

For Lease

RIPCO
RETAIL LEASING

Winco Center

4100 East Bay Drive
Clearwater, FL 33764

Tampa MSA
Florida

±1,200–4,800 SF

Multiple retail spaces available for lease in established community center

Contact
Exclusive Agents

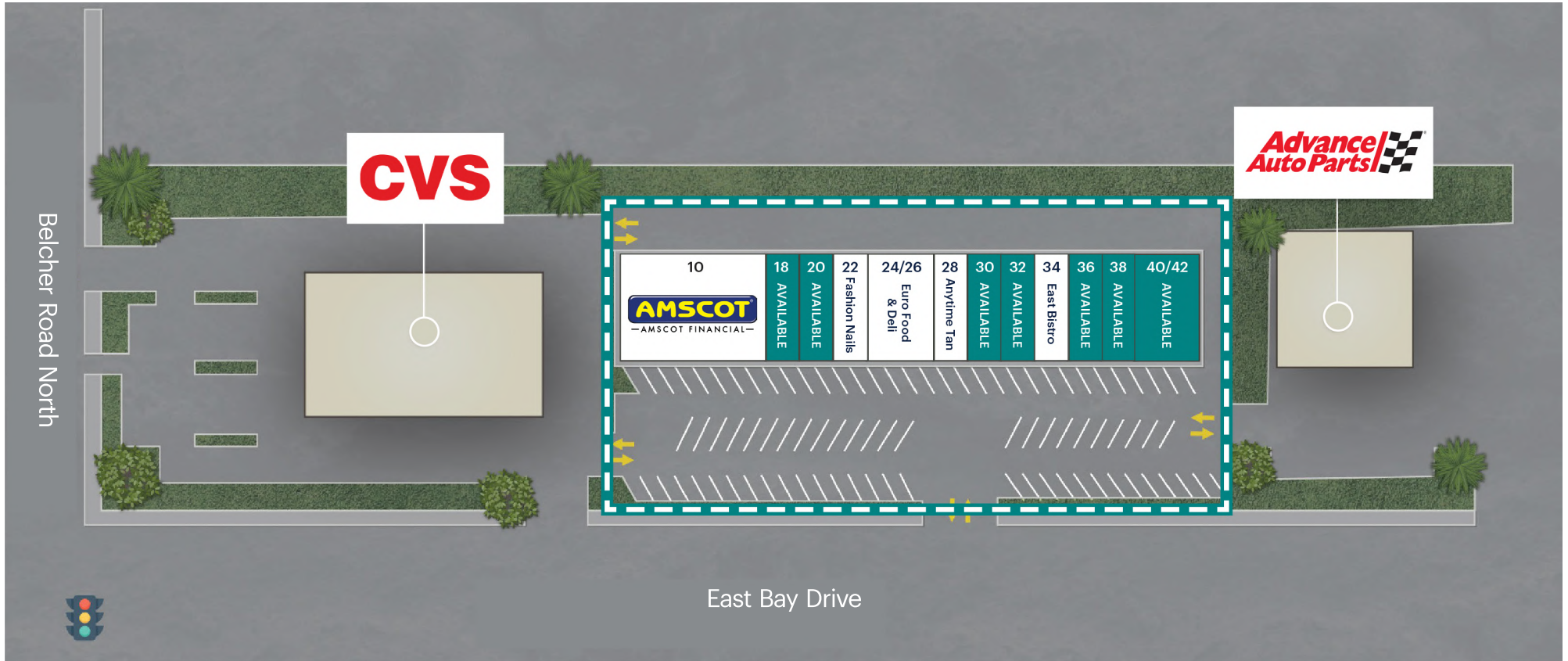
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Space Details



Location	East Bay Drive between Belcher Road North and Bedford Circle West	
Size	Space 18	1,200 SF
	Space 20 Suitable for Medspa, Massage, and Professional use	1,200 SF
	Space 30	1,200 SF
	Space 32	1,200 SF
	Space 36	1,200 SF
	Space 38	1,200 SF
	Space 40/42 Prime end cap with ±40 FT exterior window frontage	2,400 SF
Frontage	±300 FT	
Possession	Immediate	
Term	Five (5) year minimum	
Rent	Upon request	
Co-Tenants	Amscot, Fashion Nails, Euro Food & Deli, Anytime Tan, East Bistro	
Neighbors	CVS, Advance Auto Parts, Publix, Verizon, Raising Canes, WaWa, Dutch Bros	
Comments	<p>Winco Center - Established Neighborhood Retail Center in Clearwater, FL.</p> <p>Spaces include prime end-cap space and multiple inline suites with wide window frontage fronting E Bay Dr.</p> <p>Center has been fully renovated with new exterior elevation, façade work, and parking lot improvements with Building and pylon signage available.</p> <p>Situated along the south side of the corridor at E Bay Dr and Belcher Rd N with aggregate traffic counts in excess of 75,000 AADT, multiple points of ingress/egress, and ±300 FT of frontage.</p> <p>Clearwater, FL is a major city within the Pinellas County submarket of the Tampa MSA, which has experienced 1% stabilized annual growth.</p>	

Site Plan



Suite	Tenant	Size SF
10	Amscot Financial	4,800
18	• Available	1,200
20	• Available	1,200
22	Fashion Nails	1,200
24/26	Euro Food & Deli	2,700
28	Anytime Tan	1,200

Suite	Tenant	Size SF
30	• Available	1,200
32	• Available	1,200
34	East Bistro	1,200
36	• Available	1,200
38	• Available	1,200
40/42	• Available	2,400

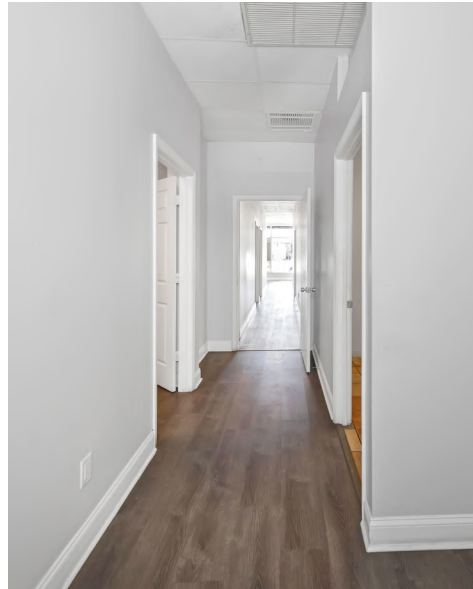
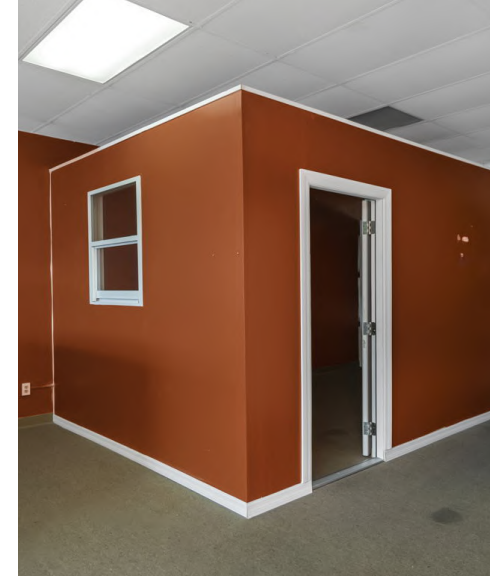
Exterior

Additional photos

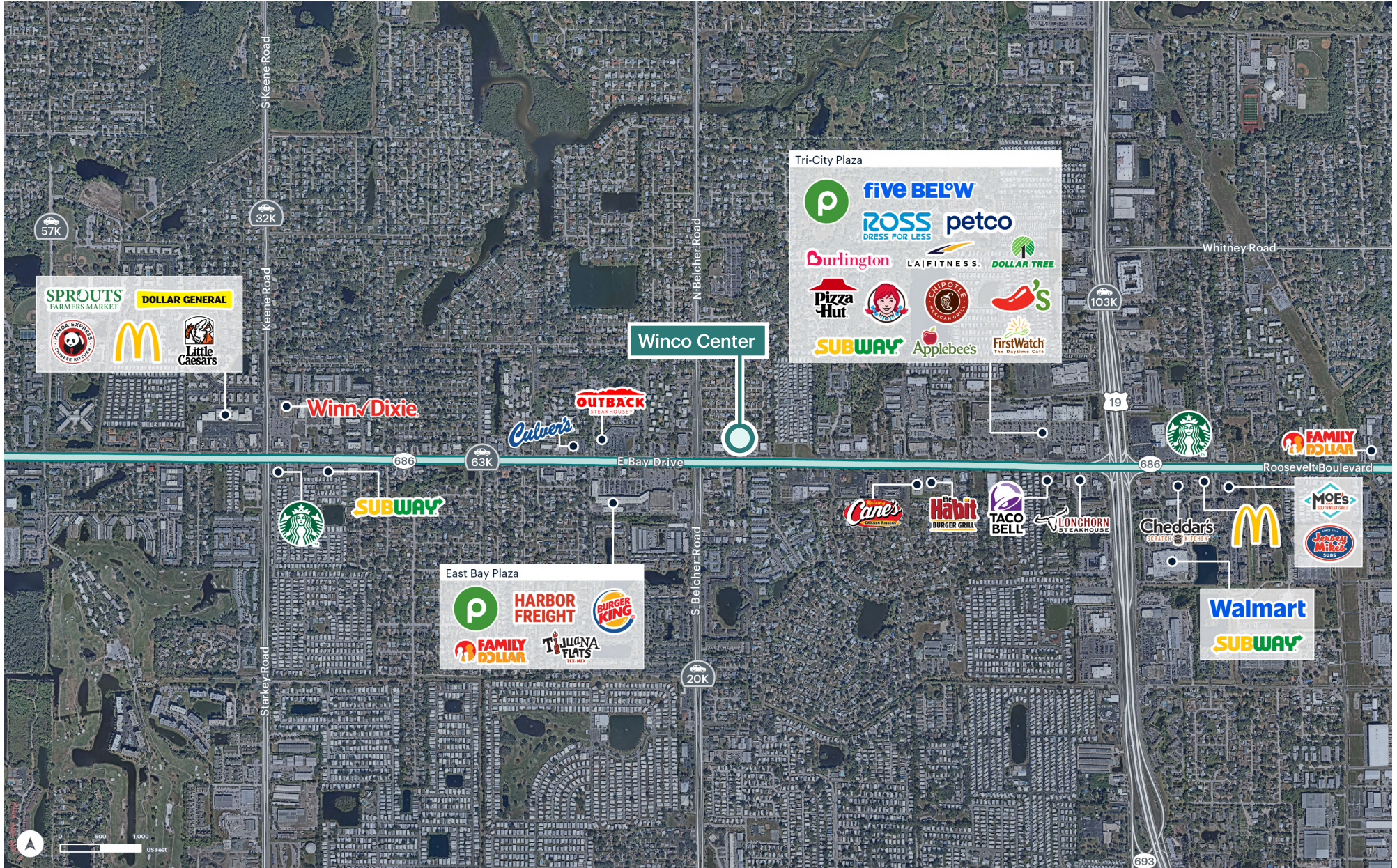


Interior

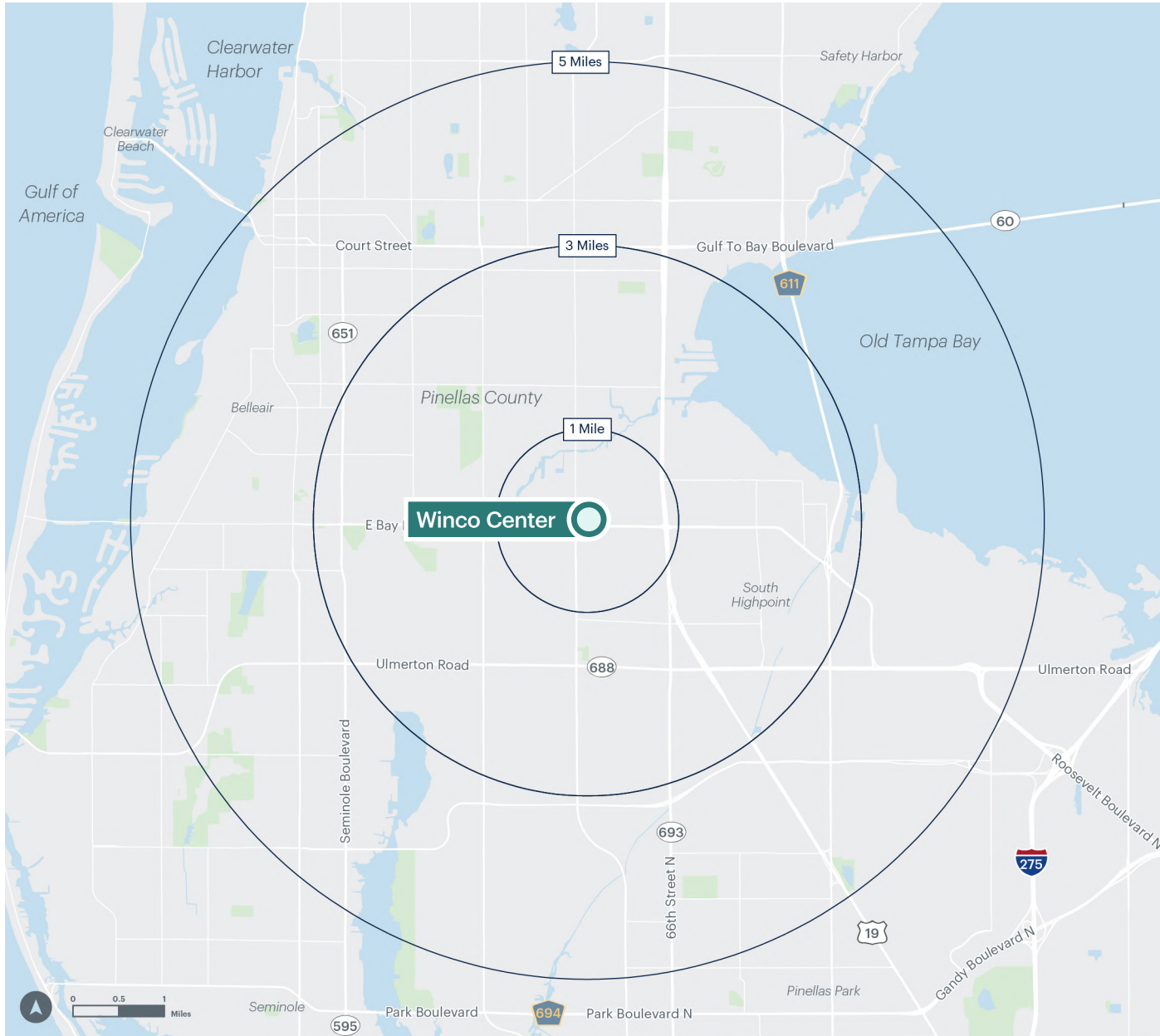
Additional photos



Area Retail



Area Demographics



Population	1 mile	15,581
	3 miles	108,115
	5 miles	252,752
Total Households	1 mile	7,313
	3 miles	50,483
	5 miles	114,816
Daytime Population	1 mile	12,437
	3 miles	109,009
	5 miles	285,200
Average Household Income	1 mile	\$86,228
	3 miles	\$89,517
	5 miles	\$93,963
Per Capita Income	1 mile	\$41,075
	3 miles	\$41,853
	5 miles	\$42,797
Total Employees	1 mile	5,101
	3 miles	58,456
	5 miles	161,440
Total Businesses	1 mile	577
	3 miles	5,222
	5 miles	14,243