



## PRIME RETAIL BUILDING 7,668 SF ON HIGHLY TRAFFICKED COURT ST.

1152 Court Street, Clearwater, FL 33756

### EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,800,000
Available SF:	5,993
Lot Size:	0.23 Acres
Year Built:	1965
Building Size:	7,668 SF
Renovated:	2024
Zoning:	D
Market:	Tampa Bay
Submarket:	Clearwater
Price / SF:	\$234.74
Buyer Transaction Fee	\$395

### PROPERTY OVERVIEW

SELLER FINANCING AVAILABL! Exceptional investment opportunity in Clearwater, FL! This 7,668 SF retail building, featuring a single unit, presents an enticing prospect for retail investors. Renovated in 2024 with New Roof, Siding, Canopy, Parking Pavement, Signage and Outside Paint, the property boasts a prime location within Clearwater's desirable (D-Downtown Zone) which allows multiple types of business opportunity's such as Retail sales and shops, Restaurants, Cafes, Bars, Personal Services and Office uses .

Ample ceiling height enhances the sense of openness and supports creative interior configurations, while the single-unit layout allows for efficient use of space and streamlined operations. The interior is well-suited for high-traffic commercial use, with clear sightlines and functional circulation throughout the building.

Overall, the space provides a solid, functional interior framework ideal for investors or owner-users seeking a versatile commercial property in Clearwater's Downtown (D-Downtown) zoning district, offering strong potential for customization and long-term use. With its considerable size and recent updates, this property offers a strong foundation for retail success. Don't miss out on the chance to own a versatile and modern retail space in a thriving area.

#### Seller Preference:

Seller prefers to sell a vacant land together with the adjacent/related property located at Madison Ave S, Clearwater, FL 33576, creating a larger combined opportunity for redevelopment, expansion, or long-term investment. Combined acquisition may offer enhanced value, improved layout options, and broader development potential.

### Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



**PRIME RETAIL BUILDING 7,668 SF ON HIGHLY TRAFFICKED COURT ST.**

1152 Court Street, Clearwater, FL 33756

## COMPLETE HIGHLIGHTS

### SALE HIGHLIGHTS

- SELLER FINANCING AVAILABLE!!!
- 2024 Improvements include New Roof, Siding, Outside Paint, Canopy, Air compressor, Parking Pavement and Signage out Front
- Zone (D-Downtown) which allows Retail Sales and Shops, Restaurants, Cafe and Bars, Personal Service's and Office Uses
- Fully Updated with Newer Equipment for a Thriving Dry Cleaning Business of 36 years
- SELLER FINANCING AVAILABLE!!!
- Level Loading Door in Rear of building
- High Ceilings and Open Floor Plan
- Corner Lot
- Desirable Downtown District
- St Pete-Clearwater Airport 8 miles away  
Tampa Airport 16 miles away
- Additional Vacant Lot Available to purchase behind building



**Kari L. Grimaldi/ Broker**

813.882.0884

kari@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.





## PRIME RETAIL BUILDING 7,668 SF ON HIGHLY TRAFFICKED COURT ST.

1152 Court Street, Clearwater, FL 33756

### PROPERTY DESCRIPTION

#### PROPERTY DESCRIPTION

SELLER FINANCING AVAILABLE!!! investment opportunity in Clearwater, FL! This 7,668 SF retail building, featuring a single unit, presents an enticing prospect for retail investors. Renovated in 2024 with New Roof, Siding, Canopy, Parking Pavement, Signage and Outside Paint, the property boasts a prime location within Clearwater's desirable (D-Downtown) zone which allows multiple types of business opportunity's such as Retail sales and shops, Restaurants, cafes, bars, Personal services and Office uses .

Ample ceiling height enhances the sense of openness and supports creative interior configurations, while the single-unit layout allows for efficient use of space and streamlined operations. The interior is well-suited for high-traffic commercial use, with clear sightlines and functional circulation throughout the building.

Overall, the space provides a solid, functional interior framework ideal for investors or owner-users seeking a versatile commercial property in Clearwater's Downtown (D-Downtown) zoning district, offering strong potential for customization and long-term use.

#### Seller Preference:

Seller prefers to sell a vacant land together with the adjacent/related property located at Madison Ave S, Clearwater, FL 33576, creating a larger combined opportunity for redevelopment, expansion, or long-term investment. Combined acquisition may offer enhanced value, improved layout options, and broader development potential.

#### LOCATION DESCRIPTION

Follow I-275 and FL-60 W

Stay on I-275 N across the Howard Frankland Bridge.

Take exit 39 to merge onto FL-60 W/Gulf to Bay Blvd toward Clearwater.

FL-60 W becomes Court Street

Continue on FL-60 W (Gulf to Bay Blvd) as it enters downtown Clearwater and becomes Court Street.

Arrive at 1152 Court Street on the right.

**Kari L. Grimaldi/ Broker**

813.882.0884

kari@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



PRIME RETAIL BUILDING 7,668 SF ON HIGHLY TRAFFICKED COURT ST.

1152 Court Street, Clearwater, FL 33756

PROPERTY DETAILS

Sale Price	\$1,800,000
------------	-------------

PROPERTY INFORMATION	
Property Type	Retail
Property Subtype	Street Retail
Zoning	D
Lot Size	10,107 SF
APN #	152915651960000081
Lot Depth	1,000 ft
Corner Property	Yes

LOCATION INFORMATION

Building Name	Prime Retail Building 7,668 SF on Highly Trafficked Court St.
Street Address	1152 Court Street
City, State, Zip	Clearwater, FL 33756
County	Pinellas
Market	Tampa Bay
Sub-market	Clearwater
Cross-Streets	Madison Ave
Road Type	Paved
Market Type	Large
Nearest Highway	FL State Road 60
Nearest Airport	St Pete - Clearwater

BUILDING INFORMATION

Building Size	7,668 SF
Building Class	C
Tenancy	Single
Number of Floors	2
Year Built	1965
Year Last Renovated	2024
Gross Leasable Area	5,993 SF
Construction Status	Existing
Roof	New Roof 2024
Number of Buildings	1
Foundation	Spread/Mono Footing
Exterior Walls	Concrete Blk/Stucco

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.





**PRIME RETAIL BUILDING 7,668 SF ON HIGHLY TRAFFICKED COURT ST.**

1152 Court Street, Clearwater, FL 33756

### ADDITIONAL PHOTOS



**Kari L. Grimaldi/ Broker**

813.882.0884

kari@grimaldicommercialrealty.com

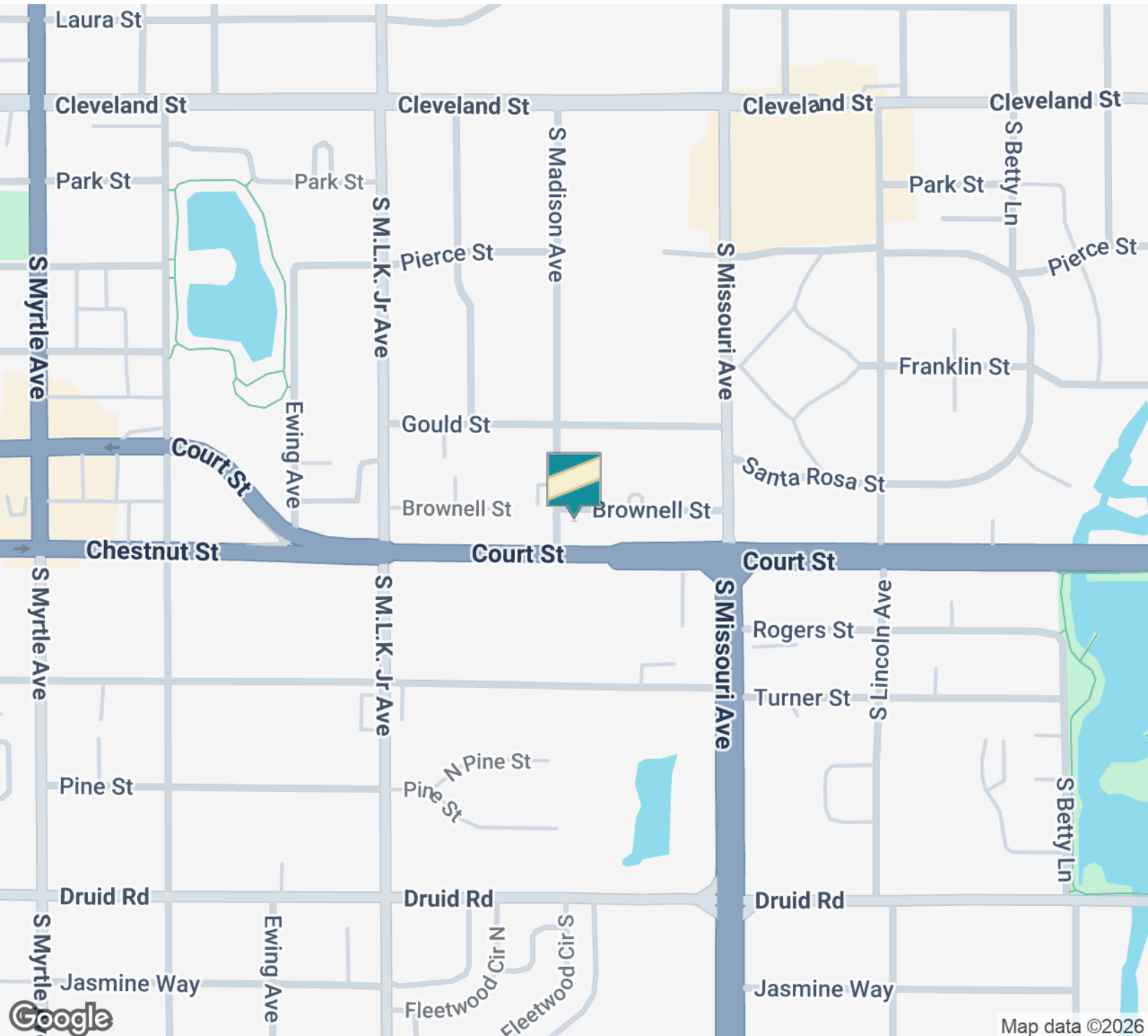
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



**PRIME RETAIL BUILDING 7,668 SF ON HIGHLY TRAFFICKED COURT ST.**

1152 Court Street, Clearwater, FL 33756

## LOCATION MAP



**Kari L. Grimaldi/ Broker**

813.882.0884

kari@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.

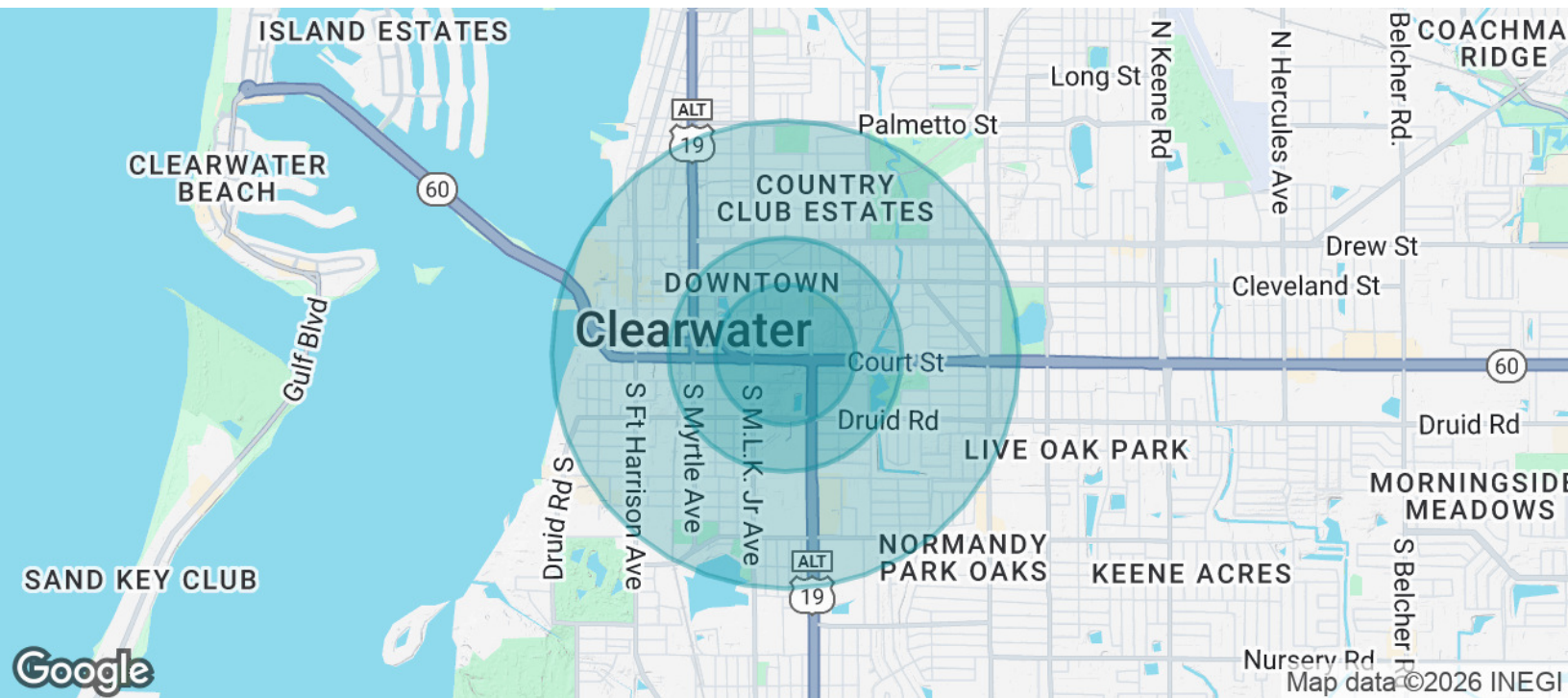




PRIME RETAIL BUILDING 7,668 SF ON HIGHLY TRAFFICKED COURT ST.

1152 Court Street, Clearwater, FL 33756

## DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,567	5,425	15,838
Average Age	50	46	45
Average Age (Male)	49	45	44
Average Age (Female)	52	47	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	867	2,679	7,115
# of Persons per HH	1.8	2	2.2
Average HH Income	\$62,324	\$62,989	\$71,647
Average House Value	\$402,357	\$392,287	\$395,606

Demographics data derived from AlphaMap

**Kari L. Grimaldi/ Broker**

813.882.0884

kari@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.

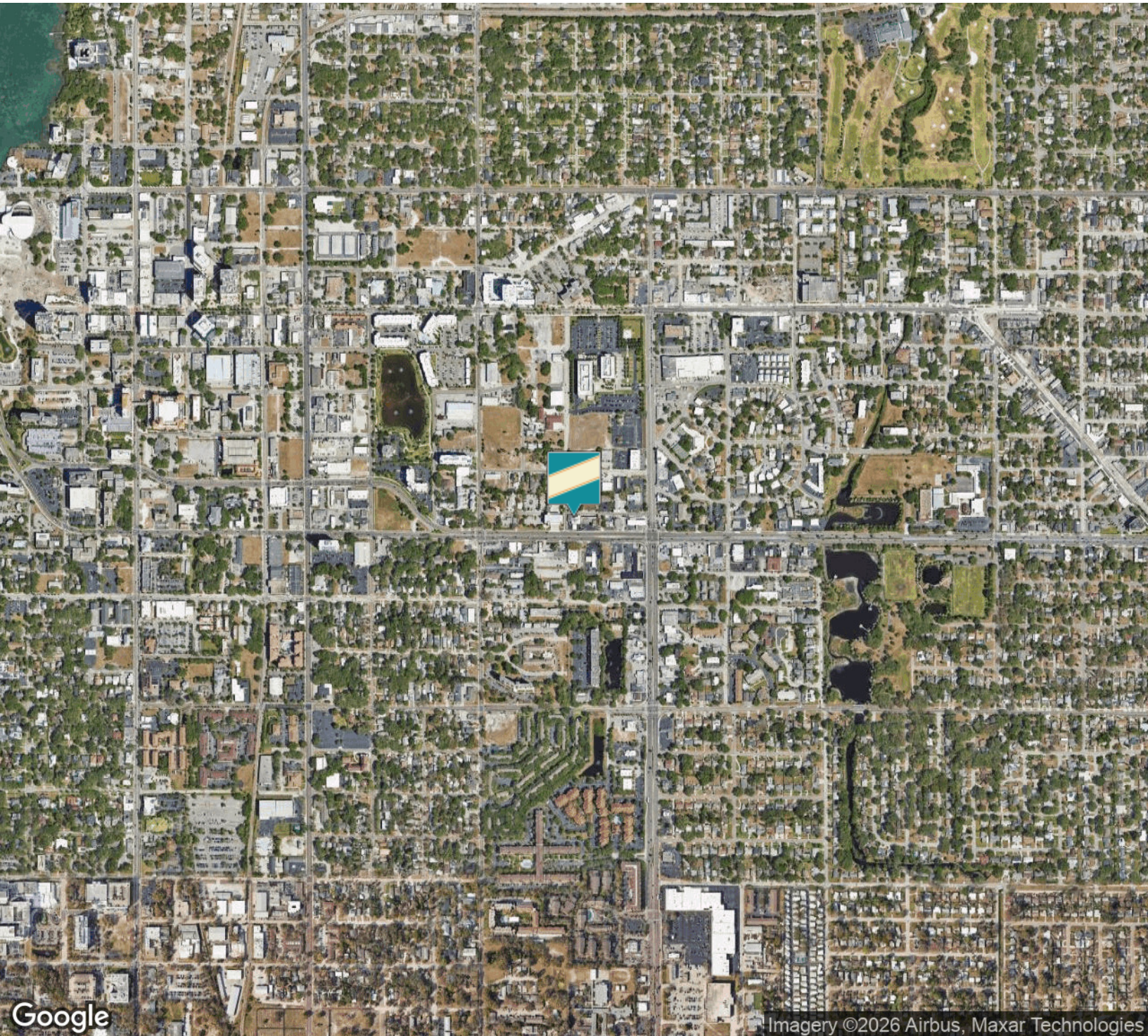




**PRIME RETAIL BUILDING 7,668 SF ON HIGHLY TRAFFICKED COURT ST.**

1152 Court Street, Clearwater, FL 33756

**AERIAL MAP**



**Kari L. Grimaldi/ Broker**

813.882.0884

kari@grimaldcommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.





# GRIMALDI COMMERCIAL REALTY CORP.



## ADVISOR BIO

### ROSA RONDINELLI

Commercial Real Estate Advisor



115 W Bearss Ave  
Tampa, FL 33613  
T 813.882.0884  
C 315.286.5351  
rosa@grimaldcommercialrealty.com  
FL #SL3418711

### PROFESSIONAL BACKGROUND

Rosa Rondinelli is a seasoned real estate agent and mentor/trainer licensed since 2018. Backed by a strong professional background in Sales and Marketing, Rosa has consistently exceeded expectations—earning multiple “Top in Sales of the Year” awards.

Originally from the New Jersey/New York area, Rosa Rondinelli has proudly called Tampa home for over eight years. Her passion for commercial real estate ignited after relocating and immersing herself in the fast-paced, ever evolving Tampa Bay market.

Committed to delivering exceptional results, Rosa puts her clients' needs and goals at the forefront of every transaction. Her expansive network and persuasive negotiation skills distinguish her as a trusted, results-driven advisor in Tampa's competitive commercial real estate landscape.

Rosa stays ahead of the curve by keeping a close pulse on market trends, legal developments, and emerging technologies—ensuring her clients receive the most current and strategic guidance possible.

Outside of real estate, Rosa is a proud mom to her 10-year-old son and deeply values time with her family. Coming from a proud military family, she is also passionate about supporting those who serve and have served.

#### Areas of Focus:

- Commercial Sales & Leasing
- Office Sales & Leasing
- Medical Office Sales & Leasing
- Industrial Sales & Leasing
- Retail Sales & Leasing
- Seller Financing and Creative Financing

### EDUCATION

Rosa graduated from Georgian Court University in Lakewood, New Jersey, where she received a Bachelor's degree in Business.



## BROKER BIO

### KARI L. GRIMALDI/ BROKER

President



115 W Bearss Ave  
Tampa, FL 33613  
T 813.882.0884  
C 813.376.3386  
kari@grimaldicommercialrealty.com  
FL #BK3076744

### PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

### EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

### MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member  
International Council of Shopping Centers (ICSC) - Member

### Kari L. Grimaldi/ Broker

813.882.0884  
kari@grimaldicommercialrealty.com