

OFFICE CONDOS FOR SALE

Hidden Oaks - Building B

1700 MCMULLEN BOOTH RD • CLEARWATER, FL • 33759



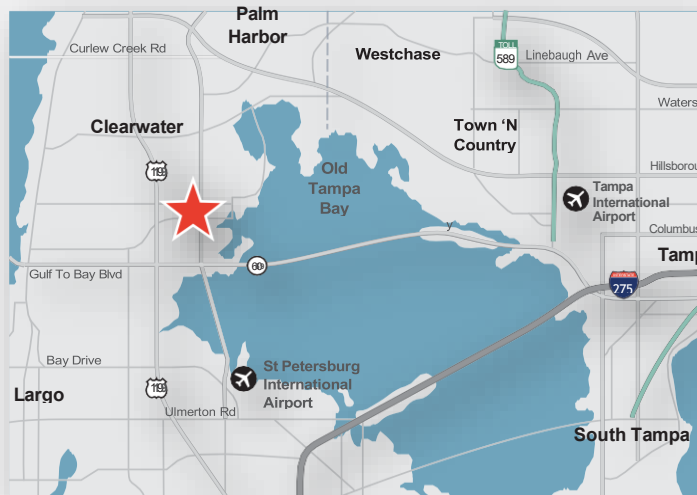
INVESTMENT OPPORTUNITY FOR 3-UNIT OFFICE CONDO PORTFOLIO

PROPERTY OVERVIEW

Available for Sale	3 Office Condos totaling 7,370 sf
Property Type	Office
Property Size	4 buildings totaling 31,687 sf
Class	B
Year Built	1988
Parking	5/1,000

PROPERTY FEATURES

- + Garden-style office units within a park-like setting
- + Fantastic visibility
- + Beautifully updated interiors - some furniture available
- + Natural tree canopy providing abundant shaded surface parking
- + Seller may consider selling separately. Call to discuss.



LOCATION

- + Conveniently situated at the signalized intersection of McMullen Booth Rd and SR 590 (Coachman Rd)
- + Two convenient points of ingress/egress - McMullen Booth Rd and SR-590 (Coachman Rd)
- + Minutes from Gulf to Bay Blvd and Courtney Campbell



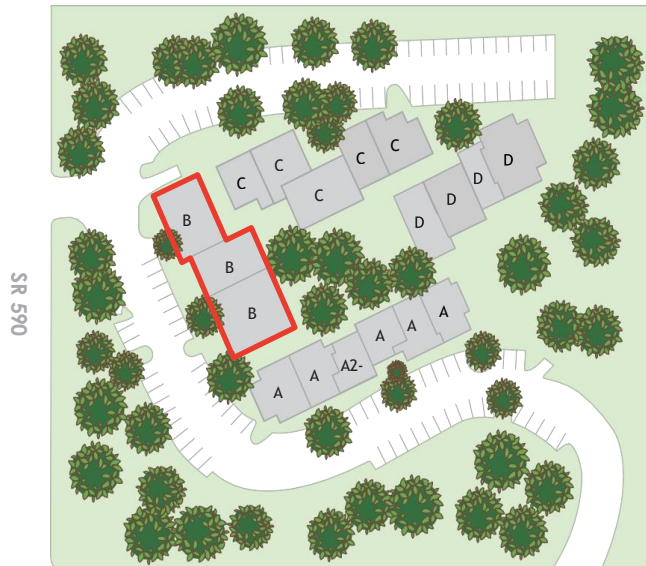
Judy Healey, RPA
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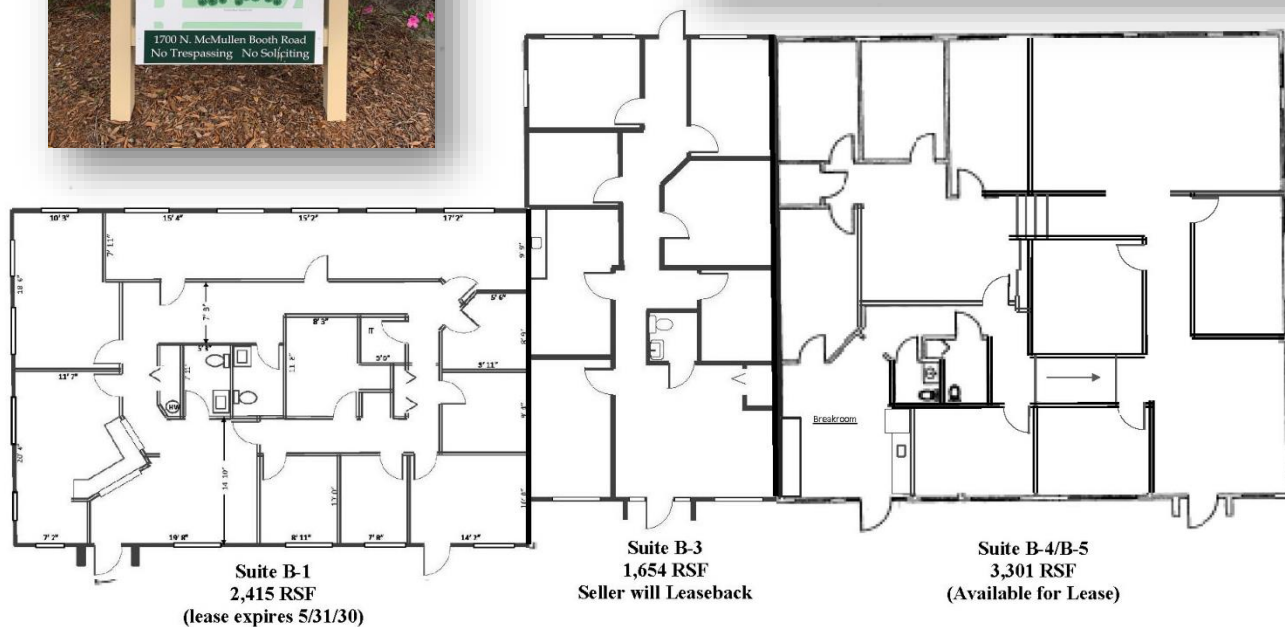
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McMullen Booth Rd



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Ciminelli
REAL ESTATE SERVICES

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2024 DEMOGRAPHIC INFORMATION

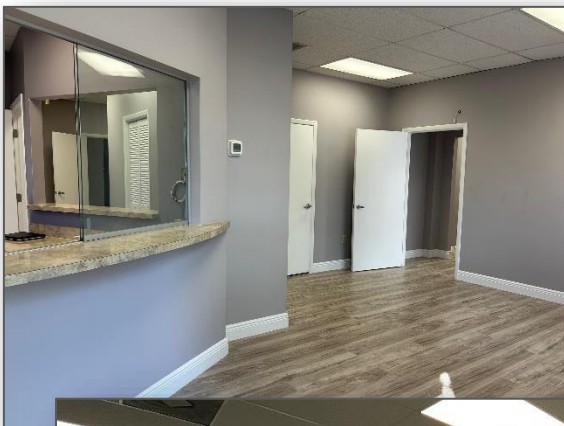
RADIUS	1 MILE	3 MILE	5 MILE
Population	9,600	74,526	642,173
Total Households	4,140	35,205	287,362
Median Age	45.4	49.6	46.7
Median HH Income	\$71,982	\$58,344	\$63,164

Source: CoStar Group/US Census Bureau



DRIVE TIMES

SR-60/Gulf to Bay Blvd	1.5 mi	5 minutes
St Pete/Clearwater Airport	6.0 mi	8 minutes
I-275	9.9 mi	12 minutes
Tampa International Airport	13.4 mi	16 minutes



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