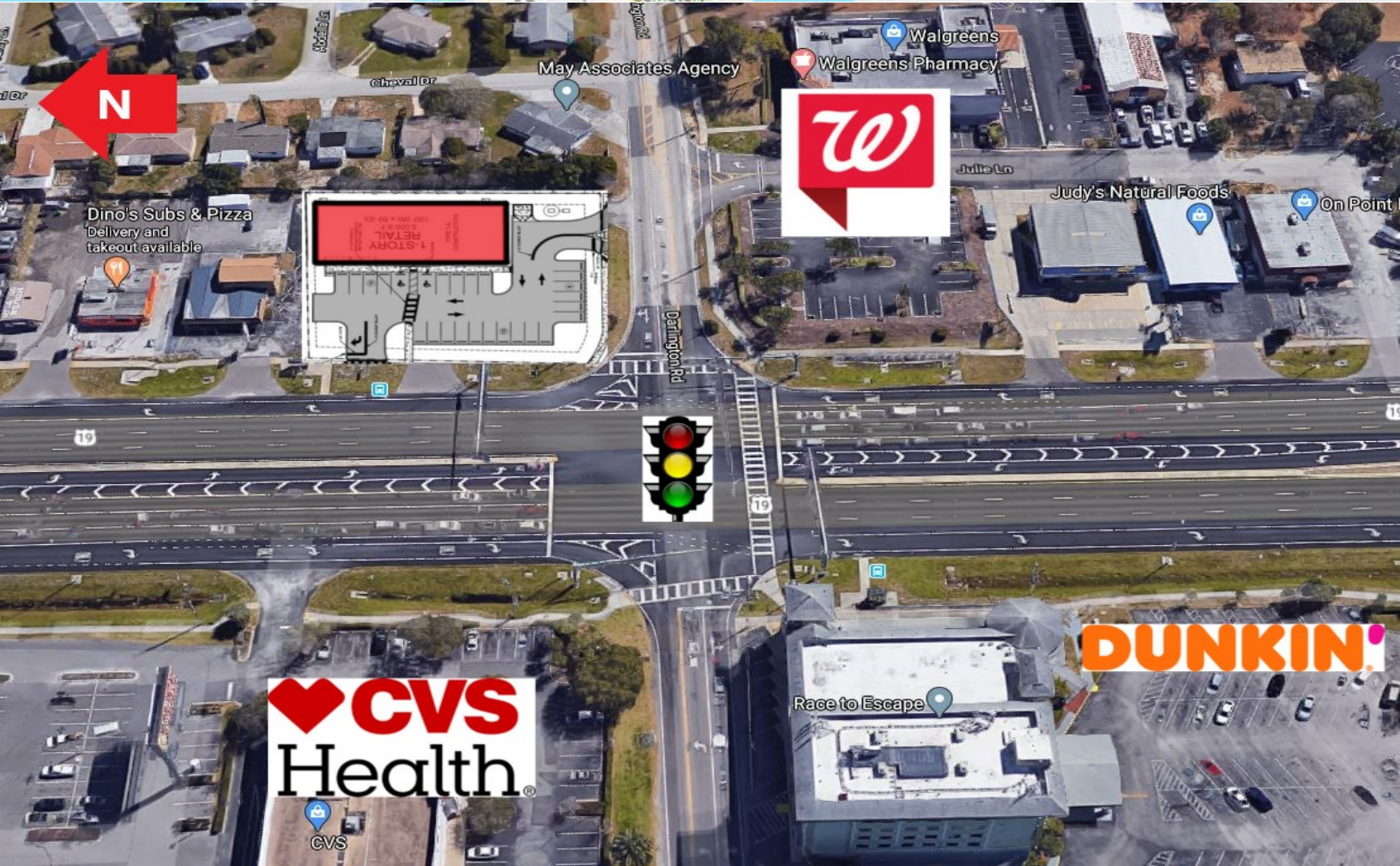
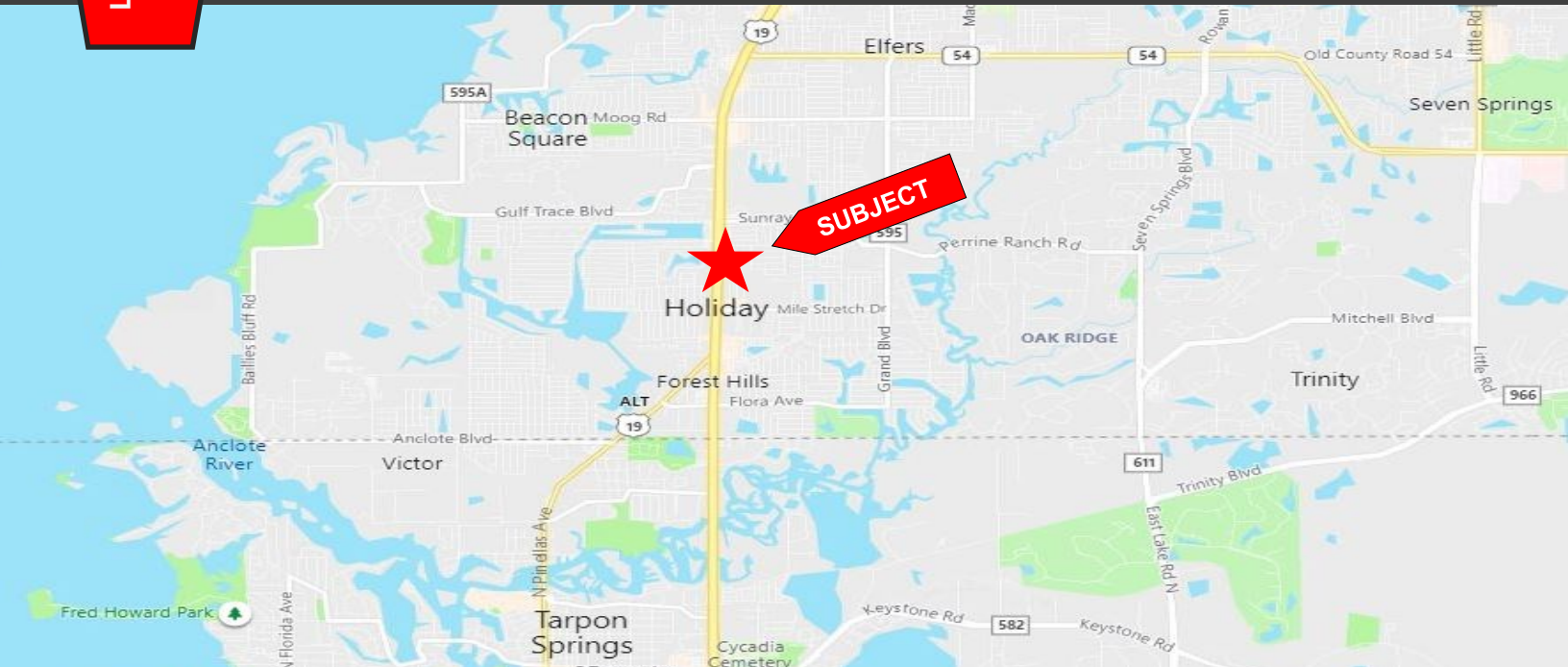
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APRILE REAL ESTATE, INC. | 210 S HALE AVE | TAMPA, FL 33609

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ACCESS MAP/  
ELEVATIONS

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West Elevation | scale: nts

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