



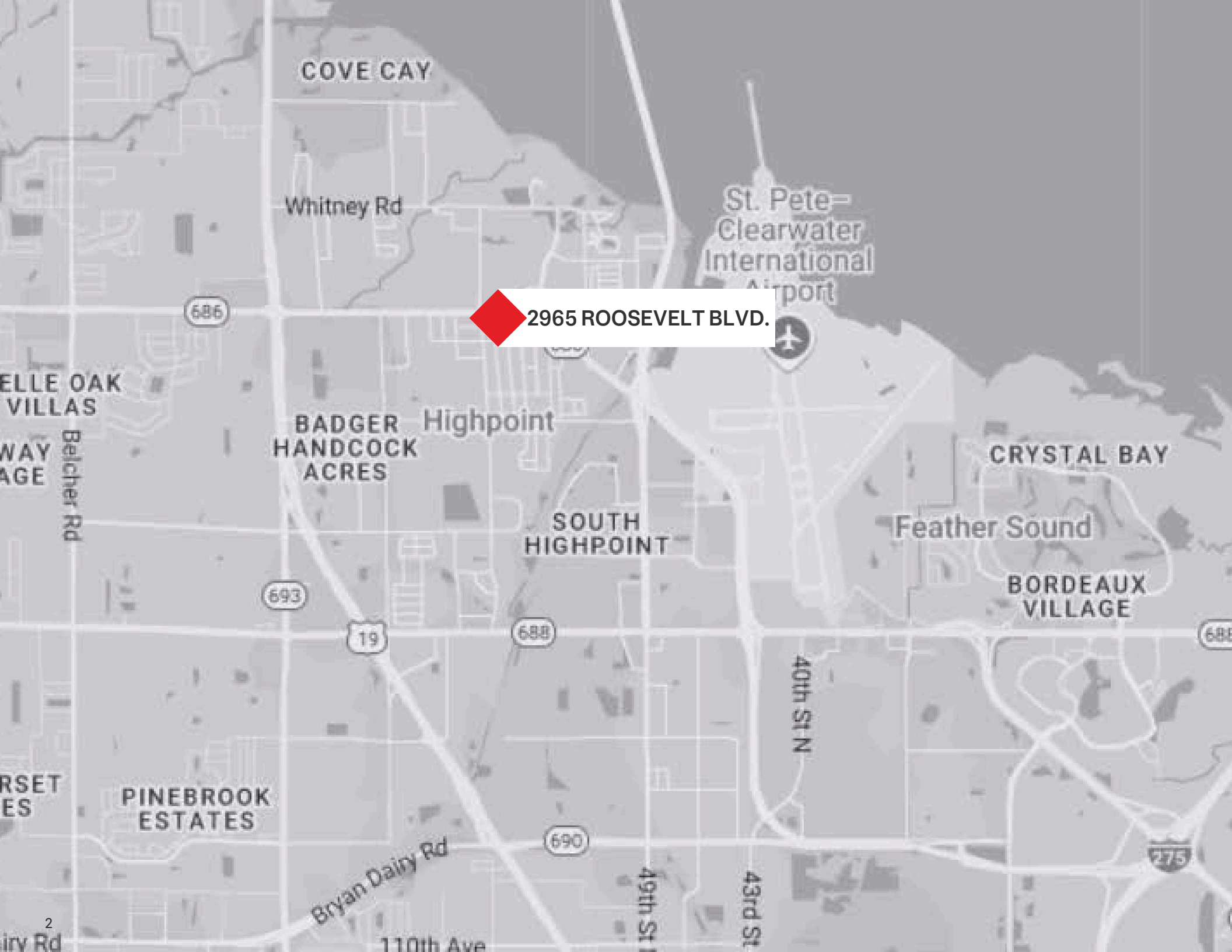
CLEARWATER, FL  
Prime opportunity on Roosevelt Boulevard



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# Prime Opportunity on Roosevelt Boulevard

2965 ROOSEVELT BOULEVARD | CLEARWATER, FL

2000

YEAR BUILT

R/O

ZONING

0.74

APPROX. ACRES

400 sq. ft.

CABIN TOTAL AREA

2,340 sq. ft.

OFFICE BUILDING TOTAL AREA

\$1,200,000

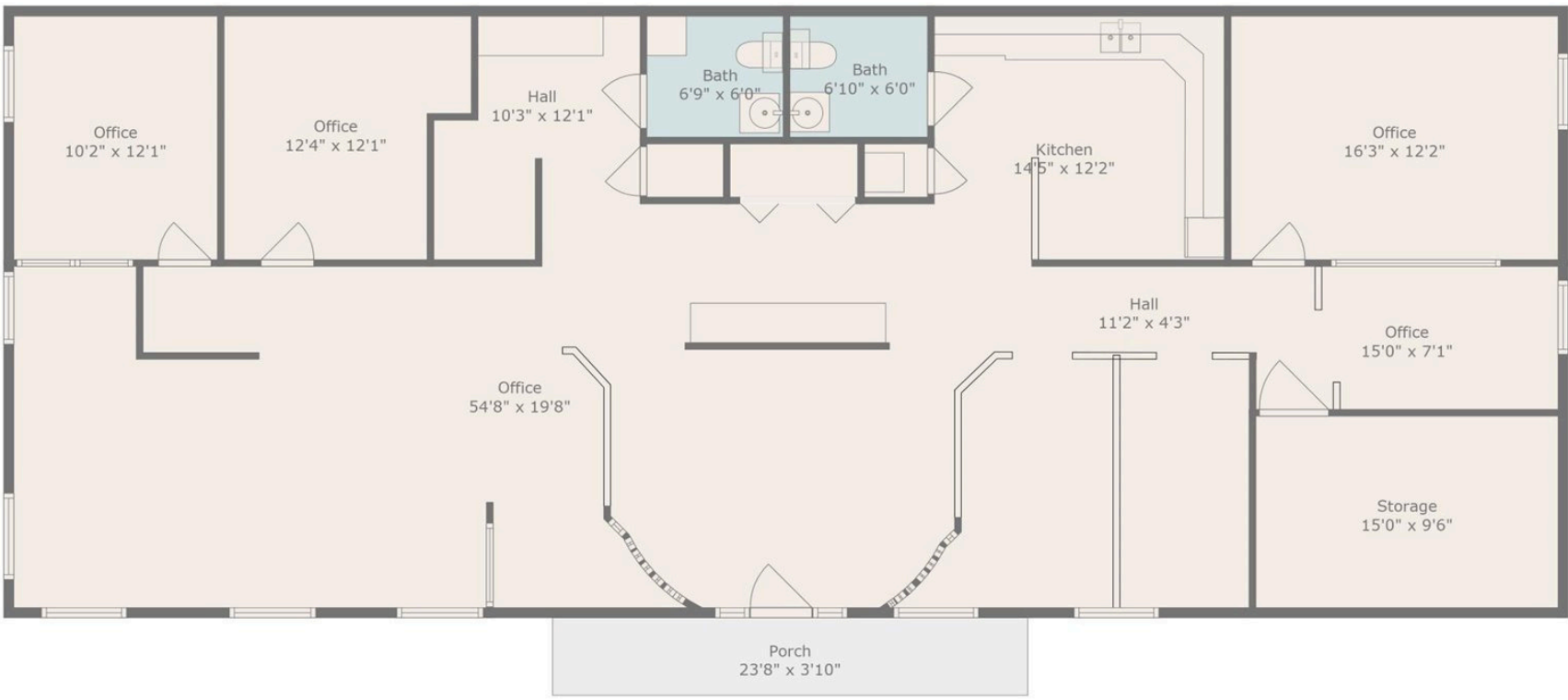
OFFERED AT

# Expansive Office Space

Prime Opportunity on Roosevelt Boulevard! Seize this rare chance to own nearly ¾ acre of prime real estate in a high-visibility location. This unique property consists of three parcels with five lots on the corner of Roosevelt and 59th Street N. Located next door to Walgreens and across the street from the brand new 7-11, this property features: A 2,340 sq. ft. Office building, a vacant lot ready for development and a 400 sq. ft. cabin currently in use as a residential home. Current zoning is Residential/Office but could possibly be rezoned. Perfect for owner-occupant, investor, or redevelopment. This centrally located property offers excellent access to St. Pete-Clearwater Airport—literally down the street! Close to Tampa International Airport, I-275, US Highway 19 and approximately 20 minutes to the Gulf beaches. Don't miss out on this exceptional opportunity in a thriving commercial corridor.

# Key Facts

- 1 3 Parcels with 5 lots
- 2 Situated next to Walgreens and across from 7-11
- 3 Flexible layout able to accommodate five to six private offices with an expansive reception area.
- 4 Zoned for Residential/Office, could possibly be rezoned
- 5 Perfect for owner-occupant, investor, redevelopment
- 6 20 Minutes to Gulf Beaches
- 7 Down the street from St. Pete-Clearwater Airport



Measurements Are Approximate. Deemed Highly Reliable But Not Guaranteed.



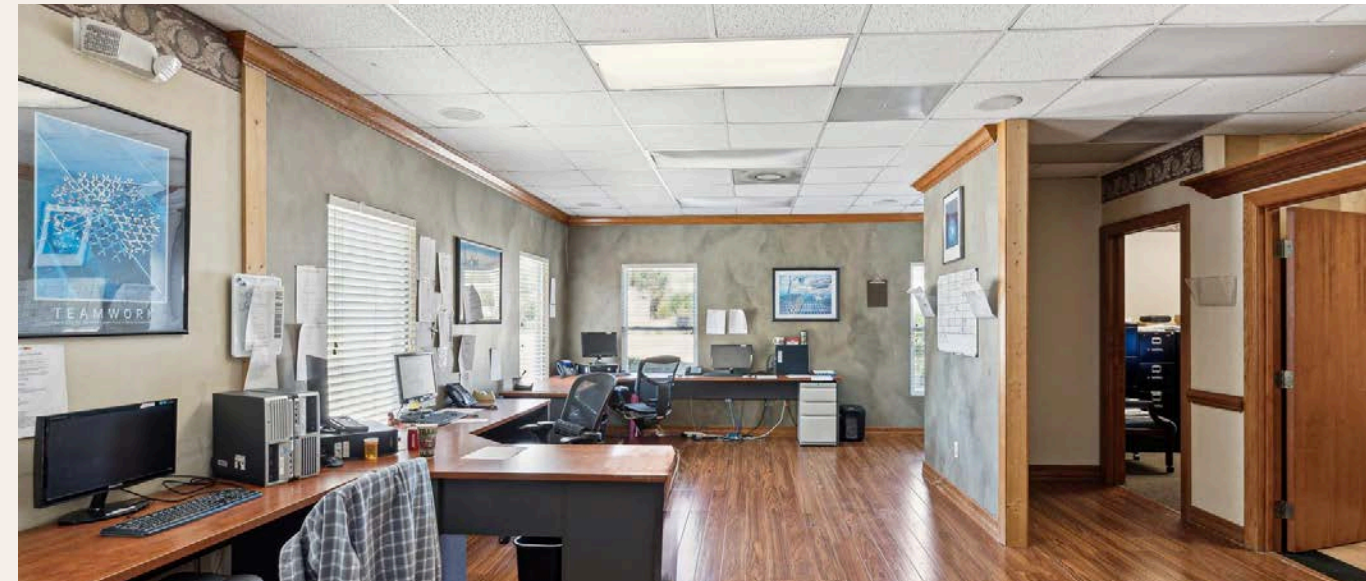
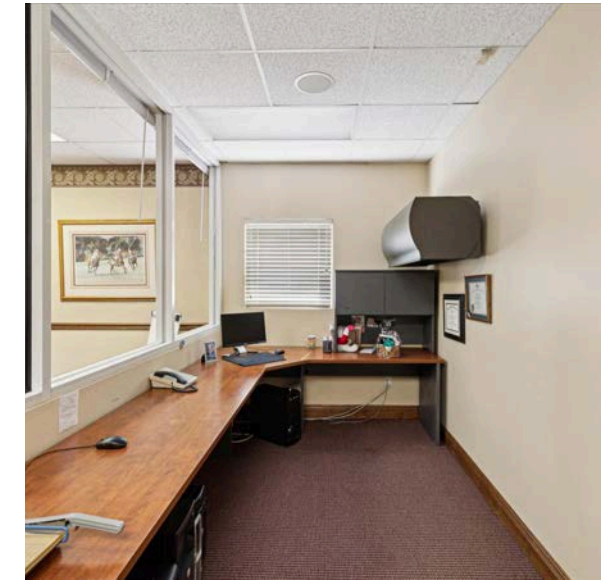
# Highlights





# Interior Features

- 1 Waiting area
- 2 Multiple cubicles/offices
- 3 Meeting room





# Interior Cont.

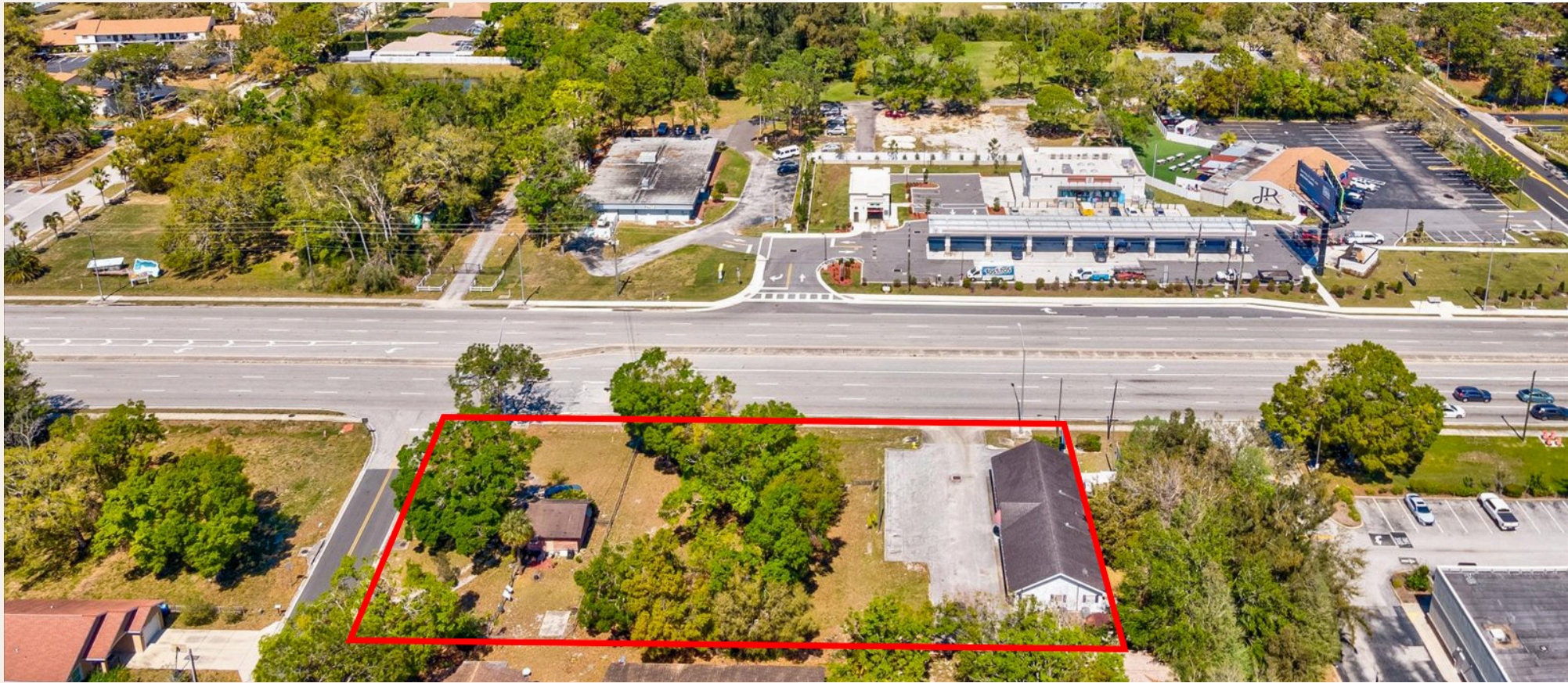
- 1 Eat-In kitchen
- 2 2 Private bathrooms
- 3 Sizeable copier/mail room





# Exterior

- 1 Down the street from St. Pete-Clearwater Airport
- 2 Next to Walgreens and across from 7-11
- 3 1 BD/1BR Cabin on the property - 400 sq. ft.
- 4 3 Parcels with 5 lots on the corner of Roosevelt and 59th Street N
- 5 35, 113 Average daily traffic count





# Location

Clearwater, located on Florida's stunning Gulf Coast, is known for its pristine white sand beaches, crystal-clear waters, and vibrant community. It's home to the famous Clearwater Beach, often ranked among the best beaches in the United States, offering activities like sunbathing, water sports, and beachfront dining.

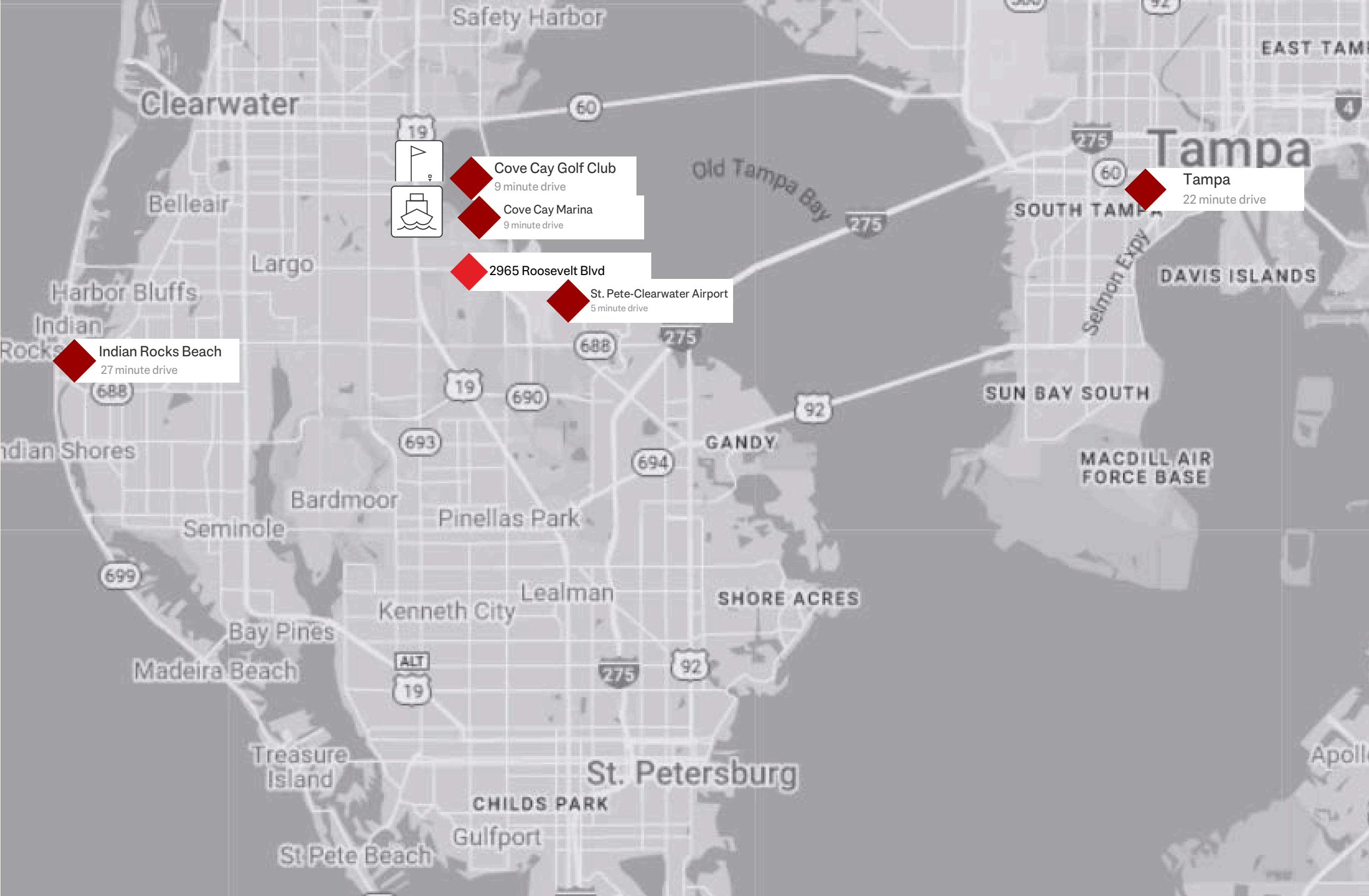
The city boasts a lively downtown area, the Clearwater Marine Aquarium, and the iconic Pier 60 with nightly sunset celebrations. Whether you're drawn by its coastal charm, outdoor adventures, or warm weather, Clearwater is a slice of paradise perfect for visitors and residents alike.





# Clearwater | Florida

This property is conveniently situated near the St. Pete-Clearwater Airport, on the east side of Clearwater, and just minutes from Tampa via nearby I-275. Enjoy easy access to major business hubs, a central location for commuting, and a thriving professional environment.



## Population of Clearwater

3,342,963

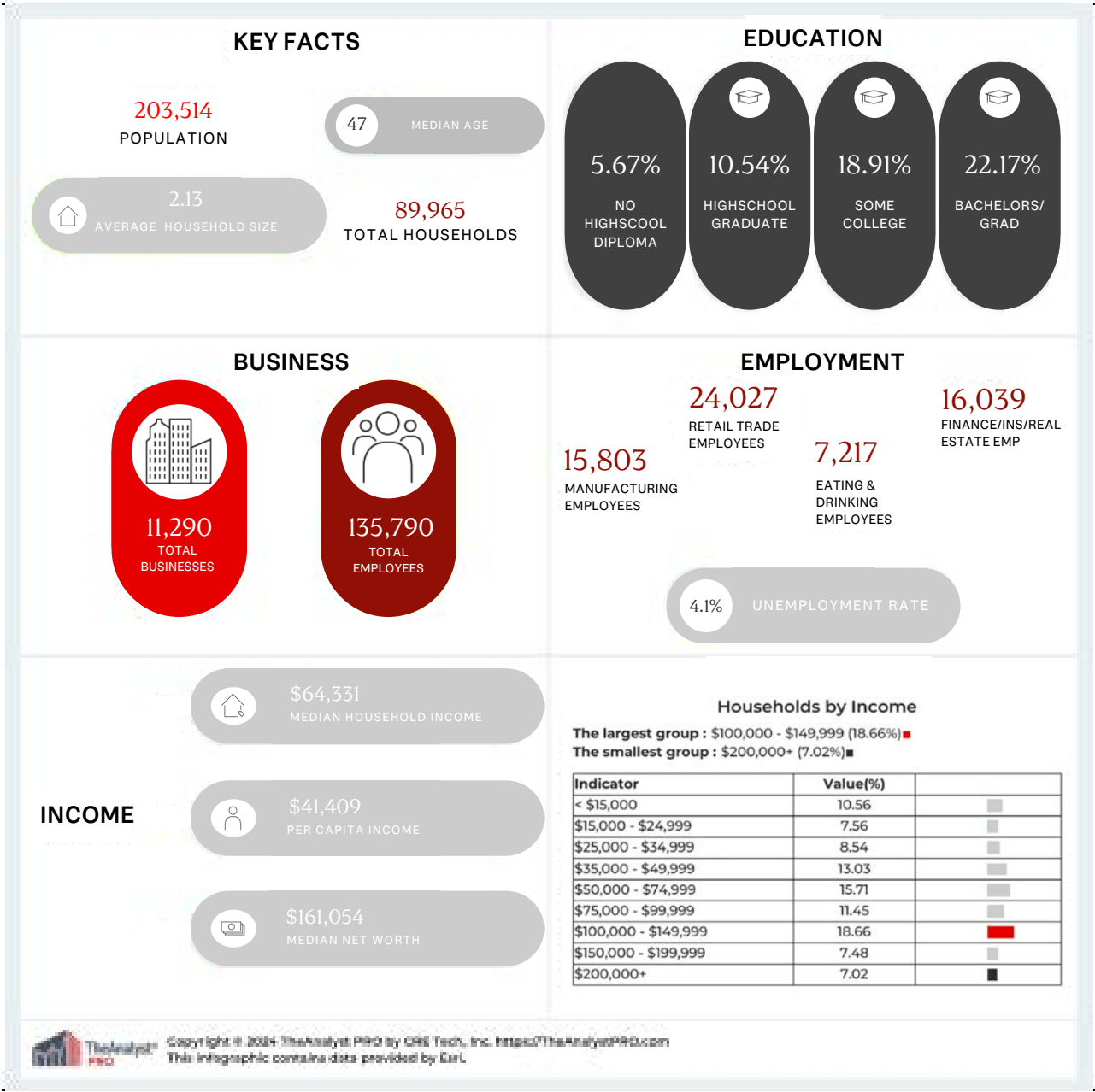
POPULATION OF TAMPA BAY AREA

116,528

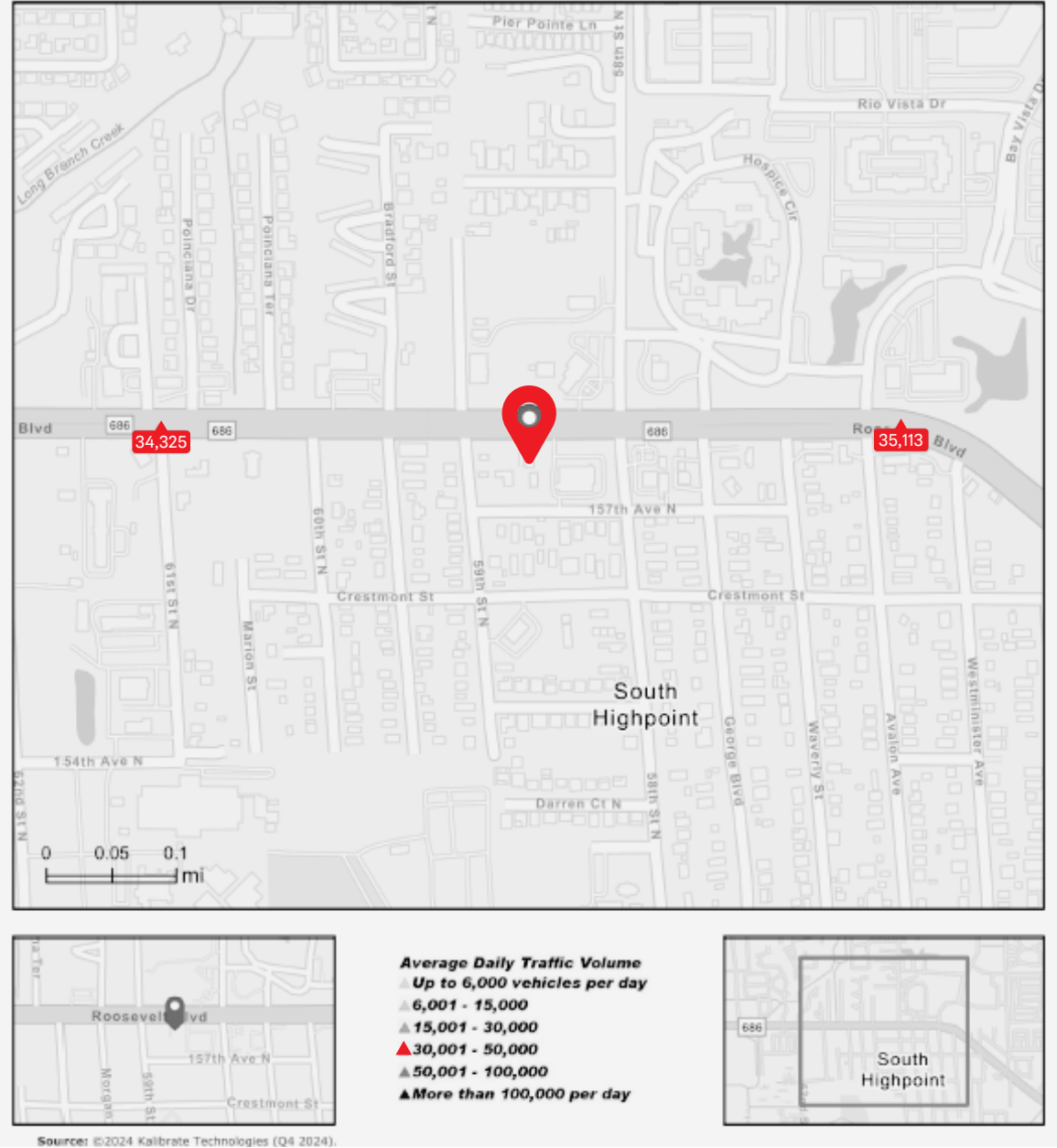
POPULATION OF CLEARWATER



Demographics



Traffic Report







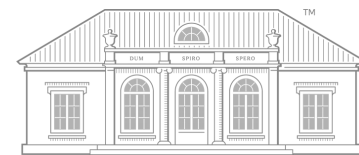
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