

BELLEAIR BAZAAR

2901 West Bay Dr
Belleair Bluffs, FL 33770



PROPERTY HIGHLIGHTS:

- Premium frontage on high traffic road - 18,200 AADT on West Bay Dr
- Highly accessible with a 4 points of ingress/egress on West Bay Dr and Sunset Blvd
- Within a 5-mile trade radius there is a population of over 194,000 with an average household income of more than \$113,000
- Just over the bridge from Clearwater Beach, consistently one of the top 10 beaches in the country
- Ample Parking - 4.5/spaces/1,000 SF
- Pylon Signage Available

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2026 Estimated Population	9,666	76,634	193,939
2026 Estimated Households	4,757	37,157	91,168
INCOME			
2026 Estimated Avg HH Income	\$121,763	\$114,471	\$116,410
AGE			
Median Age	54	51	50
DAYTIME DEMOS			
Number of Businesses	739	5,082	13,328
Number of Employees	4,046	34,603	93,304
Total Daytime Population	8,167	66,906	168,970
TRAFFIC COUNTS			
West Bay Dr	18,200 AADT		
Indian Rocks Rd N	17,500 AADT		



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