

OFFICE FOR SALE

CLEARWATER OFFICE FOR SALE

1346 SOUTH FORT HARRISON AVENUE, CLEARWATER, FL 33756



ASKING PRICE: \$2,400,000

KW COMMERCIAL TAMPA PROPERTIES

5020 W Linebaugh Ave #100
Tampa, FL 33624



Each Office Independently Owned and Operated

PRESENTED BY:

ALEX LUCKE, CCIM
Commercial Director
O: (813) 264-7754
C: (727) 410-2896
alexlucke@kwcommercial.com
#SL3351552

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DISCLAIMER

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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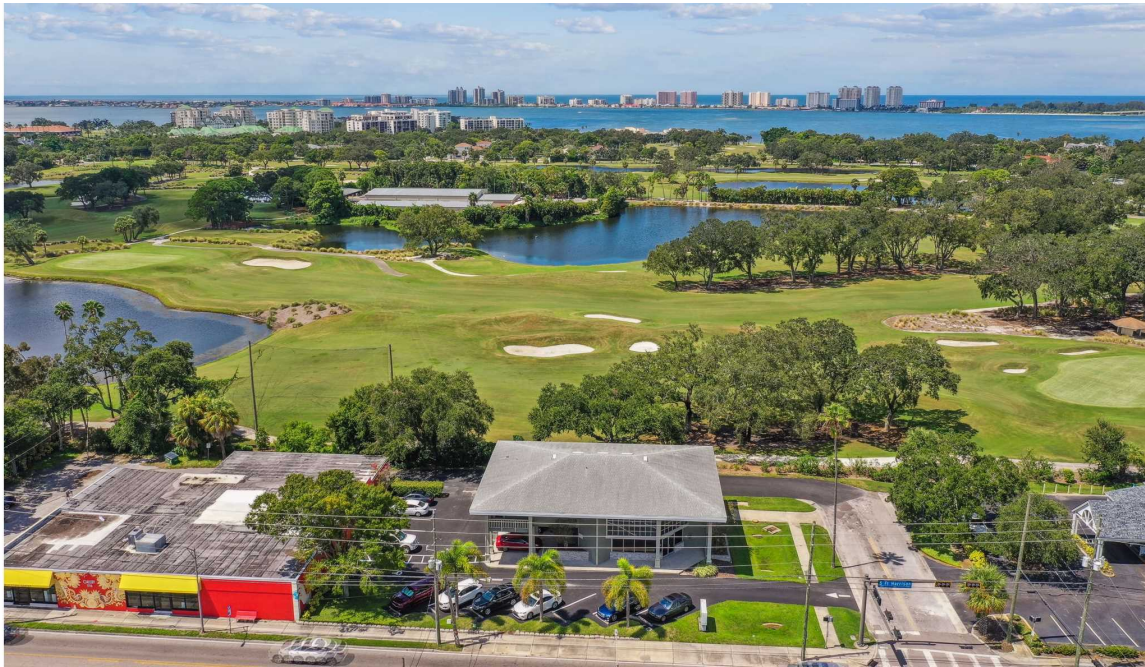
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EXECUTIVE SUMMARY

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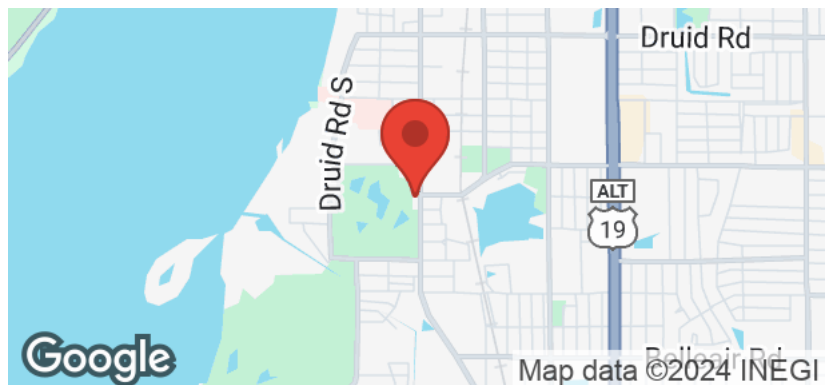


OFFERING SUMMARY

PRICE:	\$2,400,000
SF:	5,371
ZONING:	C, Commercial
PERMITTED USES:	Office Use
ACCESS:	Lighted Intersection
TRAFFIC COUNT:	17,200 AADT
OFFICES:	10
PARKING:	14 Spaces
BATHROOMS:	4
FLOORS:	2

PROPERTY OVERVIEW

KW Commercial Tampa Properties is proud to represent for Sale 1346 S Fort Harrison Avenue, Clearwater, FL 33756 (the "Property"). This exceptional property has 5,371 square feet of office space nestled on the prestigious Belleair Country Club. Enjoy breathtaking golf course vistas from every office, creating a serene and inspiring work environment. The two-story building features a well-designed layout with 10 private offices, providing ample space for your team. Both the upstairs and downstairs levels include convenient kitchenettes for your staff's comfort. Additionally, the property boasts four bathrooms and a generous 14-car parking lot. The building is ideally suited for professional users such as an attorney, accountant, real estate brokerage, title company, or general corporate. This commercial office presents an extraordinary opportunity to establish your business in a highly sought-after location with exceptional visibility and natural beauty. Schedule a tour today to experience the unparalleled views!



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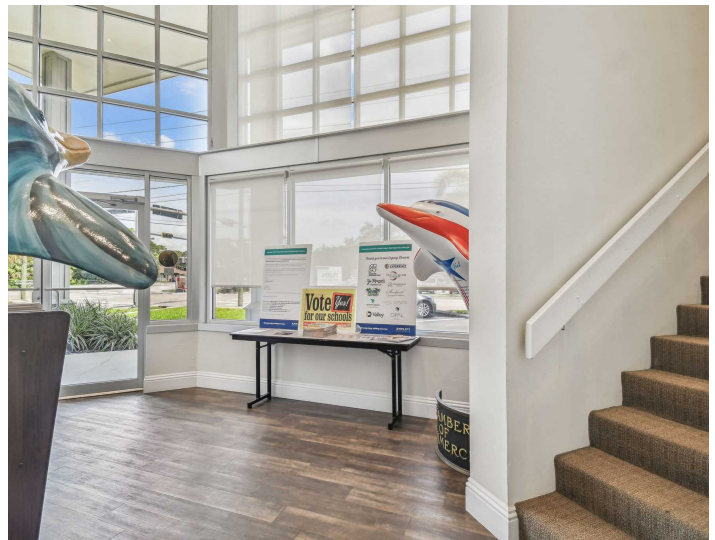
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PROPERTY PHOTOS

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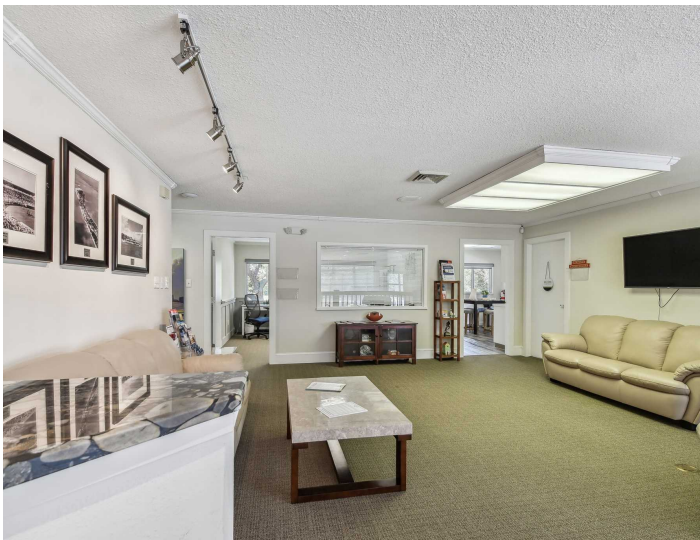
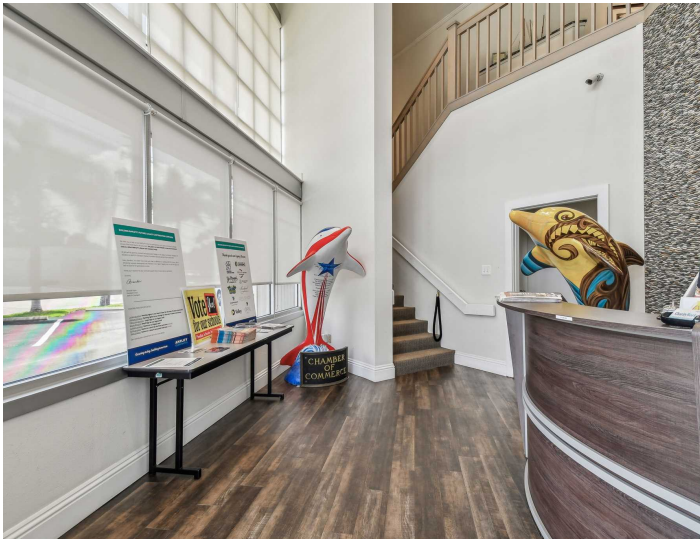
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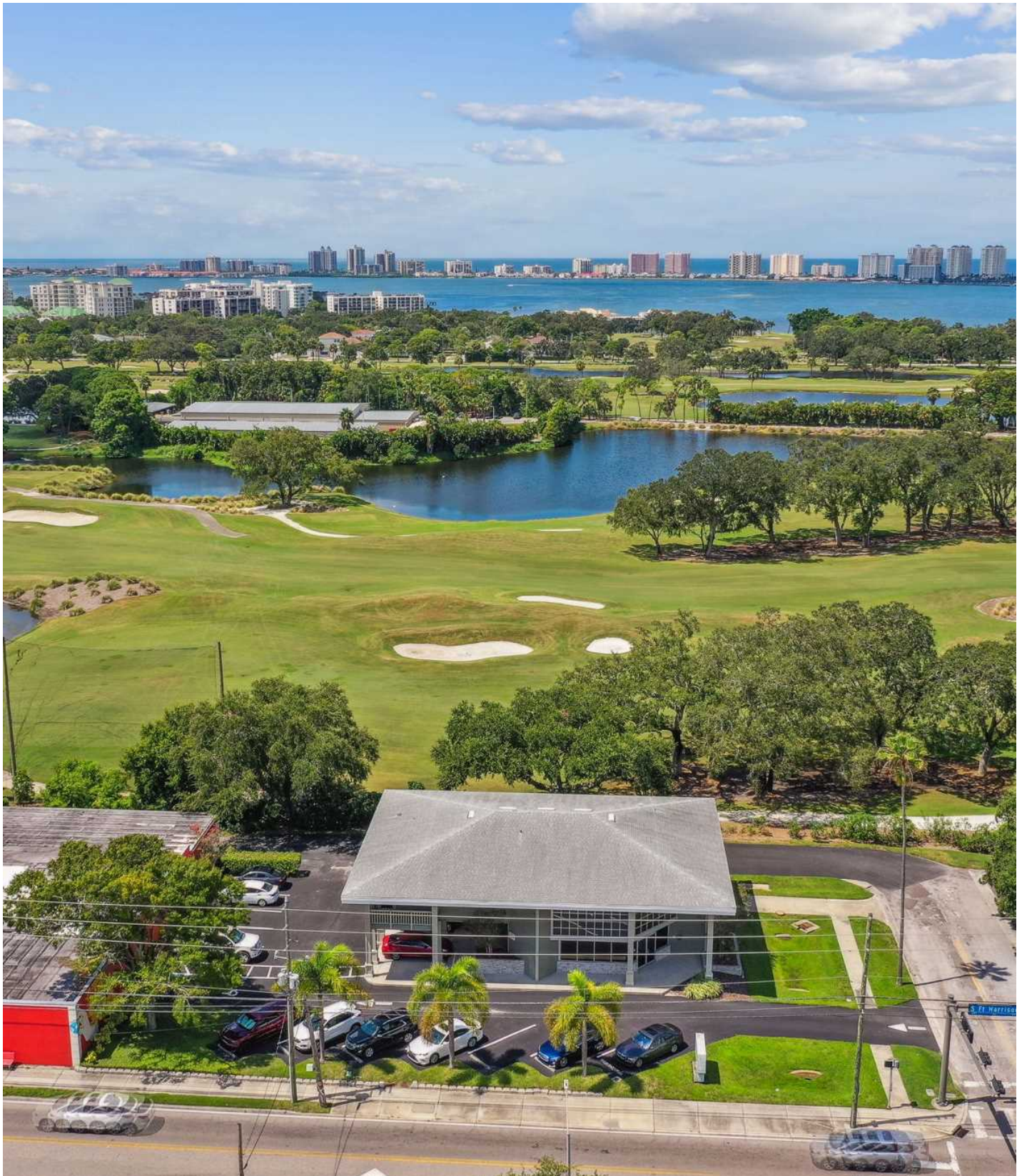
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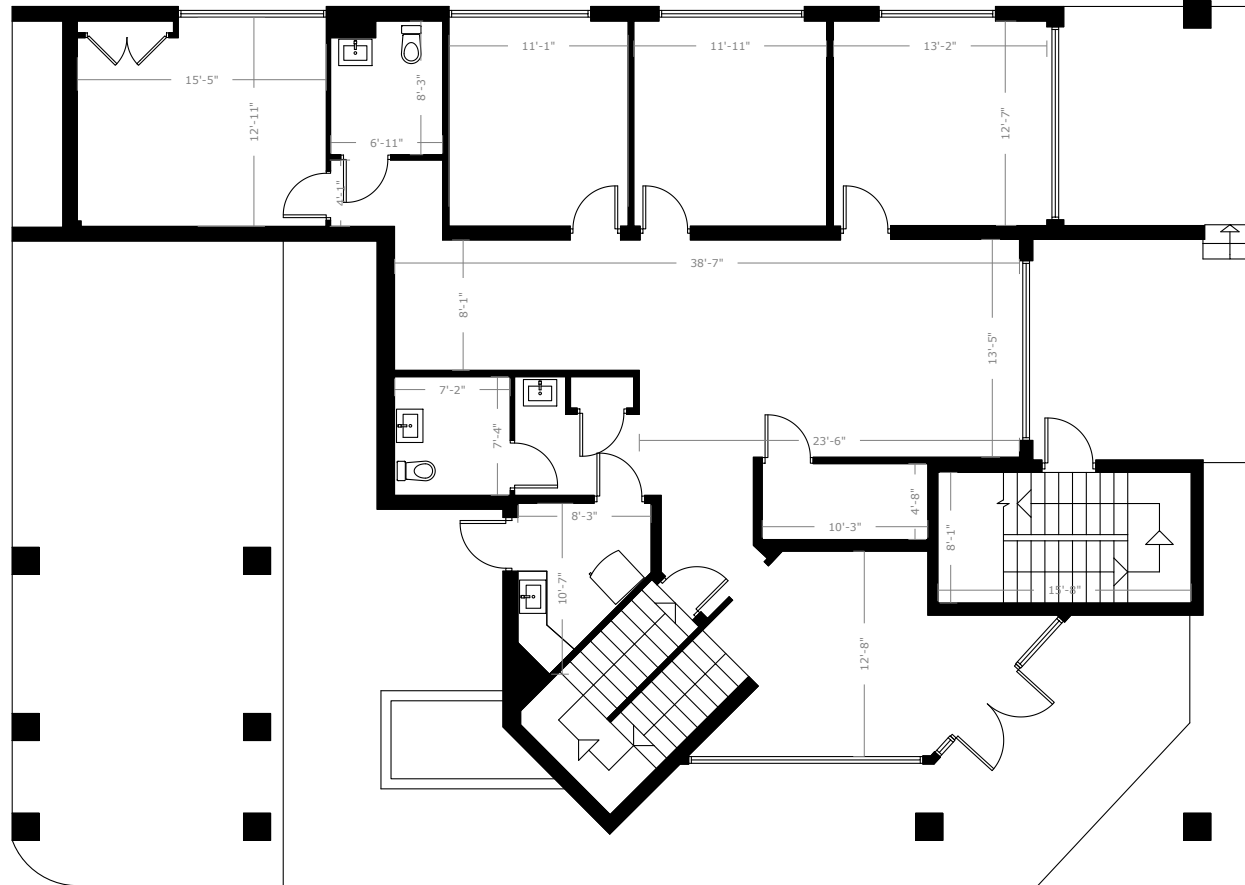
FLOOR PLAN

1346 SOUTH FORT HARRISON AVENUE



1346 S Fort Harrison Ave

1346 S Ft Harrison Ave



FloorPlanNinja.com

1st Floor



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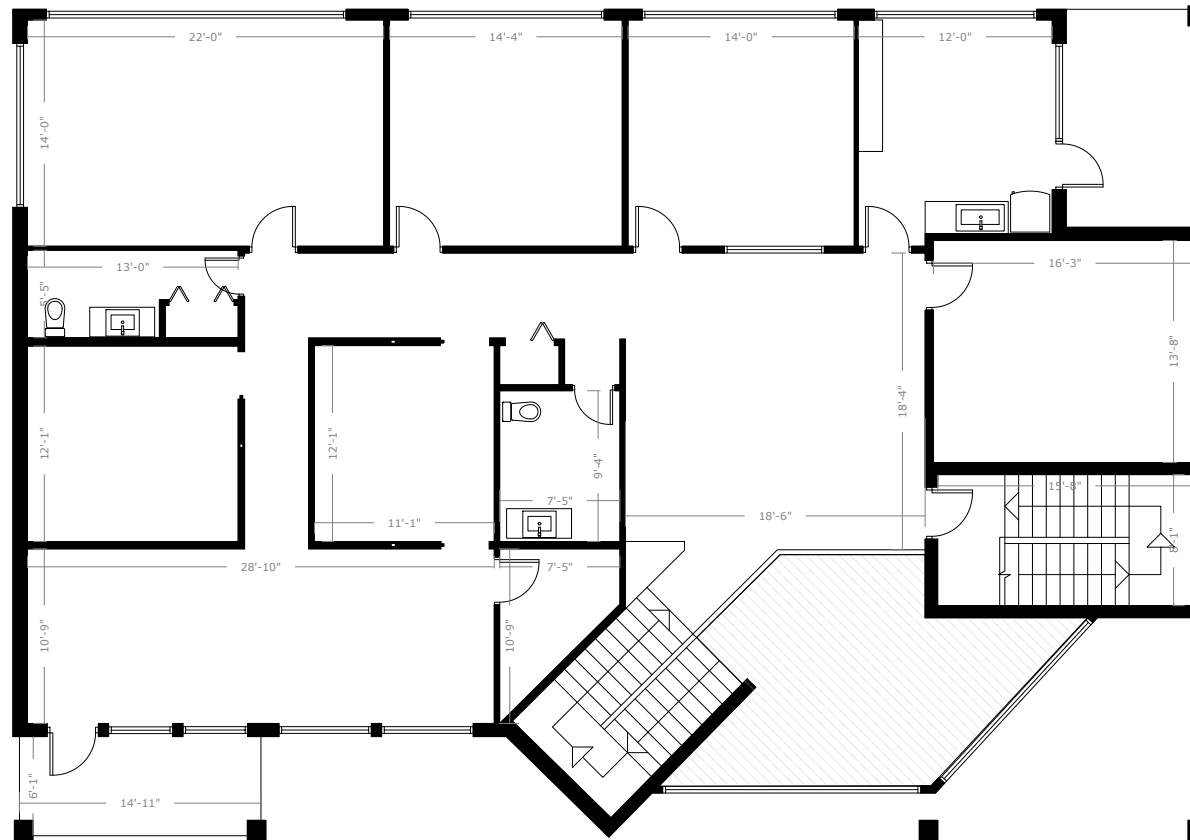
FLOOR PLAN

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2nd Floor



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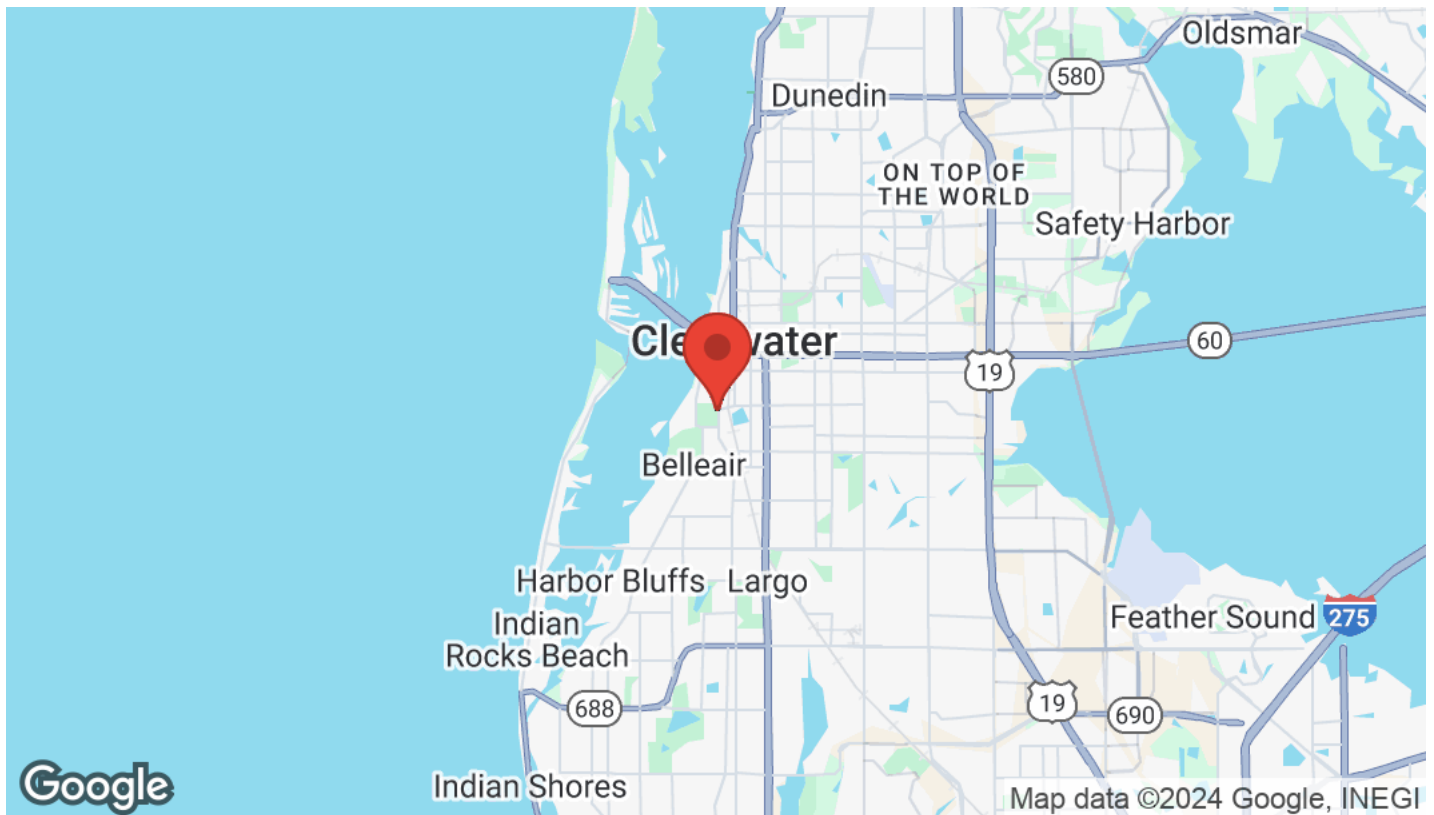
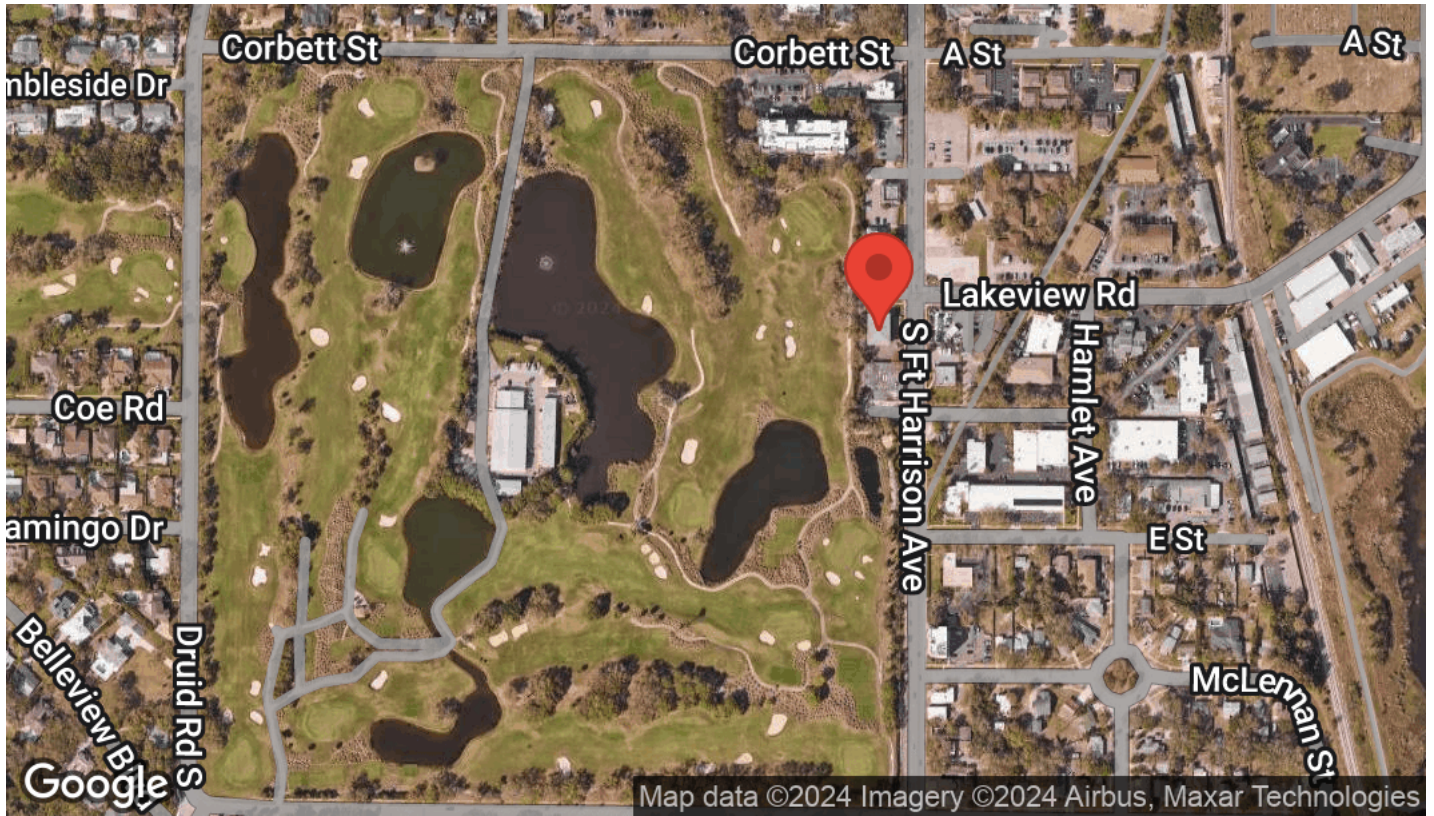
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LOCATION MAPS

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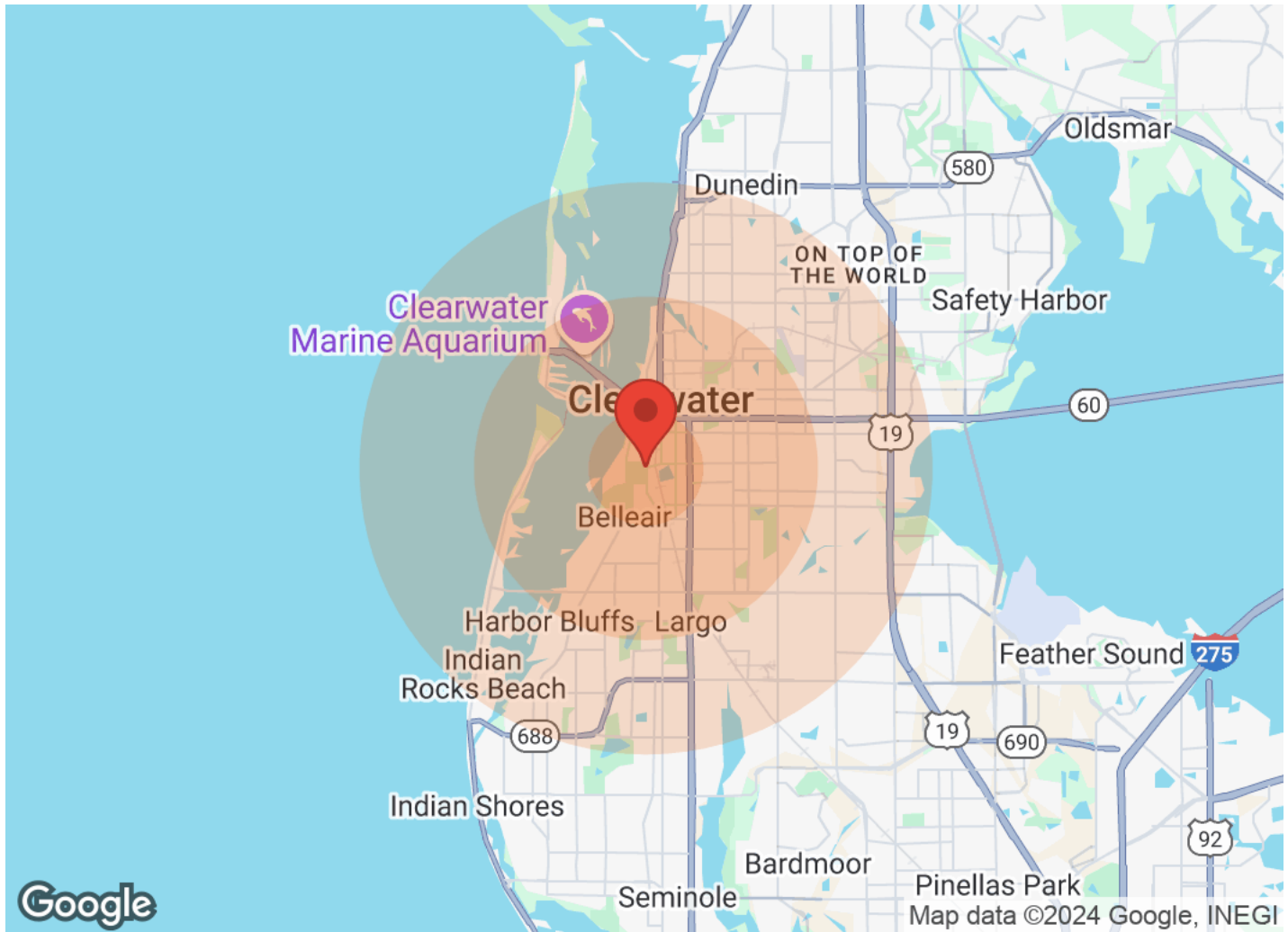
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	5,619	38,582	100,404	Median	\$31,133	\$41,166	\$43,271
Female	5,897	42,498	110,766	< \$15,000	1,318	5,571	13,315
Total Population	11,516	81,080	211,170	\$15,000-\$24,999	1,088	6,112	14,578
				\$25,000-\$34,999	824	4,916	12,725
				\$35,000-\$49,999	807	5,873	17,539
				\$50,000-\$74,999	643	6,060	18,307
				\$75,000-\$99,999	239	3,313	9,453
				\$100,000-\$149,999	122	2,533	7,202
				\$150,000-\$199,999	65	782	2,279
				> \$200,000	40	975	2,539
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	2,148	11,790	28,855	Total Units	6,314	47,512	125,157
Ages 15-24	1,423	8,260	20,445	Occupied	5,248	37,355	100,960
Ages 25-54	4,024	28,027	74,628	Owner Occupied	1,782	22,282	64,231
Ages 55-64	1,466	11,322	28,739	Renter Occupied	3,466	15,073	36,729
Ages 65+	2,455	21,681	58,503	Vacant	1,066	10,157	24,197
Race	1 Mile	3 Miles	5 Miles				
White	8,432	67,851	183,407				
Black	2,353	8,521	15,571				
Am In/AK Nat	6	61	156				
Hawaiian	4	23	76				
Hispanic	1,784	8,630	20,762				
Multi-Racial	1,322	7,894	19,976				

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PROFESSIONAL BIO

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Alex Lucke is a licensed Real Estate Sales Associate in the State of Florida and a Certified Commercial Investment Member, CCIM. As a Commercial Director at KW Commercial, he provides his clients with tailored full-service real estate solutions that maximize value, delivered with a commitment to excellence.

Alex brokers transactions within the Industrial, Office, Retail, and Multifamily product types. In 2020, he received his CCIM designation which is held by less than 10% of commercial brokers nationwide. He's an ethical member of many local and national boards including FGCAR, GTAR, NAR, and CCIM. Throughout his career, he's proud to have serviced a variety of clients including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Caterings & Events, and numerous local small businesses.

Outside of real estate, Alex enjoys spending time with his wife, Jacqueline, who is a Podiatric Surgeon. They both attended the University of Florida and enjoy watching football, playing golf, and traveling.