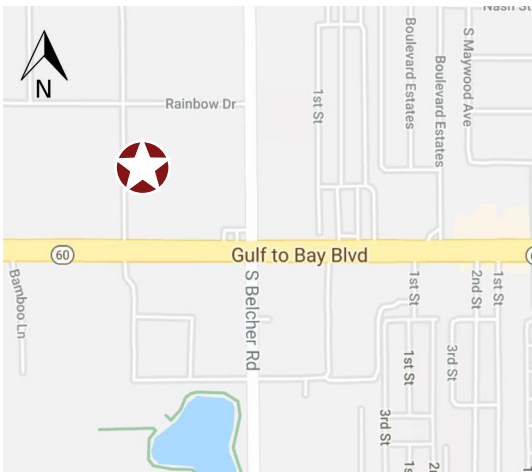


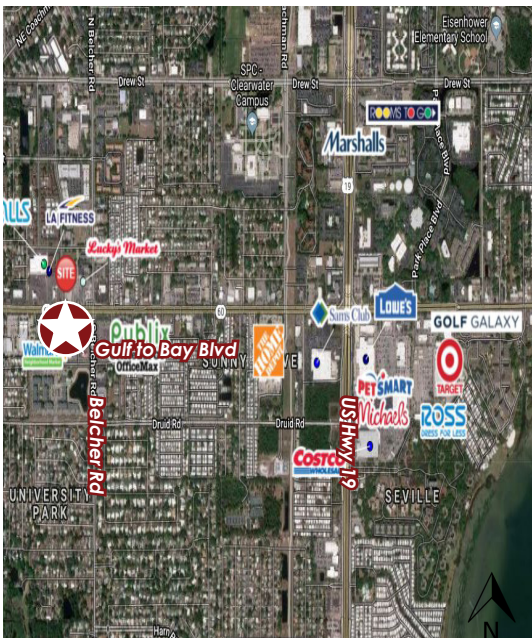
Clearwater Retail Market

2138 Gulf to Bay Blvd, Clearwater, FL 33765



Project Highlights

- **Current availability: 3,200 SF**
- Co-anchor ground lease opportunity available
- Shadowed by **LA Fitness, Bealls Department Store and West Marine**
- Situated on a 6 acre site with prominent building and pylon signage opportunities available
- Close proximity to Publix, Office Depot, The Home Depot, Lowe's, Sam's Club, Costco, Target, Ross and Walmart Neighborhood market
- Accessible East/West on Gulf to Bay and North/South on Belcher
- Strategically located on the going to Clearwater Beach side of the highway



PHYSICAL SITE CHARACTERISTICS

Daily Traffic Counts

Gulf to Bay Blvd (E/W): 51,132 AADT
Belcher Rd. (N/S) 20,000 AADT

GLA:

57,000

Lat/Lon:

27.961987/-82.747810

County:

Pinellas

DEMOGRAPHICS (2023)

Population

13,347

115,258

260,386

Households

5,786

52,032

121,716

Avg HH Income

\$98,456

\$91,002

121,716

Kelly Franzino, Regional Vice President
863.646.4567 (o) | 407.432.2059 (m)
kfranzino@retailsolutionsadvisors.com
RetailSolutionsAdvisors.com



Clearwater Retail Market

2138 Gulf to Bay Blvd, Clearwater, FL 33765



Kelly Franzino, Regional Vice President
863.646.4567 (o) | 407.432.2059 (m)
kfranzino@retailsolutionsadvisors.com
RetailSolutionsAdvisors.com



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.