



RETAIL/OFFICE & WAREHOUSE SPACE FOR LEASE AT COLUMBIA PLAZA

2340 SR 580 (Main St.) – CLEARWATER, FL 33763



Property Highlights

- Freshly Updated Plaza
- Near Countryside Mall, Fresh Market, BJ's and Lowe's
- Anchor Tenants: Rizzoli's Pizza, Paddywagon, Vegan Deli and Ray's Connecting Point
- 48,500 AADT on SR 580
- 114,500 AADT on US Hwy 19
- Major East/West Corridor in Pinellas County
- Immediate Occupancy

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	12,707	105,483	230,862
PROJECTED POPULATION (2024)	13,136	109,440	240,857
AVG.HH INCOME	\$64,060	\$72,559	\$71,678
AVERAGE AGE	53.6	51.5	48.3
TRAFFIC COUNTS	+/- 48,500 Vehicles Per Day		

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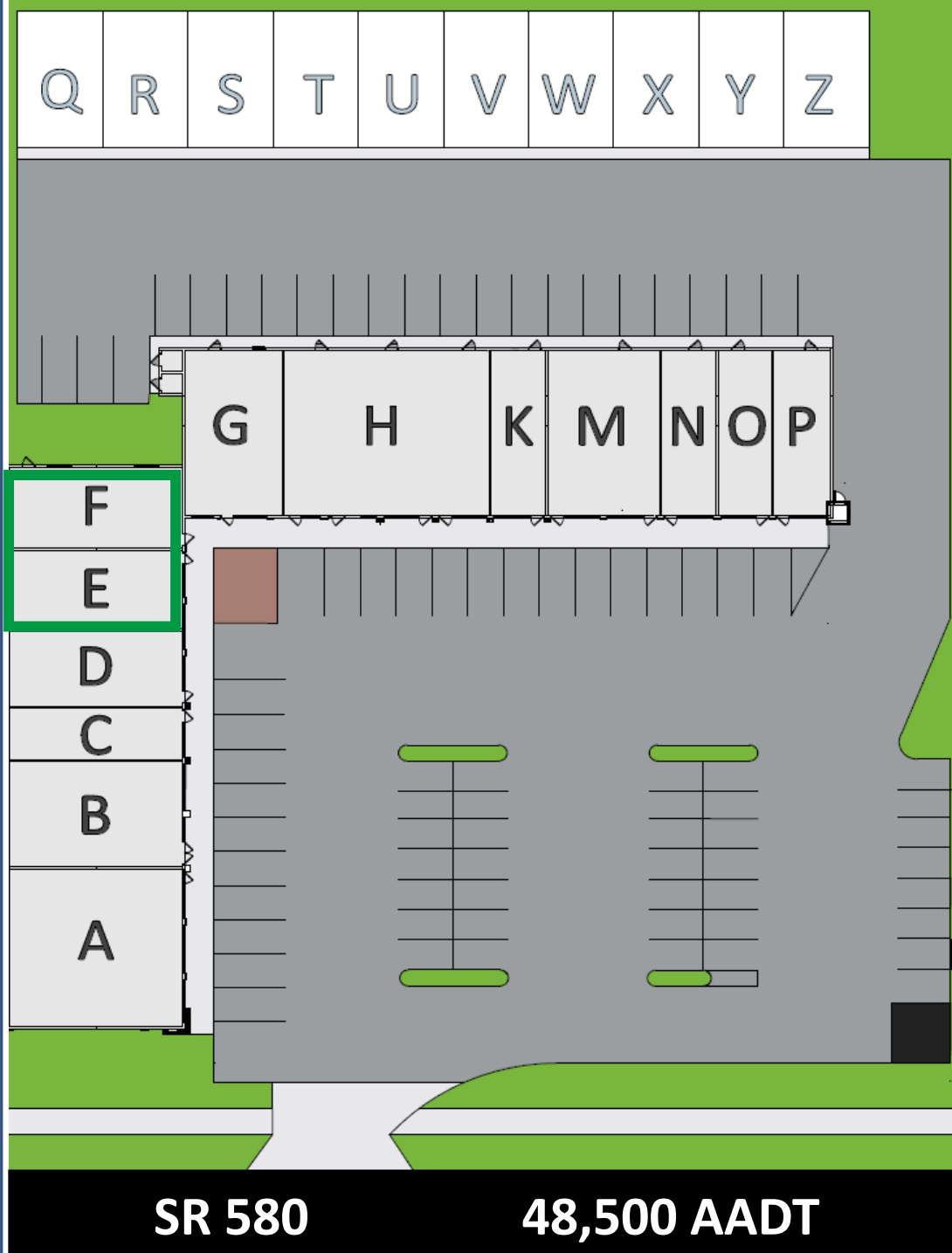


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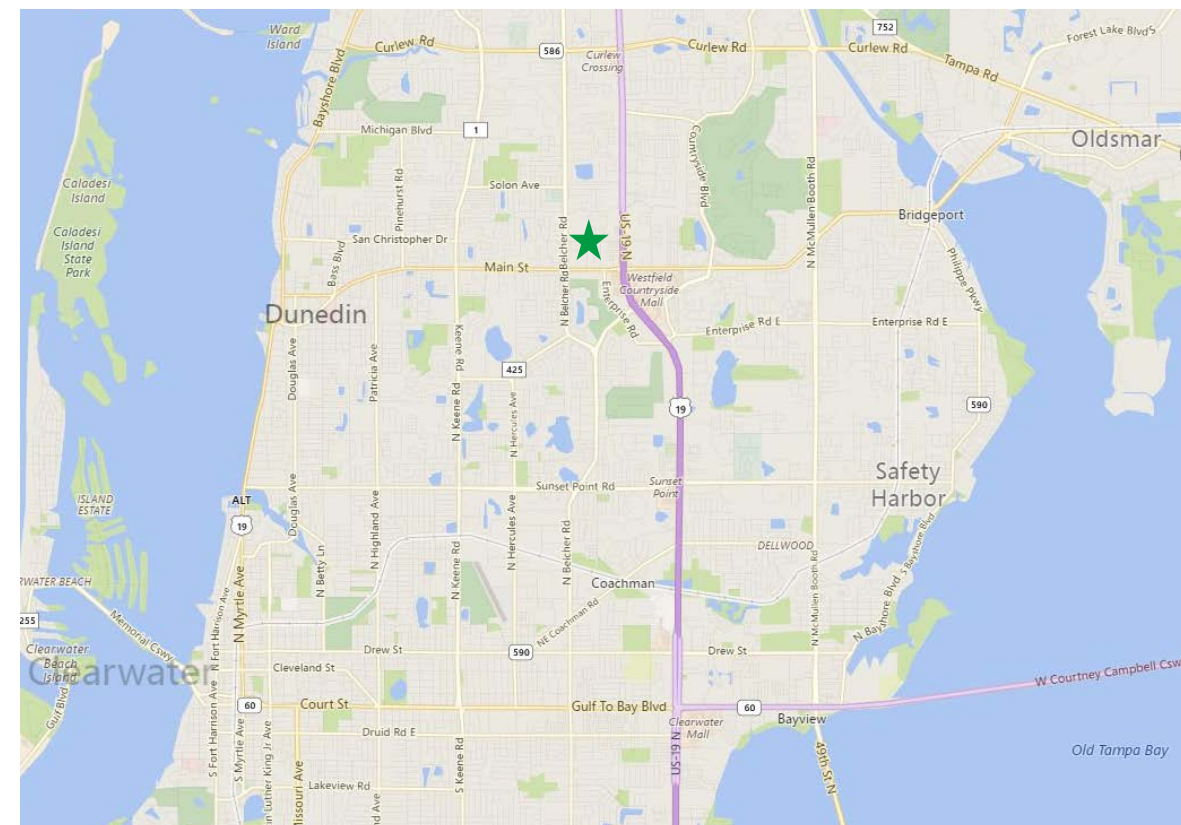


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UNIT	TENANT	SF
A	Paddywagon Irish Pub	1,909
B	Vegan Deli	1,275
C	Vegan Deli	641
D	Hair Salon	915
E	AVAILABLE	959
F	AVAILABLE	1,003
G	Unity Pharmacy	1,136
H	Rizzoli's Pizza	2,353
K	Tailor	642
M	Ray's Connecting Point	1,292
N	Dog Grooming	642
O	HVAC Parts	631
P	Lice Away Today	689



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