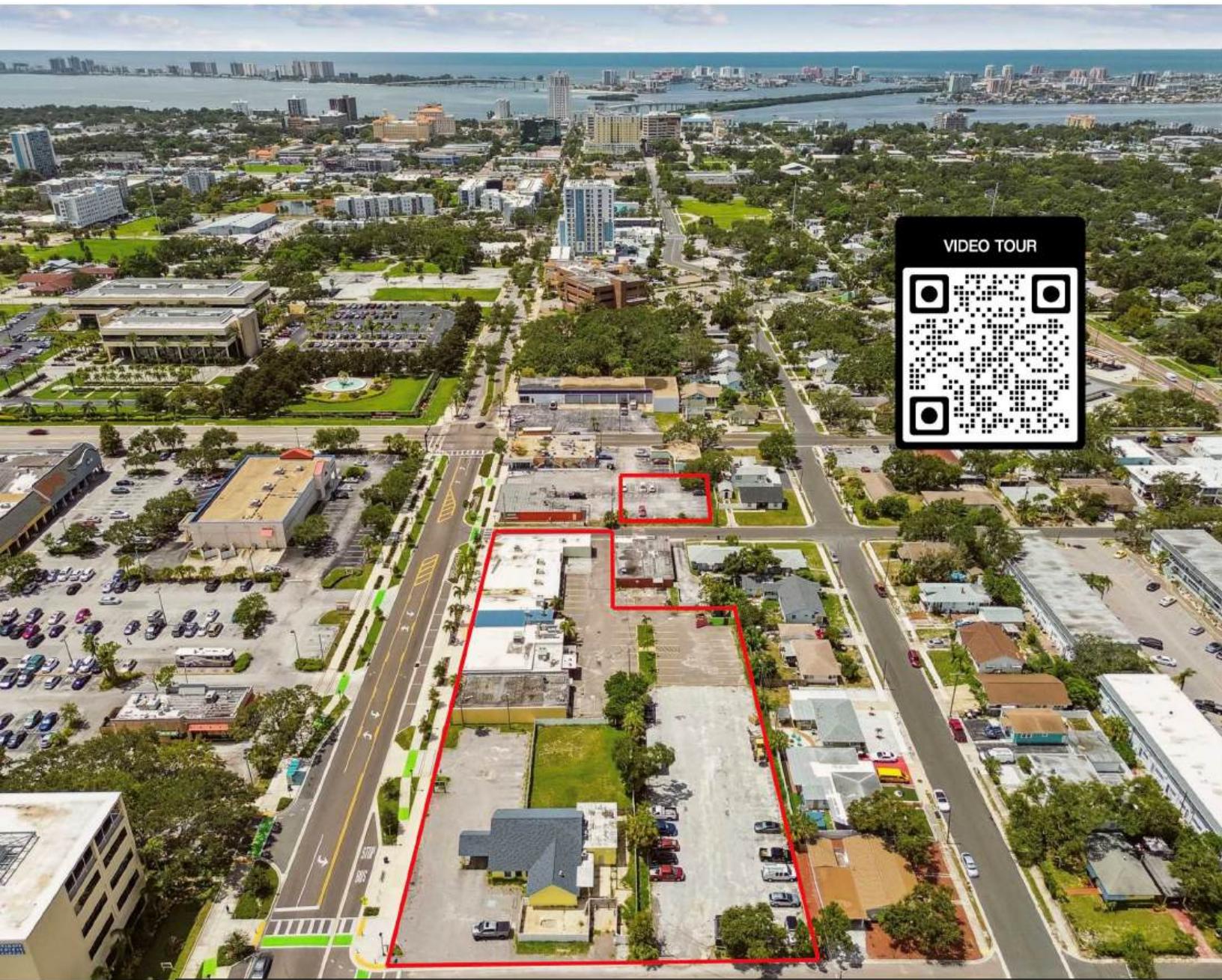


# MIXED-USE RETAIL & LAND FOR SALE

## GENERATIONAL REDEVELOPMENT IN DOWNTOWN CLEARWATER

1214 - 1242 CLEVELAND STREET, CLEARWATER, FL 33755



SALE PRICE: \$4,420,000

### KW COMMERCIAL TAMPA PROPERTIES

5020 W Linebaugh Ave #100  
Tampa, FL 33624

#### PRESENTED BY:

**ALEX LUCKE, CCIM**

Commercial Director

O: (727) 410-2896

C: (727) 410-2896

[alexlucke@kwcommercial.com](mailto:alexlucke@kwcommercial.com)

#SL3351552

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## DISCLAIMER

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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# EXECUTIVE SUMMARY

1214 - 1242 CLEVELAND STREET, CLEARWATER, FL 33755



## OFFERING SUMMARY

PRICE:	\$4,420,000
LOT SIZE:	1.987 Acres MOL
ZONING:	(D) Downtown
FRONTAGE:	435 ft. on Cleveland St.
HIGHEST & BEST USE:	Multifamily
UTILITIES:	Duke Energy & City of Clearwater Public Utilities
FLOOD ZONE:	Flood Zone X
APN:	#1: 15-29-15-65268-000-0080 #2: 15-29-15-65268-000-0050 #3: 15-29-15-65268-000-0030 #4: 15-29-15-65268-000-0010

## PROPERTY OVERVIEW

KW Commercial Tampa Properties is pleased to present 1214-1242 Cleveland Street, Clearwater, FL 33755 (the "Property"). This rare, nearly 2-acre four-parcel assemblage in the heart of Downtown Clearwater offers a full city block along Cleveland Street plus a stand-alone parking lot to the west — providing scale, flexibility, and redevelopment potential. The property is zoned (D)-Downtown and currently improved with 18,187 SF of mixed-use retail and restaurant space and multiple parking lots, featuring 435 feet of frontage from N Jefferson Ave to N Lincoln Ave.

Positioned steps from the new Clearwater Gardens housing community and near major projects such as the Bluff Apartments, Harborview Hotel, new City Hall, and the PSTA Transit Station, the site stands as a true generational redevelopment opportunity in Clearwater's urban core.

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## ASSEMBLAGE DETAILS

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### RED

APN: 15-29-15-65268-000-0080  
Size: 0.240 Acres

### YELLOW

APN: 15-29-15-65268-000-0050  
Size: 0.835 Acres

### GREEN

APN: 15-29-15-65268-000-0030  
Size: 0.480 Acres

### BLUE

APN: 15-29-15-65268-000-0010  
Size: 0.432 Acres

### TOTAL

Contiguous: 1.747 Acres  
West Parking: 0.240 Acres  
Total Assemblage: 1.987 Acres



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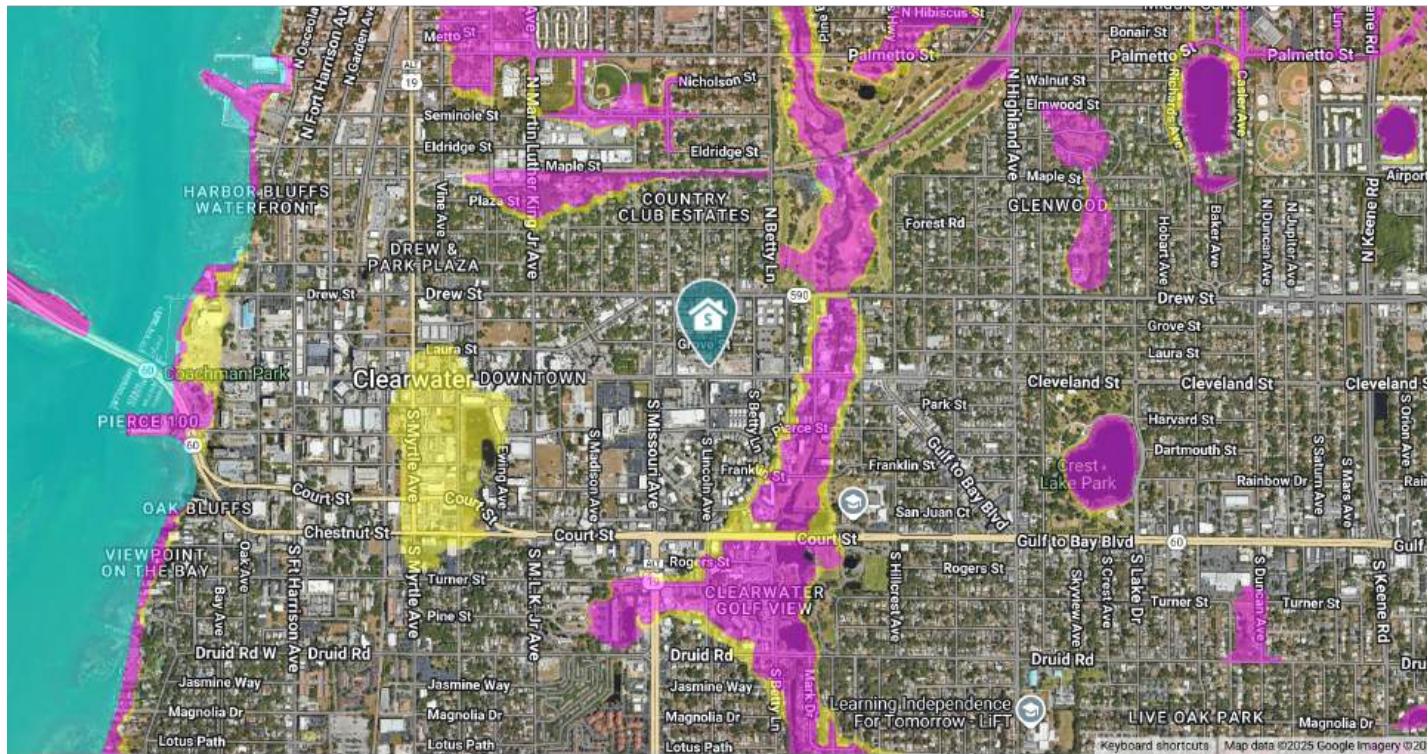
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# FLOOD ZONE | FLOOD MAP

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## Flood Zone Information

- Flood Zone Code - X - \*Flood zone for the property location based on the FEMA FIRM.
- Special Flood Hazard Area (SFHA) - OUT - \*Indicates whether the property location is In or Out of a Special Flood Hazard Area (100-Year floodplain).
- Coastal Barrier Resource Area (CBRA) - OUT - \*Coastal Barrier Resource Act (CBRA) protects areas that serve as barriers against wind and tidal forces caused by coastal storms, and serves as habitat for aquatic species. Returns In or Out, for identifying whether the property is located within a CBRA zone.
- Distance to 100 yr Flood Plain - 980 ft - \*Distance in feet between the property and the boundary of the 100-year flood zone located in the same catchment or sub-watershed. If a 100-Year floodplain is not within the radius search, a value of -1 will be returned.

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# DOWNTOWN CLEARWATER TRANSFORMATION

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## Downtown Clearwater Transformation

Downtown Clearwater is undergoing a wave of transformational projects, reinforcing the strength of this location for large-scale redevelopment. These projects highlight a city-backed commitment to density, transit, hospitality, and residential growth, setting the stage for your site as the next major redevelopment play in Clearwater's urban core.

- 1) Harborview Hotel – A new 158-key hotel with parking garage, rooftop bar, retail, and meeting space at 320 Cleveland St.
- 2) Bluff Apartment Development – Planned 400-unit, 620,000 SF apartment complex (start 2026).
- 3) Clearwater City Hall Construction – A new state-of-the-art City Hall currently underway at 200 S Myrtle Ave.
- 4) PSTA Clearwater Station – A new multimodal transit hub under construction with completion expected in 2027.
- 5) Osceola Parking Garage & Street Improvements – Major infrastructure upgrades to support density and walkability.
- 6) Clearwater Gardens – Affordable housing development delivering 81 new units (completion Q4 2025).
- 7) Indigo Apartments Conversion – A 208-unit high-rise reverting back to affordable housing, ensuring long-term residential stability downtown.

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## Clearwater Gardens

Clearwater Gardens is a transformative housing community bringing high-quality, affordable living to Downtown Clearwater. The four-story midrise will feature 81 thoughtfully designed apartments, including one- and two-bedroom layouts ranging from 605 to 929 square feet. Targeting households earning 30% to 80% of Area Median Income, Clearwater Gardens directly addresses the region's housing shortage while delivering sustainable design through National Green Building Standard certification. This project will add much-needed residential density to the downtown corridor, complementing nearby redevelopment initiatives.



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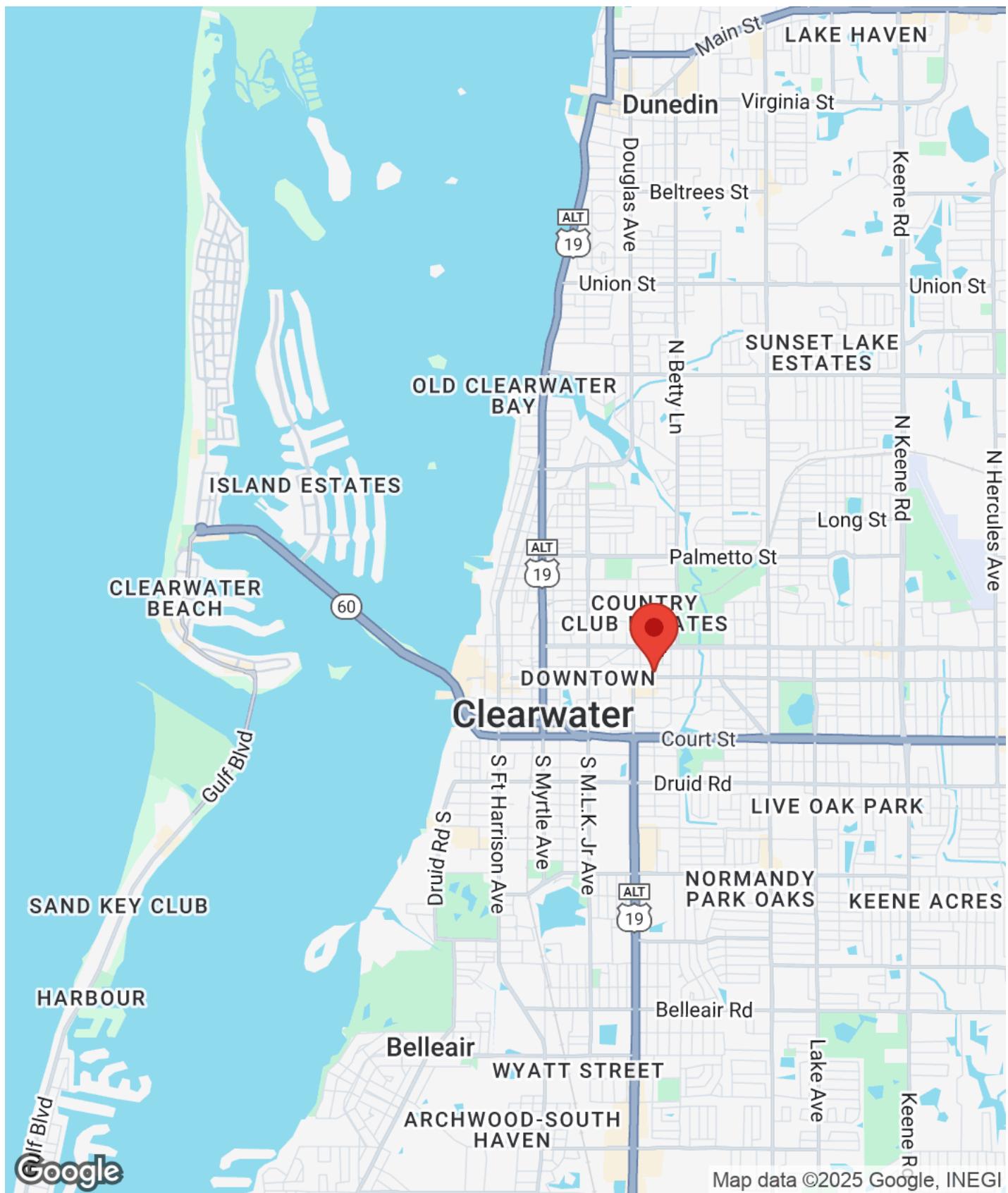
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## GEOGRAPHICAL LOCATION

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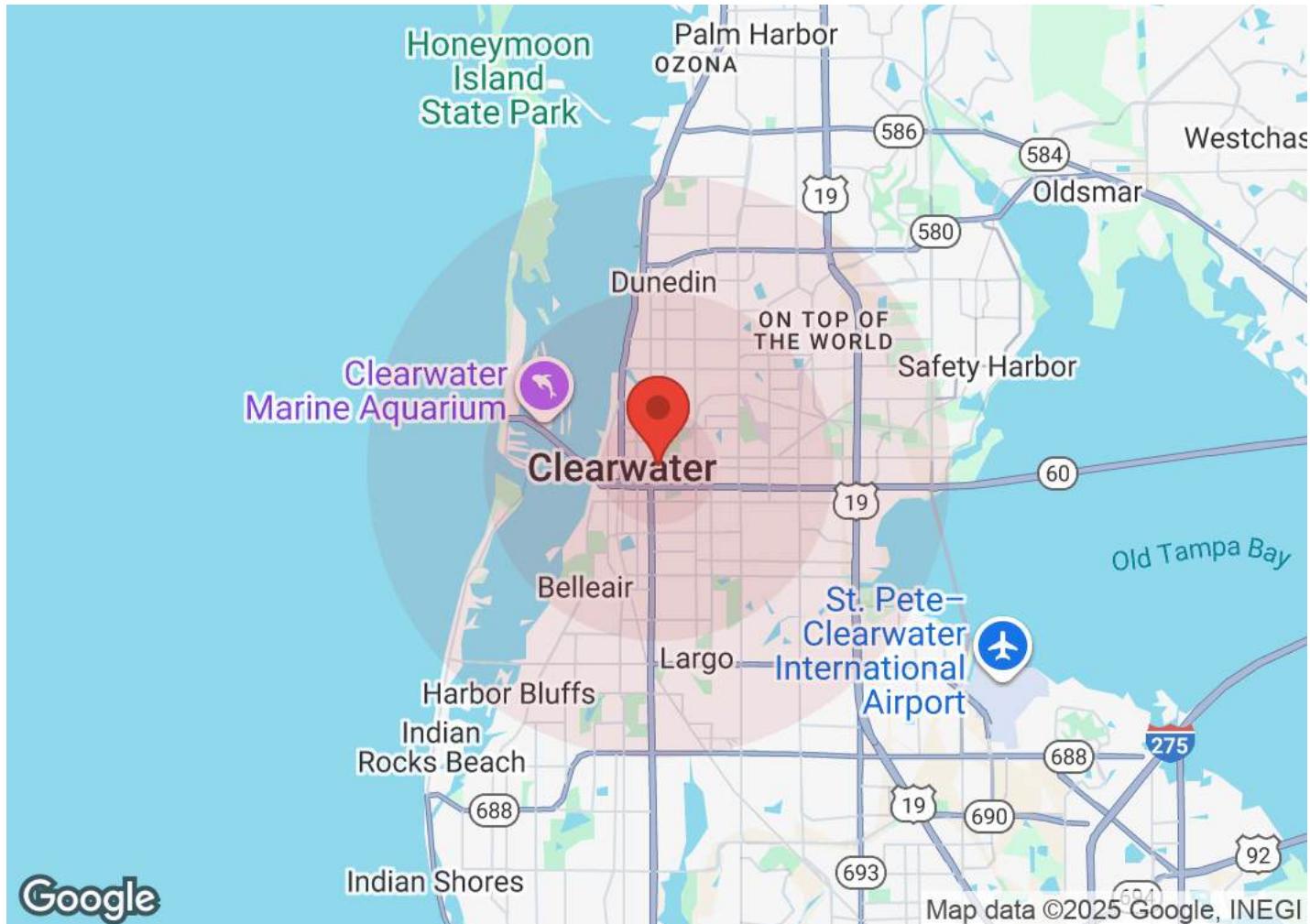
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## DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	8,250	51,536	114,260
Female	7,802	49,891	117,455
Total Population	16,052	101,427	231,715
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,408	13,680	28,059
Ages 15-24	1,672	9,769	19,825
Ages 25-54	6,651	38,836	81,025
Ages 55-64	2,242	15,345	35,903
Ages 65+	3,080	23,798	66,901
Race	1 Mile	3 Miles	5 Miles
White	8,880	68,139	166,904
Black	3,244	11,715	21,040
Am In/AK Nat	39	152	301
Hawaiian	10	101	162
Hispanic	3,202	16,096	31,096
Asian	315	2,749	6,812
Multi-Racial	329	2,191	4,889
Other	37	274	487

Income	1 Mile	3 Miles	5 Miles
Median	\$55,671	\$68,970	\$67,175
< \$15,000	854	4,382	11,040
\$15,000-\$24,999	667	2,994	7,587
\$25,000-\$34,999	810	3,441	8,522
\$35,000-\$49,999	903	5,326	13,541
\$50,000-\$74,999	1,127	7,882	20,672
\$75,000-\$99,999	829	5,040	13,023
\$100,000-\$149,999	1,008	7,294	17,900
\$150,000-\$199,999	534	3,919	8,652
> \$200,000	246	4,206	9,591

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,106	51,600	128,137
Occupied	6,979	44,483	110,527
Owner Occupied	2,454	25,527	66,882
Renter Occupied	4,525	18,956	43,645
Vacant	1,128	7,116	17,609

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## PROFESSIONAL BIO

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Alex Lucke is a dedicated commercial real estate broker based in Tampa, Florida. He's been actively helping clients buy, sell, and lease commercial properties since 2015. As a Commercial Director at KW Commercial and a Certified Commercial Investment Member (CCIM), Alex brings deep market knowledge and personalized service to every deal.

With a focus on Industrial, Office, Retail, Multifamily, Land Development, and Special Purpose properties, he works with business owners and investors to make smart, strategic real estate decisions. His approach is simple: clear communication, tailored advice, and results that make sense.

What sets Alex apart is his responsiveness and reliability. He picks up the phone, engages on his clients' schedules, and moves quickly when it matters most. He's also a skilled marketer who takes pride in representing some of the most sought-after listings in Florida. Known for identifying market trends early, Alex adapts fast—delivering proactive strategies and exceptional client service.

In 2020, Alex earned his CCIM designation—an elite credential held by fewer than 10% of commercial brokers nationwide. Over the years, he's worked with a wide range of clients, including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Catering & Events, and many local small businesses.

He maintains membership in several professional organizations, including FGCAR, GTAR, NAR, and CCIM.

Outside of work, Alex enjoys golfing, traveling, and cheering on the Tampa Bay Lightning with his wife Jacqueline, a podiatric surgeon. Both proud graduates of the University of Florida, they share a love for good food, family, and new places.