

ENGEL & VÖLKERS®
COMMERCIAL



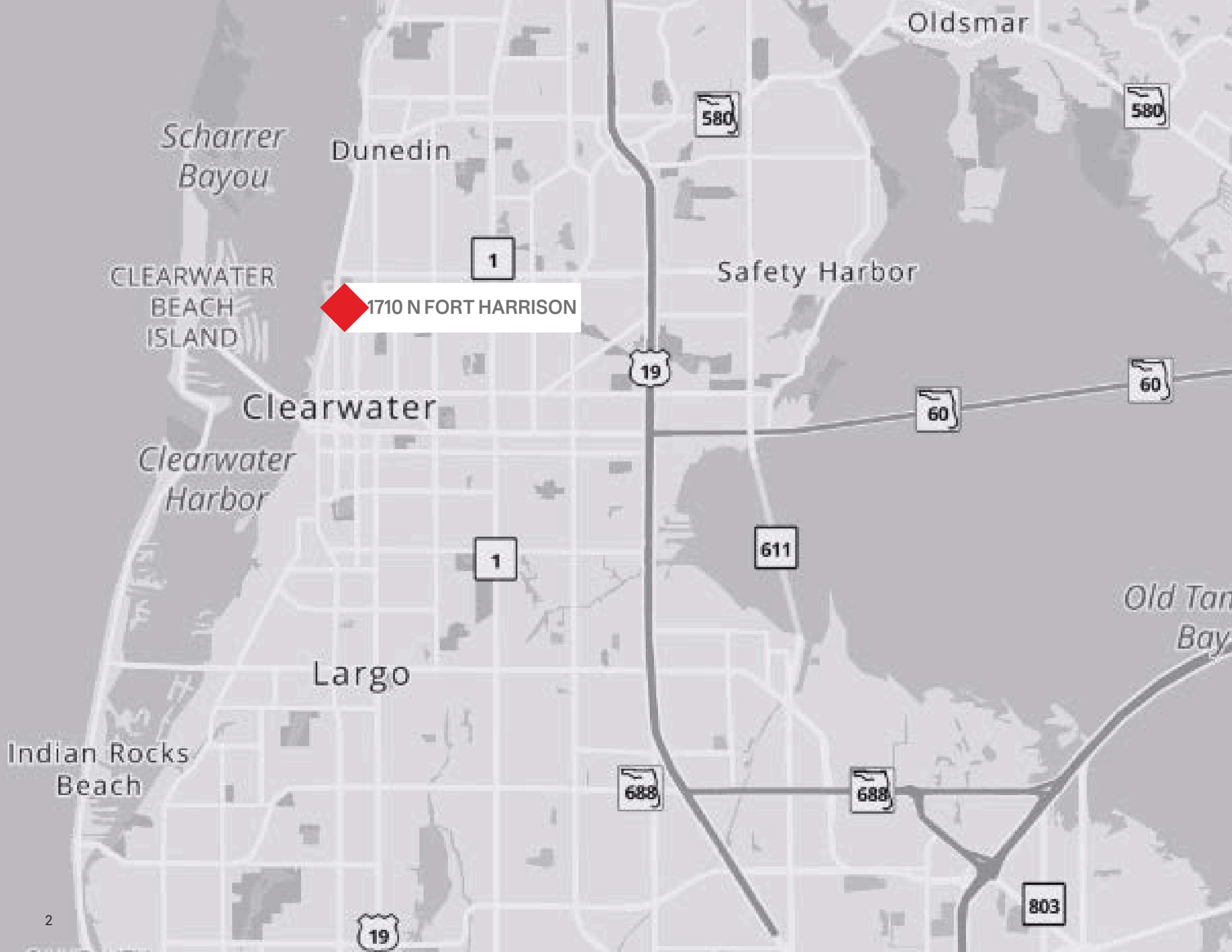
CLEARWATER, FL

10,148 sq.ft. Commercial Building



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1710 N FORT HARRISON

1

1

Commercial Building

1710 N FORT HARRISON AVE | CLEARWATER, FL

Mixed Use
BUILDING TYPE

1954

YEAR BUILT

7

BATHROOMS

CG

LAND USE

10,148 sq. ft.

TOTAL AREA

0.49

LOT SIZE ACRES

\$1,750,000

OFFERED AT

Commercial building with CG Zoning

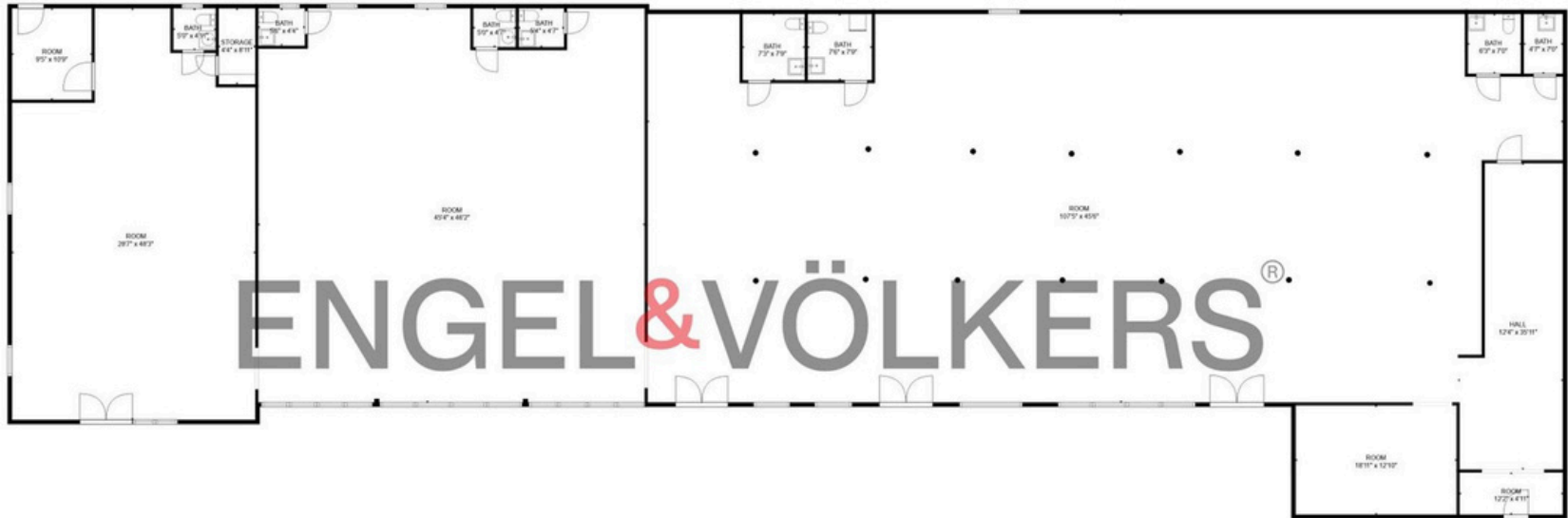
Clearwater commercial building waiting for your business. Situated on highly-visible, corner location on well-traveled street between Clearwater and Dunedin.

So many possibilities exist here with seven bathrooms and air conditioning mini-split units. Five entrances and lots of windows for storefront, advertising and natural light.

Ceilings are partially exposed and painted. An illuminated sign for additional exposure. CG (Commercial General) zoning and not in a flood zone.

Key Facts

- 1 Situated on a highly-visible, corner location
- 2 Open plan with tons of possibilities
- 3 Illuminated pylon sign



Floor Plan

Highlights





2

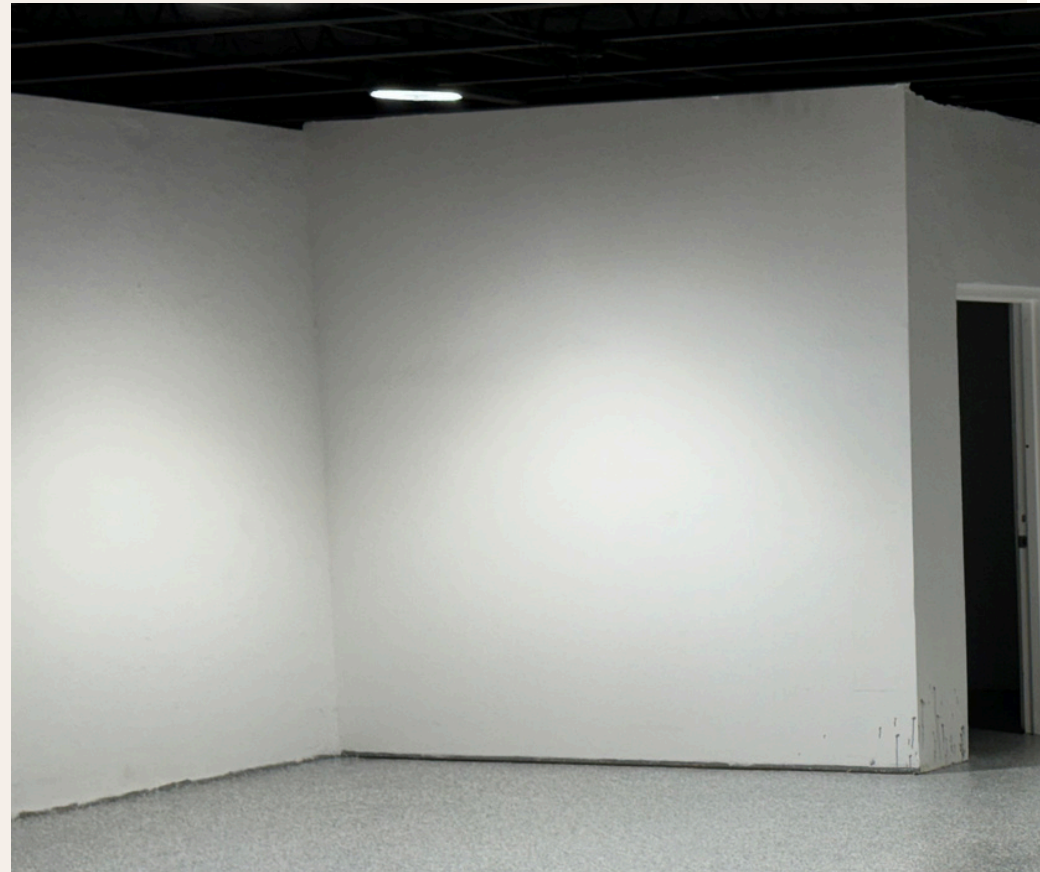
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(772) 562-4926



Interior/Exterior Features

- 1 Seven Bathrooms
- 2 Mini-split air conditioning units
- 3 Five entrances
- 4 Lots of windows for storefront, advertising and natural light
- 5 Partially exposed and painted ceilings
- 6 Illuminated pylon sign
- 7 26 Parking spaces





An aerial photograph of a coastal city, likely Clearwater Beach, Florida. The image shows a wide, sandy beach with many people and umbrellas. The water is a vibrant turquoise color. In the background, there are several high-rise buildings and a large body of water, possibly an inlet or bay. The sky is clear and blue.

Location

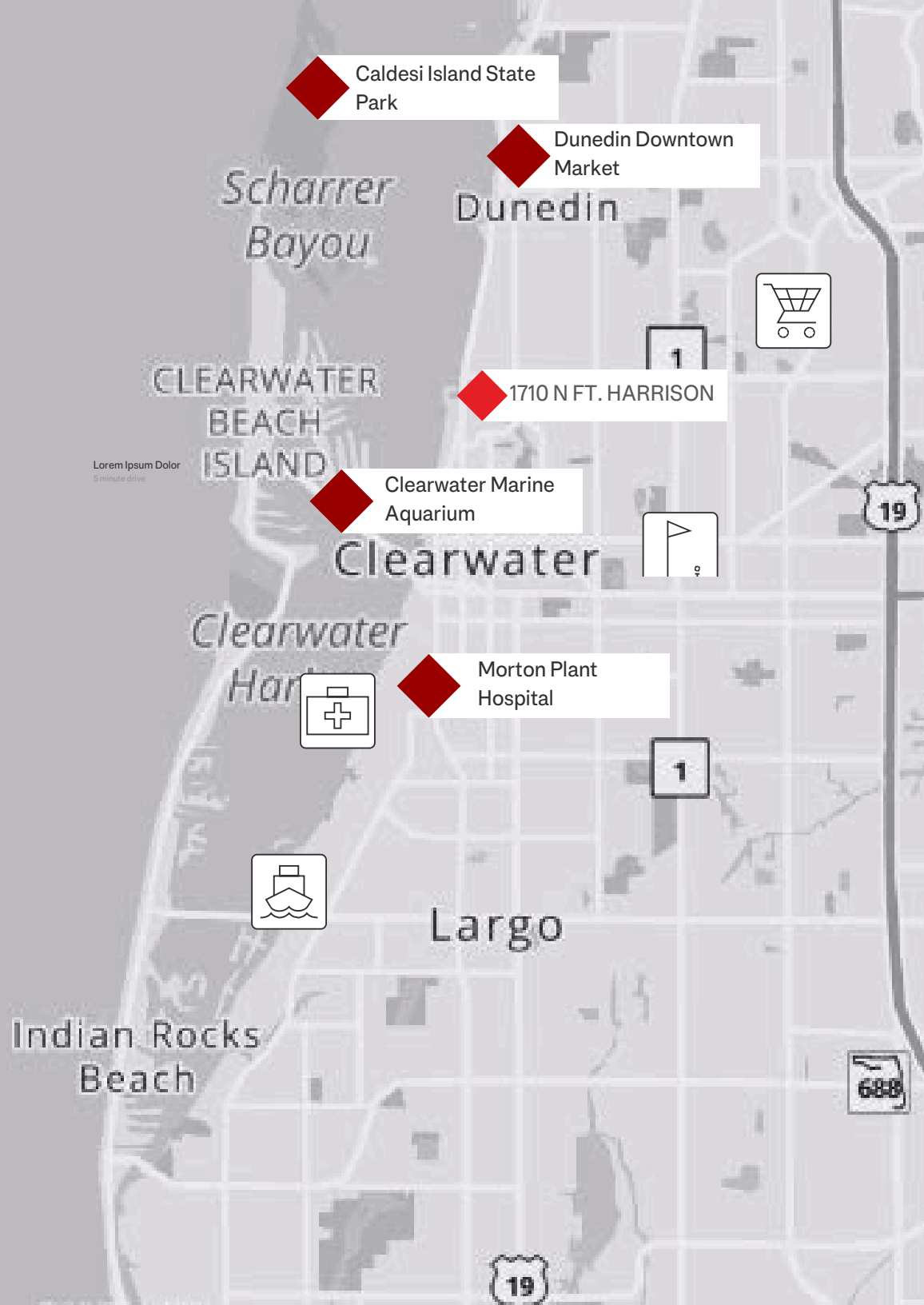
Located just two blocks from the intracoastal waterway. Situated between downtown Clearwater and Dunedin.



Clearwater | Florida

Clearwater, located on Florida's stunning Gulf Coast, is known for its pristine white sand beaches, crystal-clear waters, and vibrant community. It's home to the famous Clearwater Beach, often ranked among the best beaches in the United States, offering activities like sunbathing, water sports, and beachfront dining.

The city boasts a lively downtown area, the Clearwater Marine Aquarium, and the iconic Pier 60 with nightly sunset celebrations. Whether you're drawn by its coastal charm, outdoor adventures, or warm weather, Clearwater is a slice of paradise perfect for visitors and residents alike.





Population of Clearwater

3,160,627

POPULATION OF TAMPA-ST
PETERSBURG-CLEARWATER

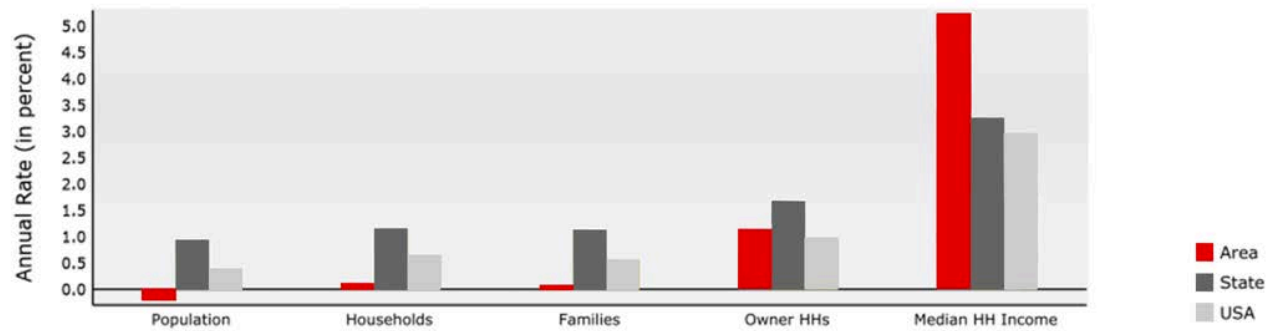
117,000

POPULATION OF CLEARWATER

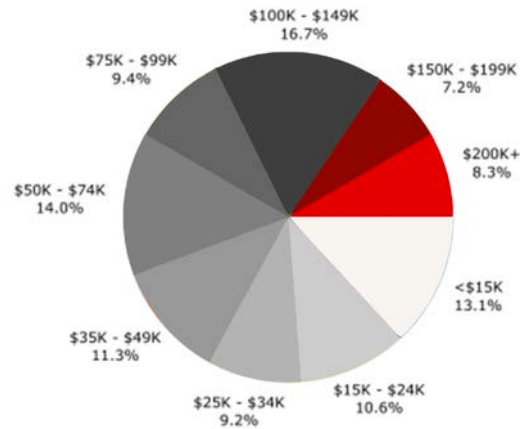
Demographics

Households are increasing at an annual rate of about .25%, lower than the state. Families are also seeing a slight growth rate of around 0.25%. Owner-occupied households have an annual growth rate just over 1.25%, which is lower than the state's rate. The median household income, however, is rising at a notable 5.0% annually, which is well above both the state and national averages.

Trends 2024-2029



2024 Household Income



Traffic Report

The area within a 5-mile radius of 1710 N Fort Harrison experiences significant traffic flow, with an average daily traffic volume of approximately 18,000 vehicles passing directly by the property. This high visibility offers substantial exposure for businesses and residents in the vicinity.





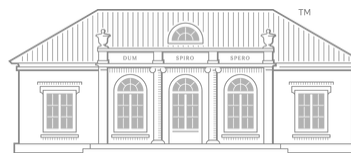
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