



Daycare Center For Lease

2177 NE Coachman Rd, Clearwater FL 33765



💰 Lease Rate: **\$15.50/SF NNN**

📏 Unit Size: **1,152 - 10,990 SF**

✅ Available: **Now**

Austin Karrick

President & Broker

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austin@cprteam.com ✉

An aerial photograph of a school campus. The campus includes several buildings with grey and white roofs, a playground with colorful equipment, and a large parking lot. The campus is bordered by NE Coachman Rd to the north and Belcher Rd to the east. A green callout bubble with a white border and a pointer indicates the location of NE Coachman Rd. Another green callout bubble with a white border and a pointer indicates the location of Belcher Rd. The surrounding area includes trees, a road intersection, and a parking lot with several vehicles.

NE COACHMAN RD

BELCHER RD





2177 NE Coachman Rd, Clearwater FL 33765

Located at 2177 NE Coachman Road in Clearwater, this fully renovated daycare facility presents a rare **turnkey leasing opportunity in a highly accessible Central Pinellas location**. The property spans multiple buildings and offers flexible space ranging from approximately 1,152 SF up to 10,990 SF, making it ideal for a variety of early education, childcare, or related uses. **Renovated between 2019 and 2023**, the campus includes six buildings with a total of eleven classrooms, two playgrounds, and was **licensed to accommodate up to 200 children**.

The site is fully fenced with an automatic gate, providing security and controlled access, and benefits from excellent connectivity just west of the Coachman Road and Belcher Road intersection, with quick access to US Highway 19, Gulf-to-Bay Boulevard, and surrounding residential neighborhoods. With strong visibility, modern improvements, and an established school-use configuration already in place, this property offers a compelling opportunity for operators seeking a ready-to-occupy facility in a growing Clearwater market.

Highlights



**Completely renovated
between 2019 and 2023**



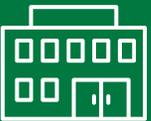
**School Use: Licensed for up
to 200 children**



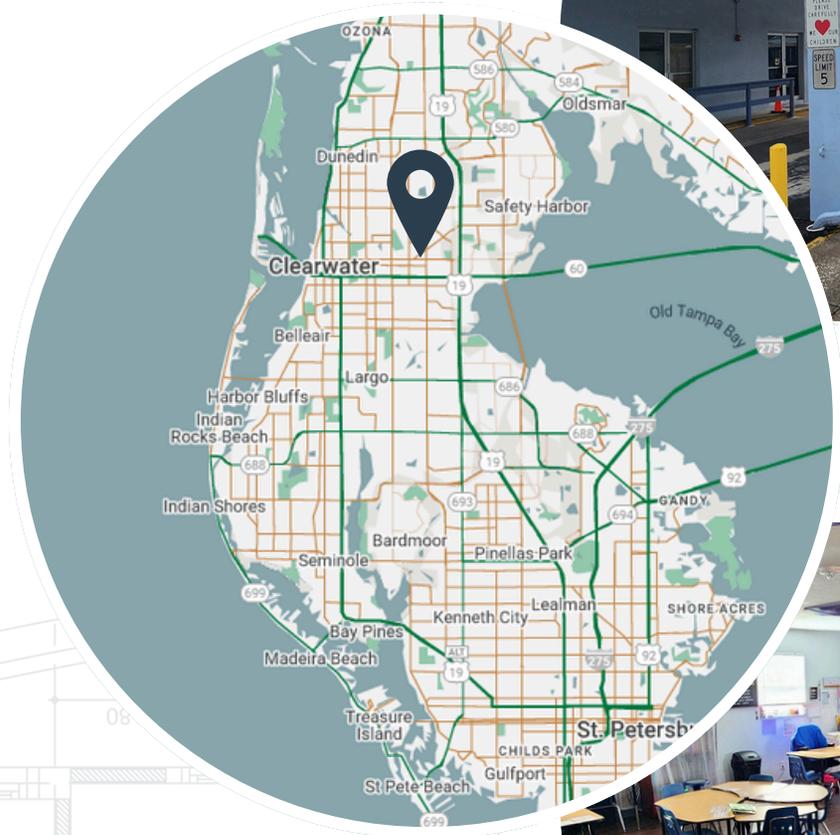
Two (2) playgrounds



**Fully fenced with automatic
gate**



**Six (6) buildings total with
eleven (11) classrooms**



*Information herein is not warranted and subject to change without notice.
We assume no liabilities for errors and omissions.*

Listing Agent



Austin Karrick

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☎ (727) 318-3030

✉ austin@cprteam.com

Austin Karrick has a consistent track record of facilitating commercial real estate sales and leases.

He started his career in the Pinellas Industrial Market. Since then, he has systematically expanded his capacity and continues to close deals in a variety of asset classes. **He finds joy in discovering and learning about the multitude of different businesses that call the Tampa Bay region home.** Austin approaches each deal as a new problem to be solved. It is providing the solutions that bring him joy on a daily basis.

He served on the Executive Board for the Florida Gulfcoast Commercial Association of Realtors. To date, he is their youngest president after serving in the role in 2022. Austin currently serves on committees for various economic development councils. He takes his role of President of CPR to heart and is consistently working to keep CPR the best it can be.

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