

ARK



PROPERTY
SOLUTIONS

Licensed Real Estate Broker

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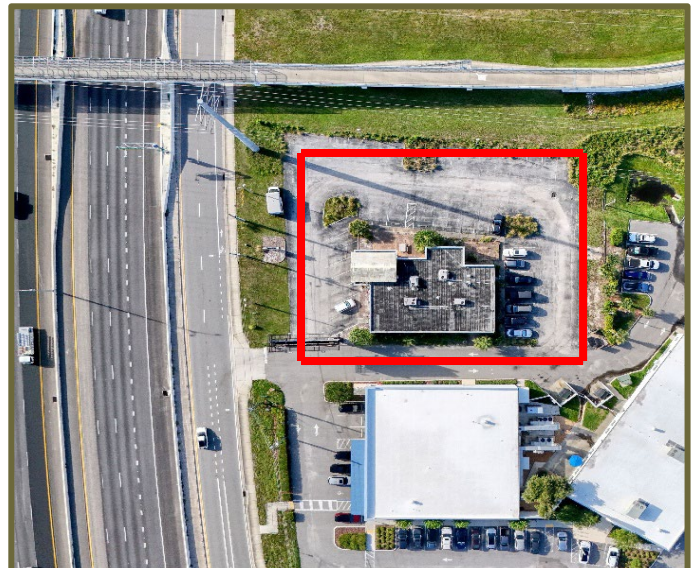


Clearwater Commercial Building For Sale



26024 US Hwy 19 N, Clearwater FL, 33763

- ❖ Approximately 4,414 sq ft +/-
- ❖ Asking Price: \$1,795,000
- ❖ Prime Clearwater freestanding building with exceptional US Highway 19 frontage and visibility.



This information is believed to be accurate; we are not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all information

Property Overview

- ❖ Prime US Highway 19 frontage with excellent visibility to northbound and southbound traffic.
- ❖ Convenient access to US 19, Gulf-to-Bay Blvd, and surrounding business districts.
- ❖ Established commercial corridor surrounded by national and local businesses.
- ❖ Two suites totaling 2,020 SF and 2,384 SF, both occupied by month-to-month tenants, providing flexibility for investors or future owner-users.
- ❖ Centrally located in Clearwater with convenient access throughout Pinellas County.
- ❖ Revenue-generating billboard provides supplemental income.

- ❖ Land Acres: ± 0.94
- ❖ Parcel ID: 31-28-16-00000-110-0530

- ❖ Zoning: C
- ❖ Construction: Masonry
- ❖ Year Built: 1982



Property Overview

Population

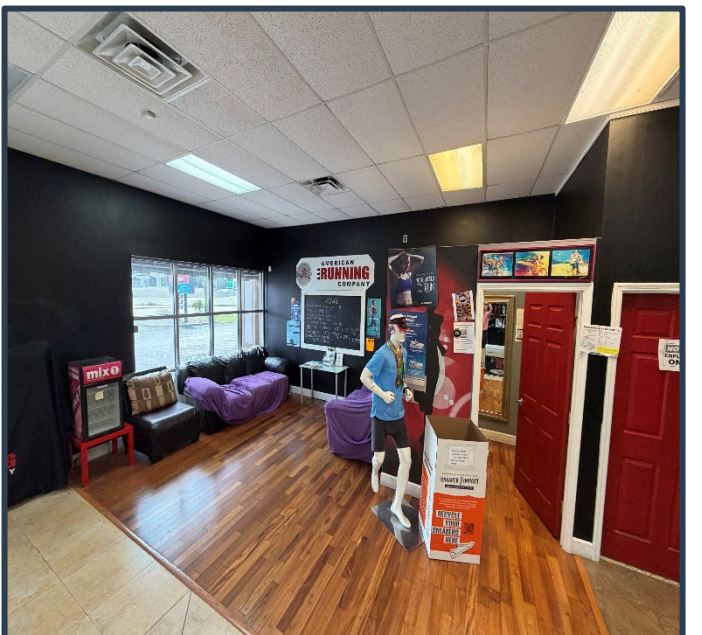
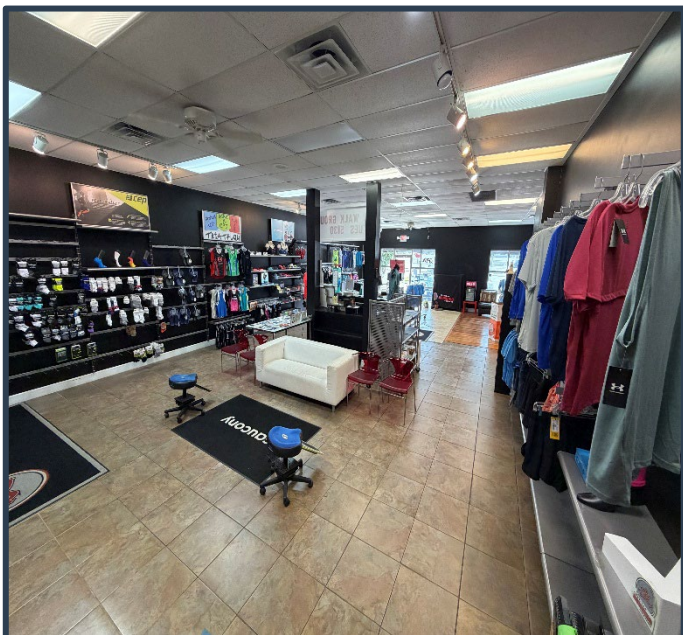
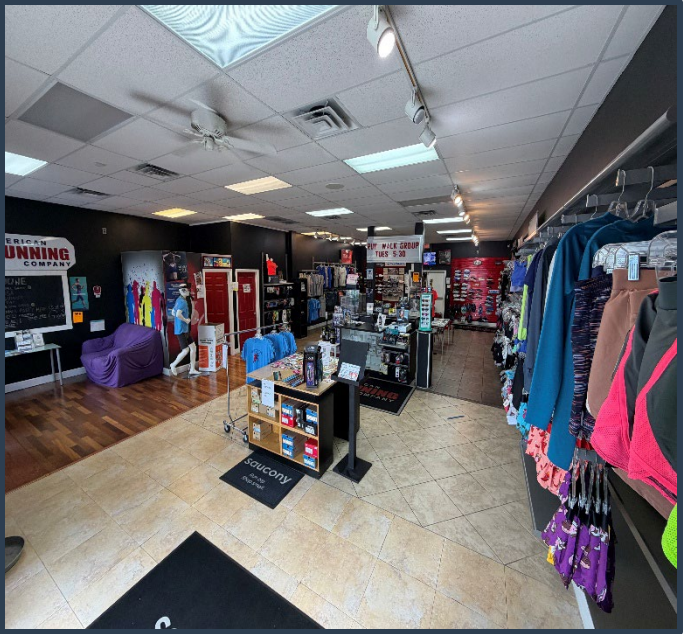
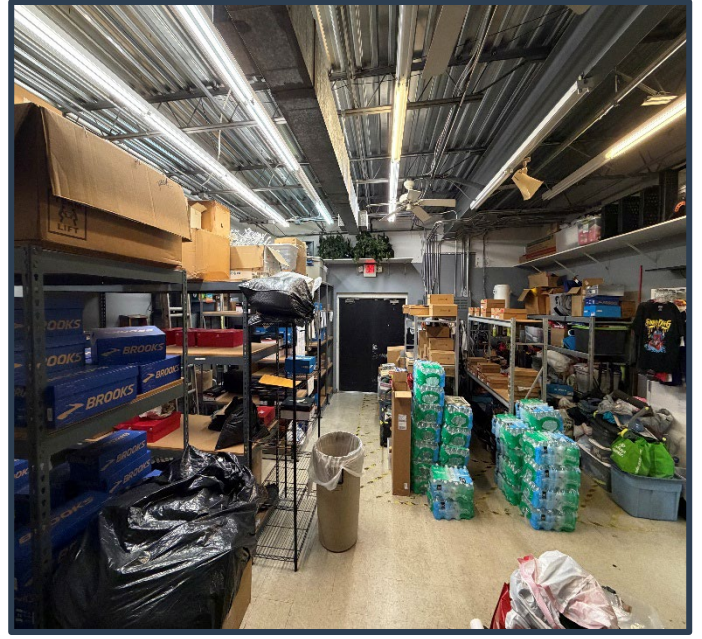
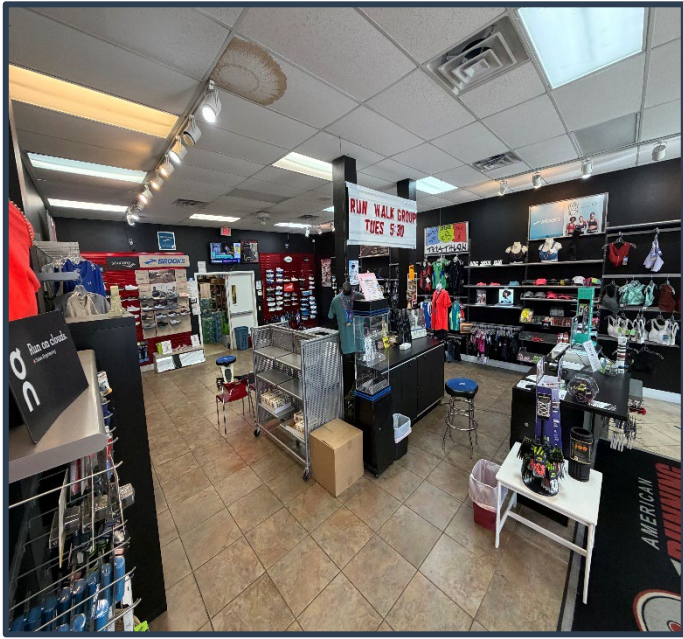
	2 miles	5 miles	10 miles
2020 Population	49,266	235,340	562,997
2025 Population	48,175	229,377	560,992
2030 Population Projection	48,192	229,280	568,716

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$91,404	\$93,562	\$98,820
Median Household Income	\$67,207	\$70,207	\$73,134

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
US Hwy 19	Enterprise Rd SE	112,819	2025	0.14 mi
I 4	1st Ave N S	117,044	2024	0.21 mi
US Hwy 19 N	1st Ave N S	116,256	2020	0.21 mi
US Highway 19 North	1st Ave N S	115,321	2025	0.21 mi
Enterprise Rd E	Village Dr W	14,066	2025	0.25 mi
US Hwy 19 N	Countryside Blvd NW	1,754	2024	0.30 mi
Enterprise Rd	Countryside Blvd NW	5,902	2025	0.40 mi



Property Survey

