

FOR LEASE

474 MANDALAY AVE, CLEARWATER BEACH, FL, 33767
OFFERED AT \$ 45 NNN PER SQUARE FOOT

Smith &
Associates **Commercial**



Great opportunity to lease a commercial space in the heart of highly desirable Clearwater Beach

The 1,750 square foot location was built in 2009 and is in a 3 unit retail center which is part of the Residences of Sand Pearl condominium complex

World famous Clearwater Beach boasts incredible tourism numbers, offering enormous foot traffic on Mandalay Ave with its many shops and hotels

The interior space is in beautiful modern condition, and is ideal for many retail or professional uses

A restaurant or food service operation will not be considered due to a similar adjacent tenant

There are two dedicated parking spaces for the owner or employees in the condominium parking garage

CAM charges are approximately \$ 12.00 per square foot

Clearwater Beach averages over 16 million visitors per year, from all around the globe

SHOWN BY APPOINTMENT ONLY, DURING THE DAY, DURING THE WEEK

Smith & Associates Real Estate, does not guarantee any representations. Important facts should be confirmed by buyer.

CALHOON COMMERCIAL GROUP - PAT CALHOON & CHRIS CALHOON

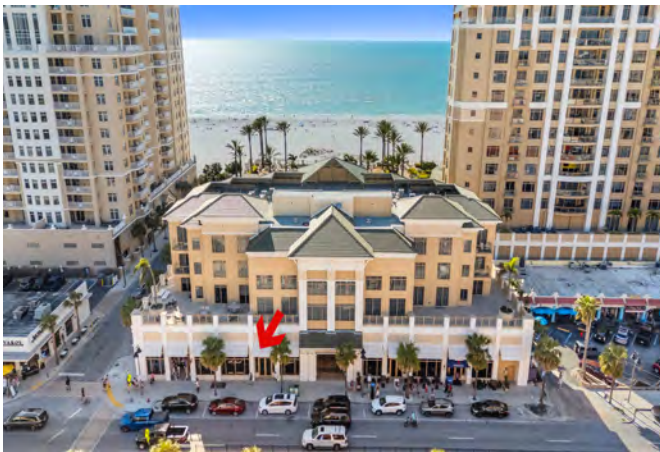
Specializing in: Apartments | Strip Centers | Retail | Office Buildings | Warehouses | Motels

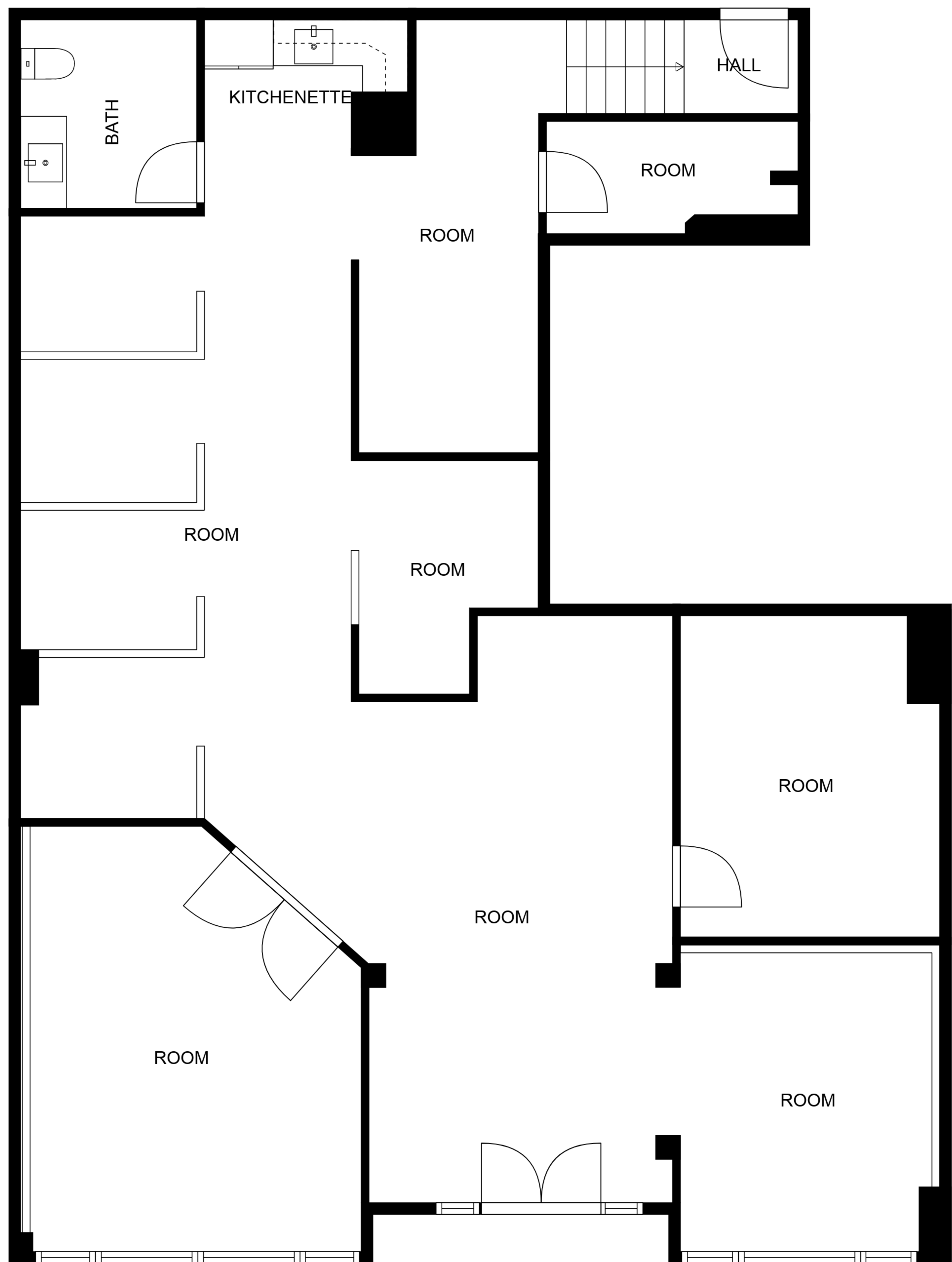
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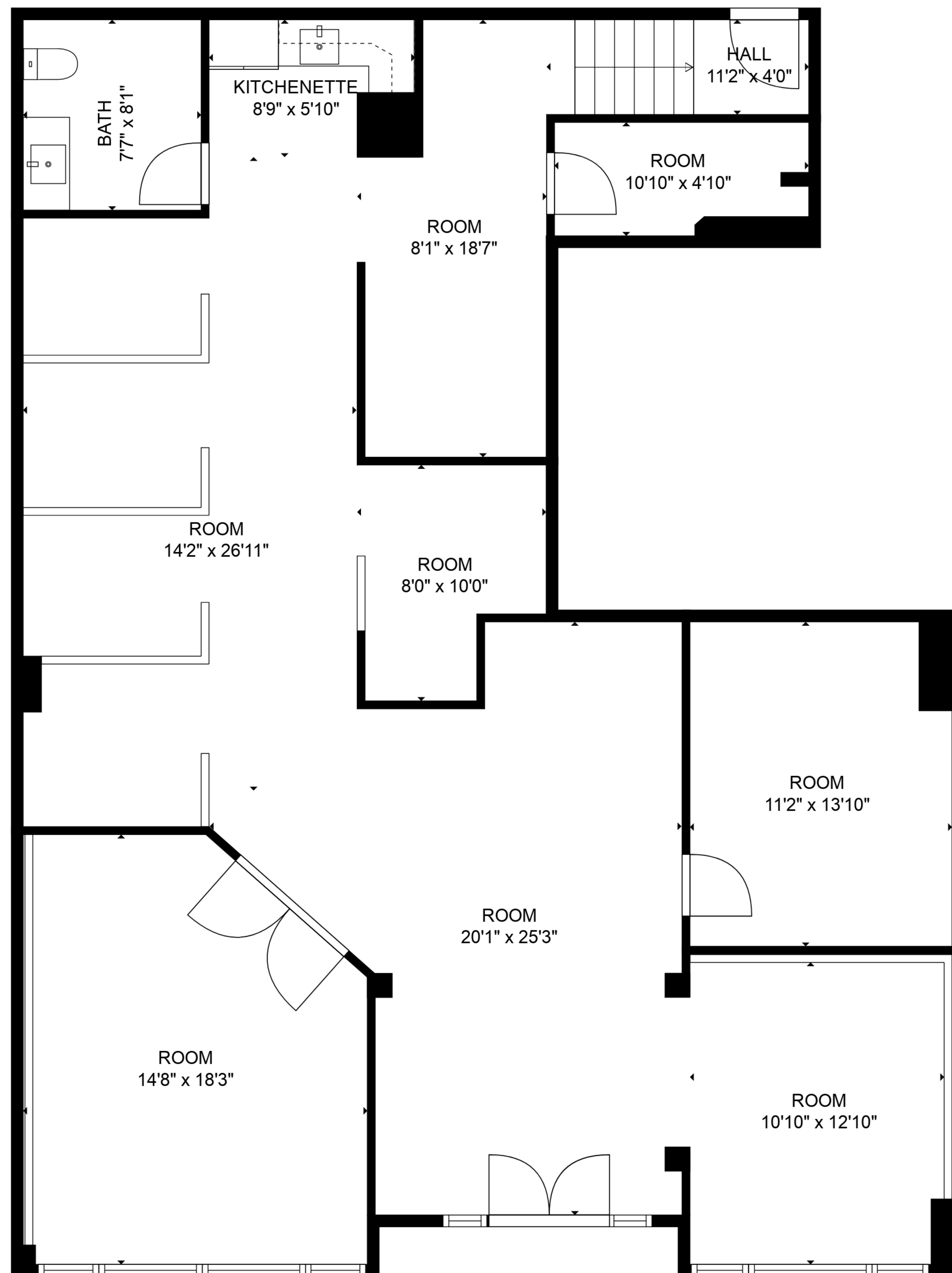
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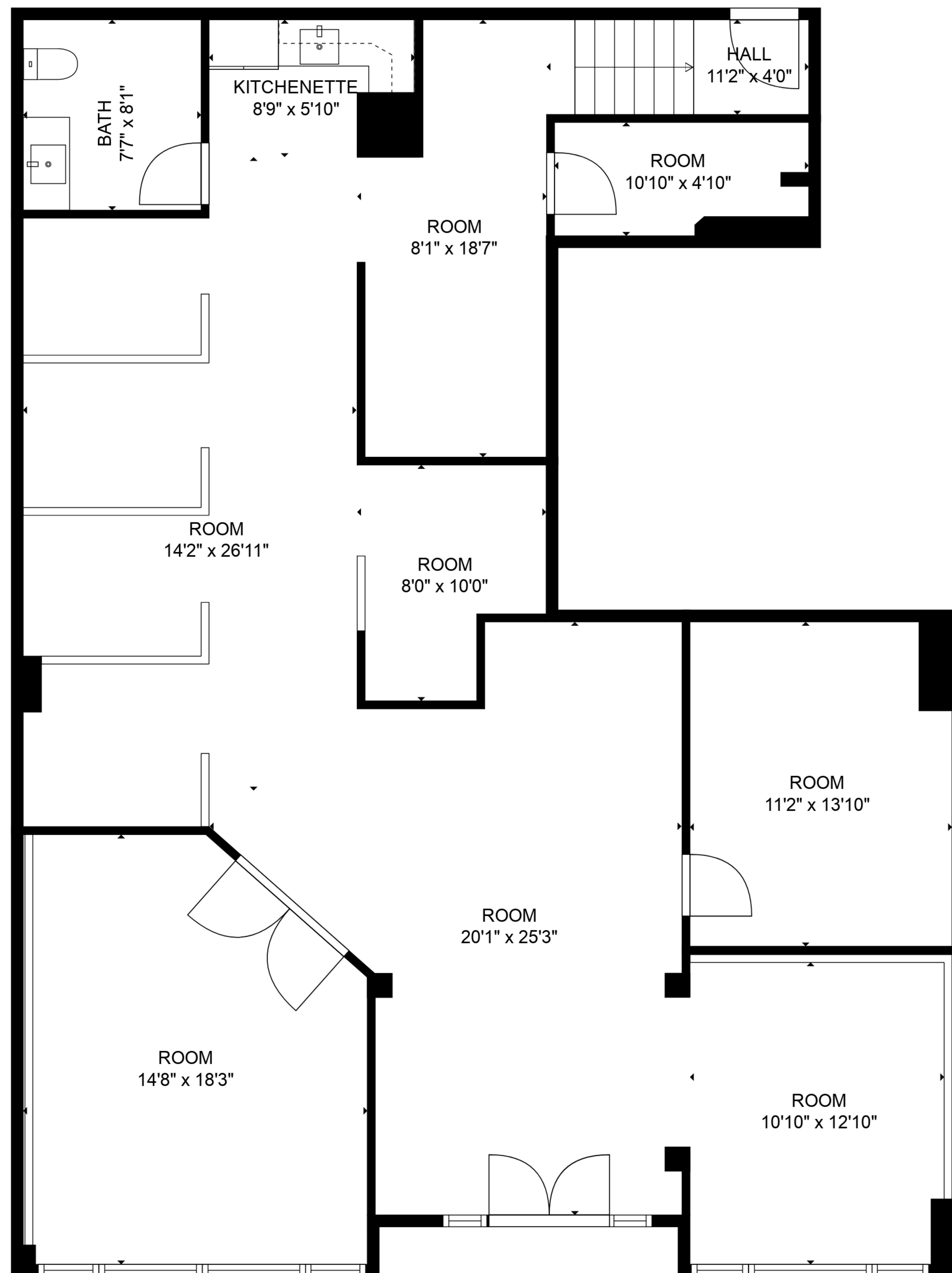
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TOTAL: 1723 sq. ft
FLOOR 1: 1723 sq. ft



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