

# WINCO CENTER

4100 E Bay Drive | Clearwater, FL 33764

RETAIL SPACE AVAILABLE  
FOR LEASE



- **AVAILABLE:** 1,200 SF | 1,200 SF | 1,200 SF | 1,200 SF | 1,200 SF | 1,066 SF | 2,400 SF
- Features Pylon Signage and 4 Access Points, 3 from E Bay Drive and 1 from Belcher Road N
- Winco Center is Surrounded by a High Local Population of Over 248,045 People within a 5-Mile Radius
- Located on High Traffic E Bay Drive, Adjacent to CVS and Nearby Area Retailers Publix, Harbor Freight, and More!

## AREA RETAILERS:



### AREA POPULATION



3 Mile	107,043
5 Mile	248,045
10 Minute	173,516

### AVG. HOUSEHOLD INCOME



3 Mile	\$95,152
5 Mile	\$98,887
10 Minute	\$94,016

### DAILY TRAFFIC COUNTS AADT



E Bay Drive	62,500
N Belcher Rd	16,800
US-19	116,500

**FranklinStreet**

LICENSED REAL ESTATE BROKER

Broker of Record: Darron Kattan. #BK3256503

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SITE PLAN



10	Amscot Holdings	4,800 SF
18	AVAILABLE	1,200 SF
20	AVAILABLE	1,200 SF
22	AVAILABLE	1,200 SF
24/26	Euro Food & Deli	2,700 SF
28	Anytime Tan	1,200 SF

30	AVAILABLE	1,200 SF
32	AVAILABLE	1,200 SF
34	East Bistro	1,200 SF
36	AVAILABLE	1,066 SF
38	Smokin Panda	1,200 SF
40/42	AVAILABLE	2,400 SF



