

# CRYSTAL BEACH PLAZA

PALM HARBOR, FL



## SIZE

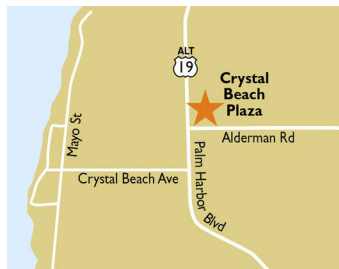
59,015 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
6,868	54,472	130,326
<b>Households</b>		
2,830	24,467	59,395
<b>Median HH Income (\$)</b>		
95,624	73,691	74,010

## MAJOR TENANT(S)

Publix  
Anytime Fitness



## LOCATION

2900 Alt. US Highway 19 | Palm Harbor, FL 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 54,000 residents in the three-mile trade area with an average household income over \$99,400

## LEASING CONTACT

Jamie Pearson  
Mobile (770) 355-0954  
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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



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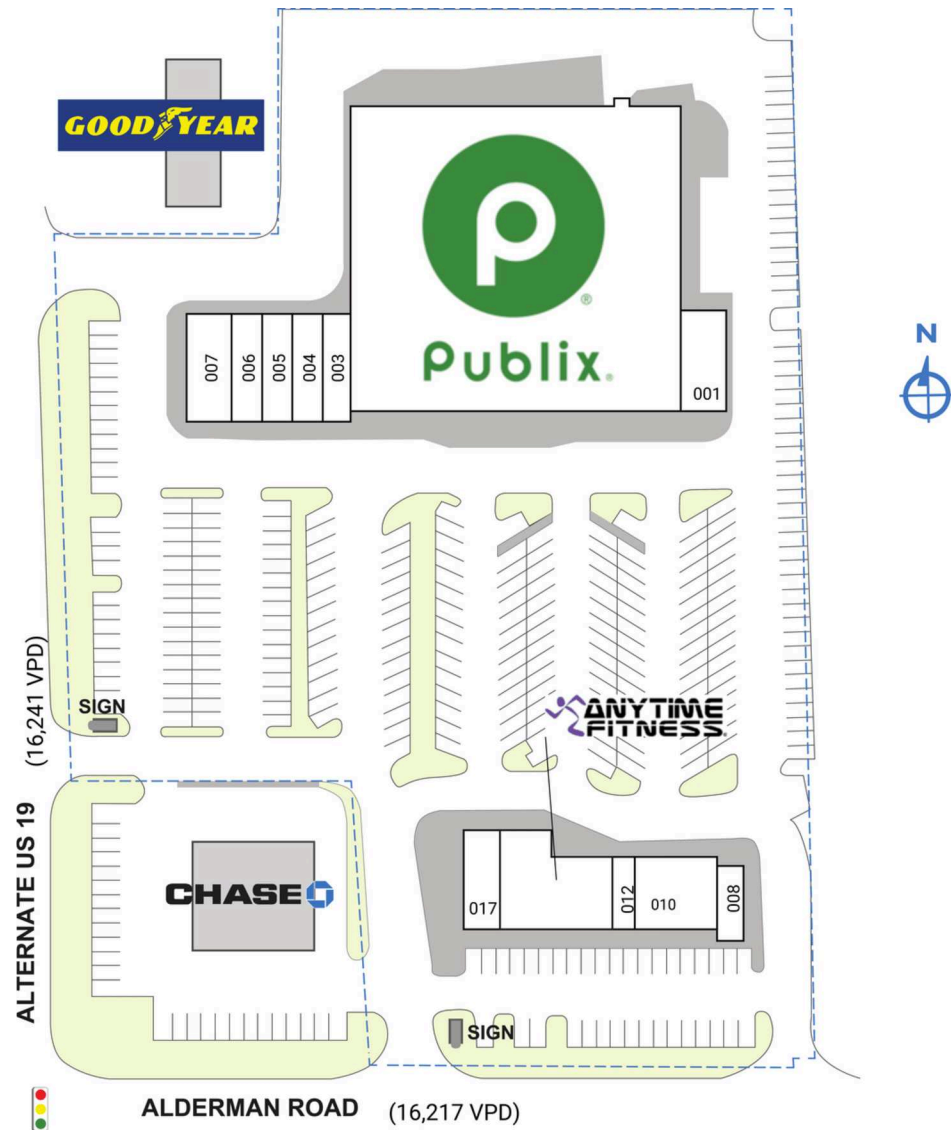
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SPACE	TENANT	SQ. FT.
Shad I	Chase Bank	
001	Fish Bowl Kitchen	1,890 SF
002	Publix	39,203 SF
003	Tobacco and Vape	1,244 SF
004	Venus Nails	1,300 SF
005	China House	1,300 SF
006	Jeremiah's Italian Ice	1,300 SF
007	Gulf Coast Nutrition Center	1,918 SF
008	Quality Plus Cleaners	1,000 SF
010	Sunshine Liquors	3,000 SF
012	Texture Salon	750 SF
014	Anytime Fitness	4,360 SF
017	Juan's Mexican Grill	1,750 SF
<b>TOTAL SQ. FT.</b>		<b>59,015</b>

SITE LEGEND	
<span style="background-color: #FFD700; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: #FFFFFF; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: #A9A9A9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 20px; height: 10px;"></span> Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



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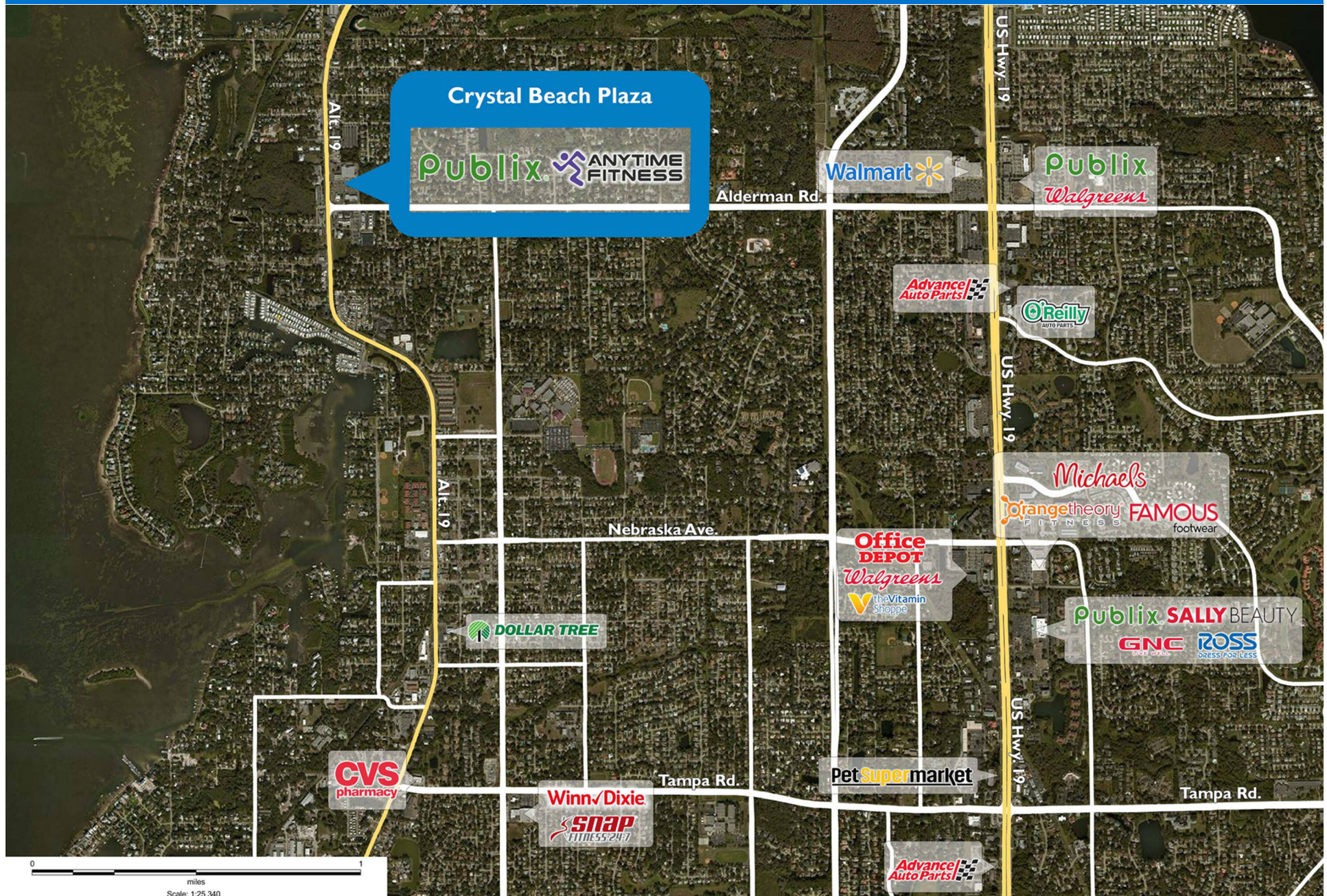
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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 28.094207

Longitude: -82.771432

Crystal Beach Plaza Palm Harbor, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	6,868	54,472	130,326
	2028 Projected Population	6,713	53,597	128,681
	2010 Census Population	6,441	50,645	123,846
	2000 Census Population	6,403	51,001	123,997
	1990 Census Population	5,990	42,200	101,872
	Historical Annual Growth 1990 to 2000	0.67%	1.91%	1.98%
	Historical Annual Growth 2000 to 2010	0.06%	-0.07%	-0.01%
	Estimated Annual Growth 2010 to 2023	0.47%	0.53%	0.37%
	Projected Annual Growth 2023 to 2028	-0.46%	-0.32%	-0.25%
	Median Age	52.7	53.7	54.0
Households	Q4 2023 Estimated Households	2,830	24,467	59,395
	2028 Projected Households	2,766	24,071	58,611
	2010 Census Households	2,666	22,830	56,305
	2000 Census Households	2,499	21,780	54,055
	1990 Census Households	2,260	17,495	42,884
	Historical Annual Growth 1990 to 2000	1.01%	2.21%	2.34%
	Historical Annual Growth 2000 to 2010	0.65%	0.47%	0.41%
	Estimated Annual Growth 2010 to 2023	0.43%	0.50%	0.39%
	Projected Annual Growth 2023 to 2028	-0.45%	-0.33%	-0.27%
	Population per Household	2.42	2.20	2.17
Population by Race	White	84.8%	85.3%	82.8%
	Black or African American	0.5%	1.7%	3.0%
	Asian & Pacific Islander	1.8%	1.9%	2.3%
	Other Races	3.6%	3.7%	3.7%
	Hispanic Population	9.3%	7.4%	8.1%
Income	Average Household Income	\$132,370	\$99,438	\$105,044
	Median Household Income	\$95,624	\$73,691	\$74,010
	Per Capita Income	\$54,663	\$44,969	\$48,371
Education (Age 25+)	Elementary	5.4%	2.6%	1.8%
	Some High School	2.0%	3.0%	3.7%
	High School Graduate	19.9%	25.4%	24.8%
	Some College	15.8%	20.0%	20.6%
	Associates Degree Only	11.5%	11.8%	11.2%
	Bachelors Degree Only	29.5%	23.6%	24.2%
	Graduate Degree	15.8%	13.6%	13.7%
Business	Number of Businesses	267	1,773	4,267
	Total Number of Employees	1,295	10,487	28,793
	Employees per Business	4.84	5.92	6.75
	Residential Population per Business	25.69	30.73	30.54

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.