

For Sale or Lease

**1849 Gulf to Bay Blvd
Clearwater, FL 33765**

- High-visibility parcel fronting Gulf To Bay Blvd, one of the most highly sought-after corridors in both Clearwater and the Tampa Bay MSA
- Two parcels totaling 2.33 acres zoned for Commercial General in front and medium-density residential in the rear
- 165 feet of frontage
- Existing off-site detention
- Strategic position to capture commuter and beach traffic
- High-traffic counts along Gulf to Bay Blvd (49,500± AADT)
- Strong retail corridor surrounded by dense residential housing
- Close proximity to Clearwater High School (1,664± students)

For more information, please contact:

Justin Greider
SVP, Florida Retail Lead
M +1 321 279 3678
justin.greider@jll.com

Kaylynn Kissenberth
Senior Associate
M +1 407 242 4211
kaylynn.kissenberth@jll.com



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on Google Maps](#)



GULF TO BAY BLVD Retail Pad

**CLEARWATER BEACH
AND DOWNTOWN**



Subject Property

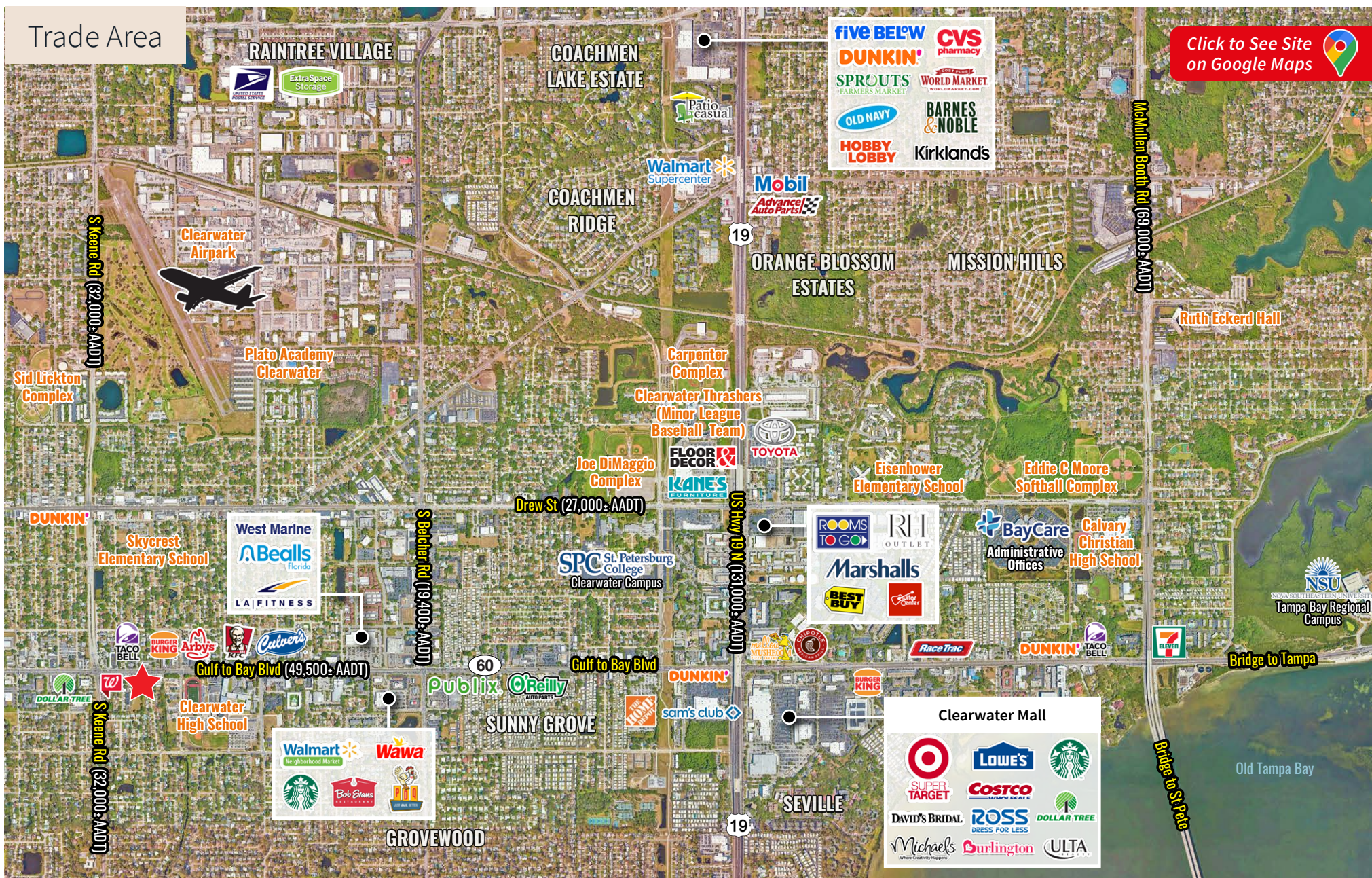
**CLEARWATER
BAGELS**



Clearwater High School
1,664 students

**DESIGN FURNITURE
OUTLET & CONSIGNMENT**

GULF TO BAY BLVD
Retail Pad



GULF TO BAY BLVD

Retail Pad



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Gulf to Bay Blvd

APN: 13-29-15-00000-320-0300
25' Building Setback

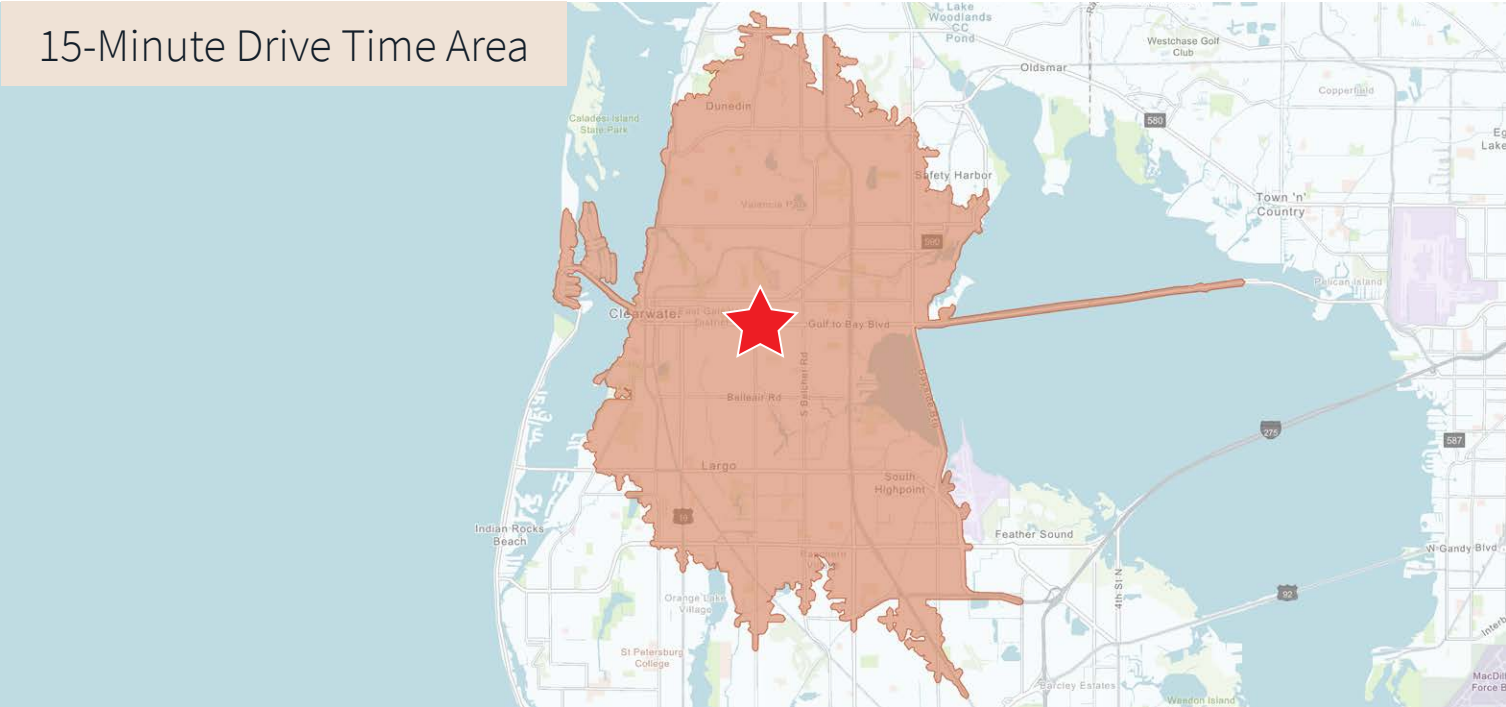
Proposed ±2,630 SF Building

20' Building Setback
APN: 13-29-15-00000-320-0300



GULF TO BAY BLVD

Retail Pad



RETIREMENT COMMUNITIES: Suburban settlers, prefer domestic brands, physically and socially active

Median Age: 55.0

Median HH Income: \$84,980

LifeMode Group: Mature Reflections

Socioeconomic Traits: *Senior Escapes* denizens are have a high composition of Baby Boomers who are benefiting from years of prudent investing and saving with a net worth well above the average. They value purchasing domestic products and trusted brands.



MODERATE METROS: Young, growing families, focused on purchasing the latest clothes and electronics

Median Age: 38.3

Median HH Income: \$73,985

LifeMode Group: Metro Vibes

Socioeconomic Traits: *Moderate Metro* denizens are located in the peripheries of metropolitan areas, often working in health care, retail, sales or administration. They are active in their communities with short commute times and many have preschool-aged kids.



DREAMBELT: Mix of married-couples and singles, white-collar workers, hardworking consumers

Median Age: 41.6

Median HH Income: \$100,825

LifeMode Group: Suburban Shine

Socioeconomic Traits: *Dreambelt* denizens have a high concentration of workers in administration, retail trade and health care. They are family-oriented individuals who favor American-made products and a labor participation higher than the U.S. average.



SENIOR ESCAPES: Quickly-growing demographic, high homeownership rate, traditional retail consumer

Median Age: 61.5

Median HH Income: \$52,569

LifeMode Group: Mature Reflections

Socioeconomic Traits: *Senior Escapes* denizens are part of a demographic growing at twice the national rate. They are health and diet conscious, which guide their food purchases, and they often contribute within the local community when not traveling.

Population Summary		
5 Min.	10 Min.	15 Min.
24,899	128,630	276,992

Number of Households		
5 Min.	10 Min.	15 Min.
9,646	57,624	130,461

Average Household Income		
5 Min.	10 Min.	15 Min.
\$101,323	\$97,139	\$99,559

Daytime Population		
5 Min.	10 Min.	15 Min.
24,287	132,429	308,699

Median Age		
5 Min.	10 Min.	15 Min.
43.3	46.4	49.9

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