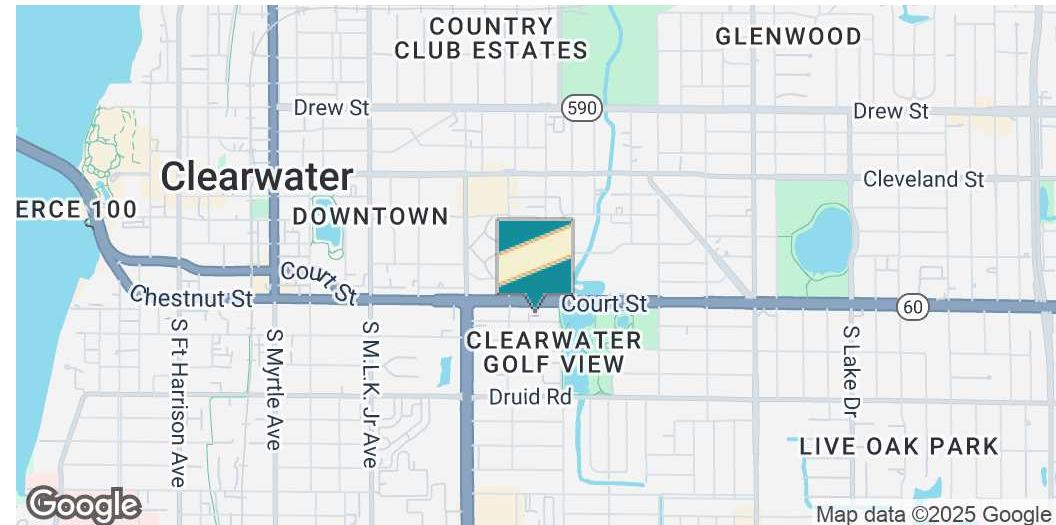




MEDICAL AND PROFESSIONAL OFFICE FOR LEASE IN CLEARWATER

1250 Rogers St, Clearwater, FL 33756

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$750.00 - 1,625.00 per month (MG)
Available SF:	750 - 1,500 SF
Lot Size:	0.55 Acres
Renovated:	2023
Market:	Pinellas County
Submarket:	Mid-Pinellas

PROPERTY OVERVIEW

Excellent opportunity to rent an office in Clearwater, Florida. Lease rates starting at only \$750 a month with NO HIDDEN NNN FEES!

Tenant only pays their own Electricity and water is free. This building has two oversized parking lots located on the west and east end of the building.

Contact George William for a Showing.

SPACES	LEASE RATE	SPACE SIZE
1250 Rogers St Suite first floor	\$1,625 per month	1,500 SF
1250 Rogers St 2nd floor	\$1,500 per month	1,500 SF
1250 Rogers St 1st floor	\$850 per month	750 SF
1250 Rogers St 2nd floor	\$750 per month	750 SF

George William

727.482.2818

george@grimaldicommercialrealty.com

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Only 3.6 miles to Clearwater Beach! Clearwater Beach is home to many restaurants, shops, and hotels. Clearwater was the leading destination on the Gulf Coast in the U.S., drawing more than 6.5 million overnight visitors to the area and contributed more than \$4 billion directly to the economy - which is more than 75% of the total direct visitor spending to the economy! Clearwater is home to a large array of dining options and culinary experiences, but is most well known for its fresh selection of Gulf Coast seafood, especially the grouper sandwich, a local favorite.

Downtown Clearwater is home to an exciting project called Imagine Clearwater, where the city is investing \$84 million in the downtown waterfront, the celebration to this project will begin on June 28th with an entire week of events ending with the fireworks of the 4th of July as the grand finale! "The park is designed to connect the waterfront with downtown and will include a gateway plaza and bluff walk, 19 acres of park space, a pedestrian promenade along the Intracoastal Waterway, and a playground with splash pad. A focal point will be the 4,000-seat covered amphitheater with lawn space for 5,000 people. Ruth Eckerd Hall, which will operate the facility, last week unveiled the name of the venue will be The Sound." - Tampa Bay Times

Located 1.6 miles from Saint Petersburg College, making it ideal for workforce recruitment!

Site is within minutes away from Morton Plant Hospital, HCA Florida Largo hospital, Mease Dunedin Hospital, HCA Florida Largo West, with many assisted living facilities such as Twin Oaks ALF, Americus Total Care ALF, Midway manor and many more! High daytime population of 124,793 within 3 miles. Current Tenants Include, Accounting/CPA office, Mens Health Doctor, Chiropractor and other professional services. Beautiful courtyard with two ample parking lots.

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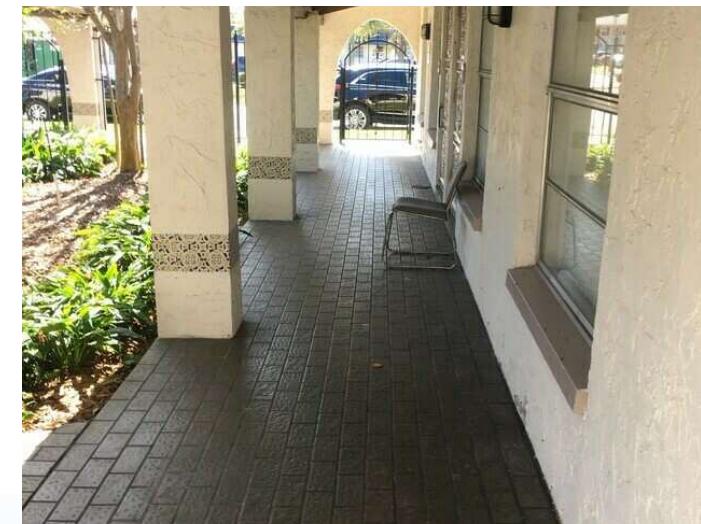




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ADDITIONAL PHOTOS



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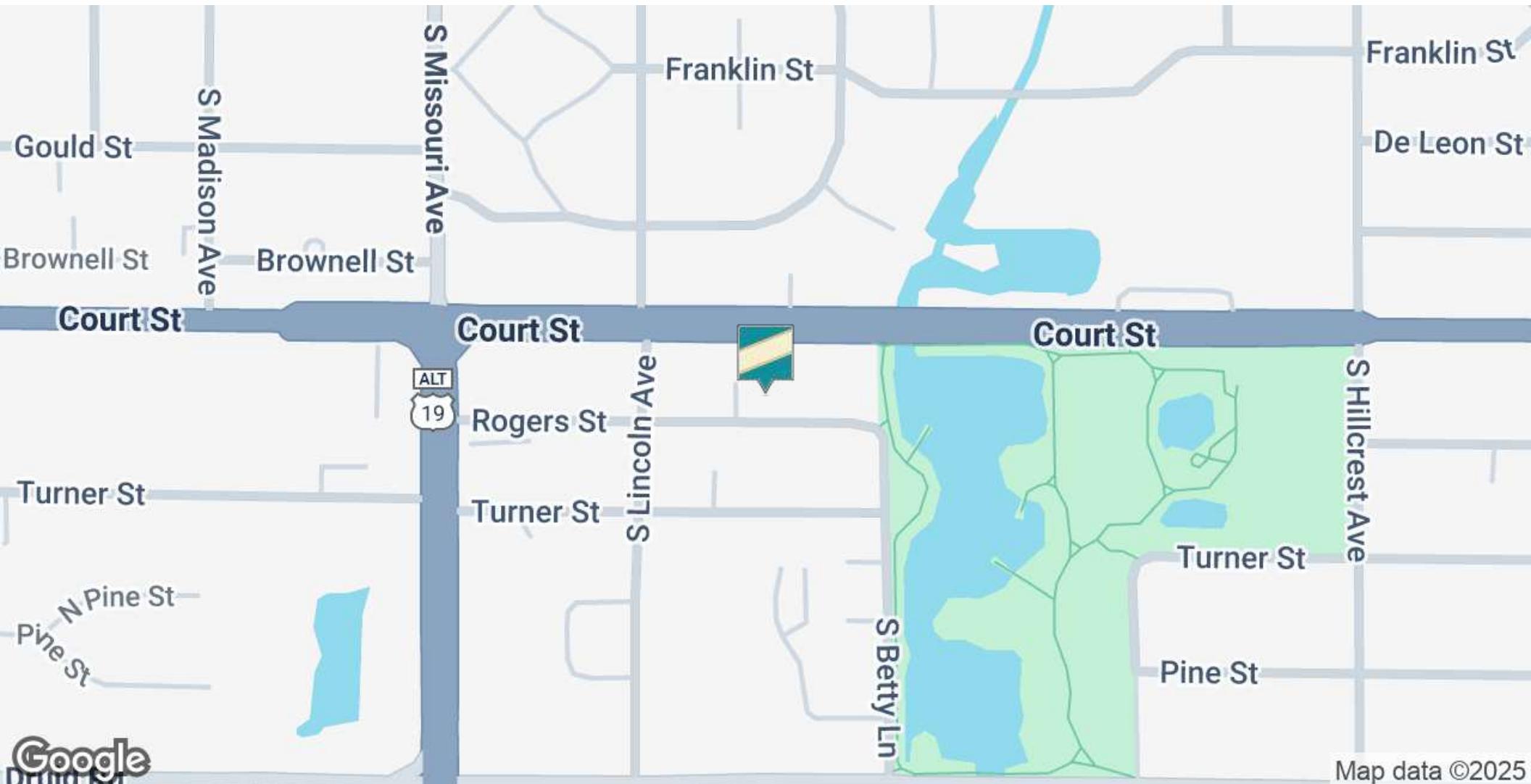
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MEDICAL AND PROFESSIONAL OFFICE FOR LEASE IN CLEARWATER

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LOCATION MAP



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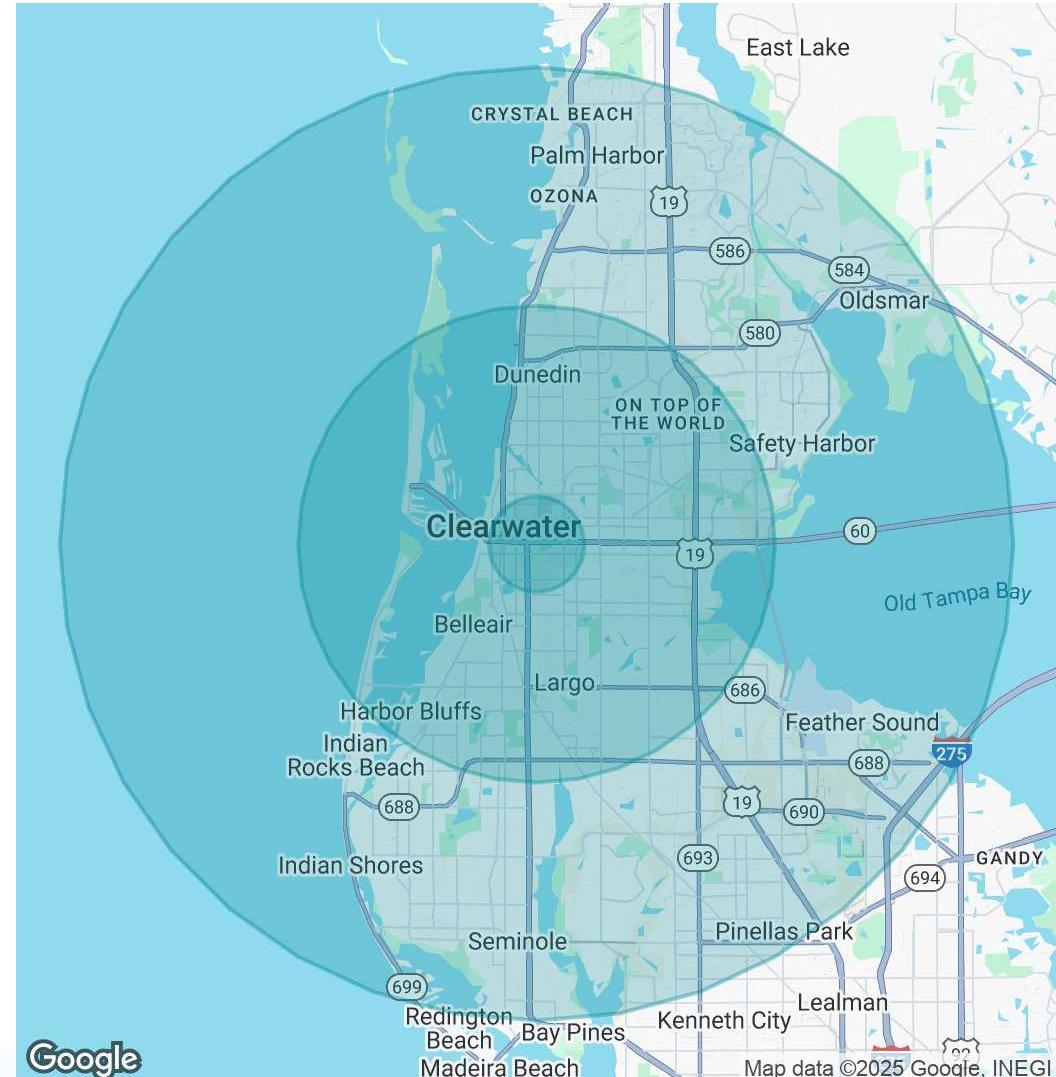
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	16,250	236,277	558,471
Average Age	43.2	48.2	48.1
Average Age (Male)	38.0	47.1	46.5
Average Age (Female)	46.5	49.5	49.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,936	126,157	284,388
# of Persons per HH	2.0	1.9	2.0
Average HH Income	\$44,193	\$57,350	\$64,750
Average House Value	\$157,265	\$205,945	\$228,589

2020 American Community Survey (ACS)



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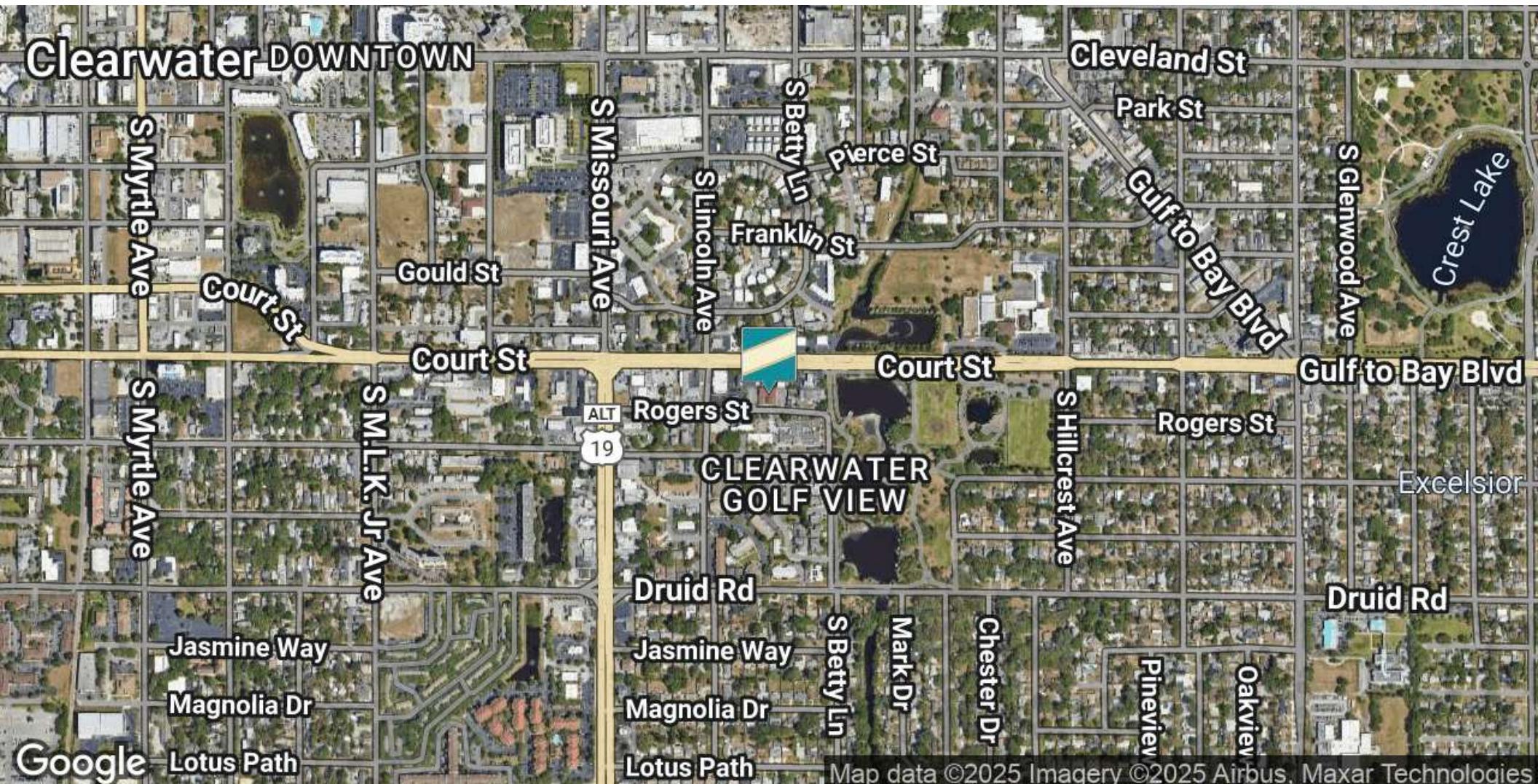
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AERIAL MAP

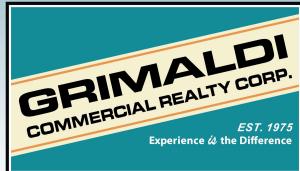


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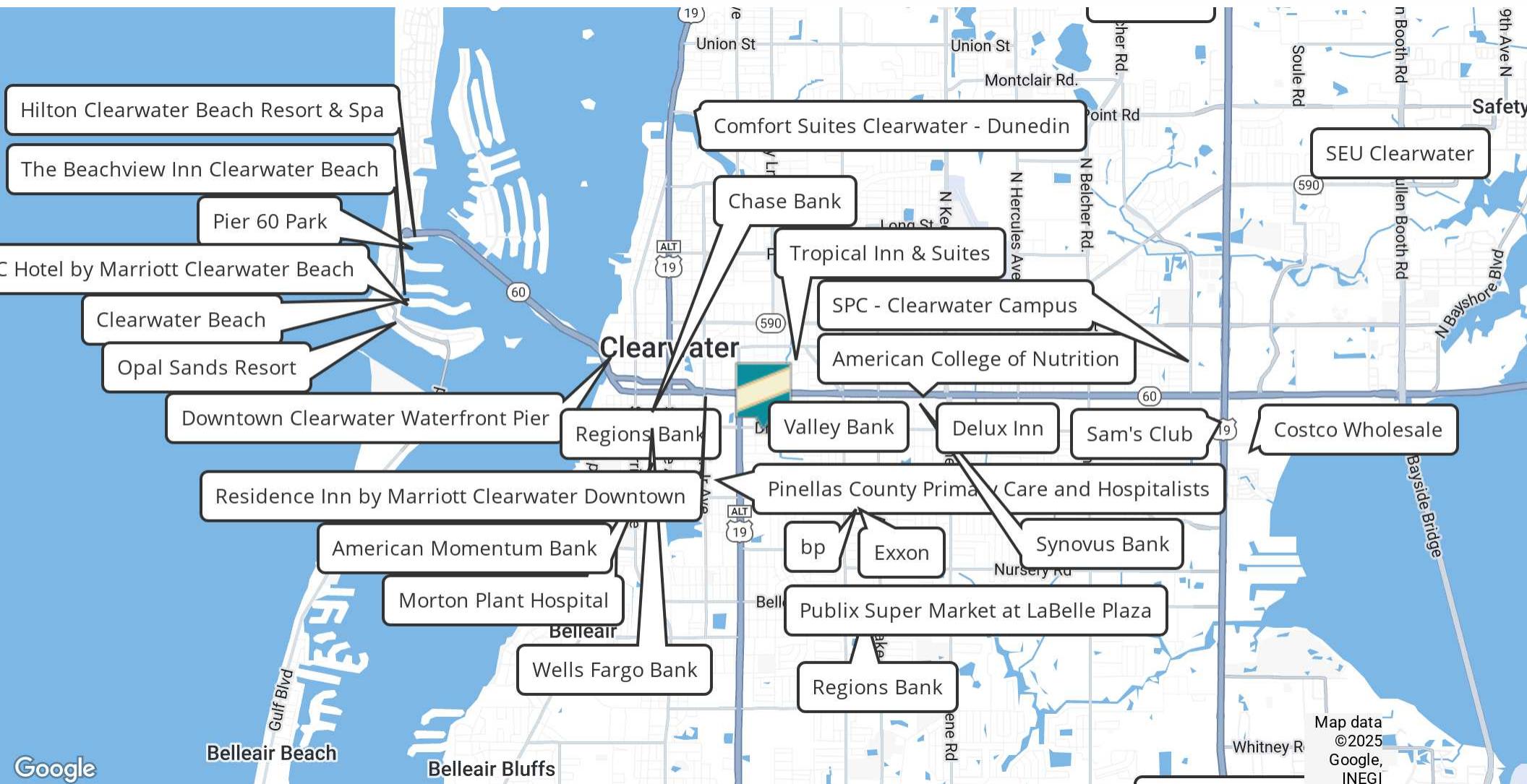
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RETAILER MAP



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ADVISOR BIO 1



GEORGE WILLIAM

Senior Broker Associate

george@grimaldicommercialrealty.com

Direct: **727.482.2818**

PROFESSIONAL BACKGROUND

Meet George William, your esteemed guide to the dynamic world of commercial real estate in the Tampa Bay area. With a legacy of 10 years in the industry, George is a seasoned Commercial Real Estate Broker renowned for his unwavering commitment to client success and unmatched market insights.

George's journey in real estate began with a passion for helping businesses and investors achieve their goals. Over the years, he has honed his expertise, becoming a trusted advisor to a diverse clientele. George's reputation for transparency, integrity, and personalized service has been the cornerstone of his thriving career. George's deep-rooted connections within the Tampa Bay community and his finger on the pulse of the industry empower his clients to make informed decisions, even in the face of complexity. With an innate ability to identify opportunities that align with his clients' objectives, George has successfully facilitated countless transactions – from leasing prime retail spaces to brokering high-value investment deals. His strategic approach and innovative thinking consistently yield favorable outcomes, making him a sought-after broker in the region.

Beyond his professional accomplishments, George is celebrated for his dedication to ongoing education. He stays ahead of the curve by staying attuned to market shifts, legal nuances, and emerging technologies, ensuring his clients receive the most up-to-date advice. George's commitment to excellence and his genuine interest in helping you achieve your commercial real estate aspirations set him apart. Contact him today to unlock the boundless potential of the Tampa Bay commercial real estate market.

Areas of Expertise:

Grimaldi Commercial Realty Corp.

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Tampa, FL 33613
813.882.0884

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