



Accelerating success.

Available



For Lease

2226 State Road 580 (Main St)
Clearwater FL 33763

Property Highlights

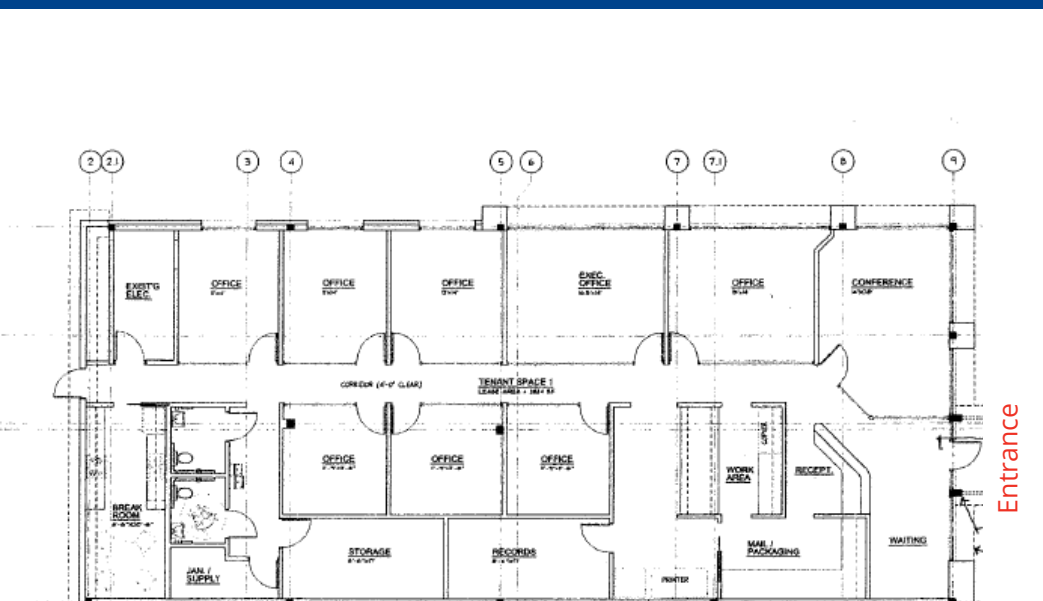
- Immediate availability
- Current Use: Office | Permitted Use: Retail, Medical, Office
- Building: 7,500 SF | Vacancy: 4,019 SF | Price: \$25.00/ RSF
- Well located with very high visibility on Main Street (SR 580)
- Access easement to Belcher Rd available with median cut to both directions
- 38 surface & covered parking in the back

2226 Main Street



Prime location with 125' of direct street front on busy SR 580 with an average of over 44,750 cars per day. This multi-use property has plenty of potential and sits on 0.79 acres in the thick of the commercial district minutes from Countryside Mall & Dunedin. There is one active tenant occupying 3,481 SF. Customer parking is available in front with abundant covered parking in back. Direct access to Belcher Rd is also available via easement behind neighboring properties. If you're looking for a property that is well located with lots of potential, high visibility this property is ideal.

*This property could be available for sale.



Property Use	1121 Strip Store
Zoning	C-2 (General Commercial and Services)
Suite Size	4,019 ± SF
Lease Rate	\$25.00/ RSF, NNN
Land Use	ROG (Residential/Office/Commercial)
Flood Zone	Non-Evacuation
Parking	28 (15 covered+13 uncovered)

Elevate Your Business Exposure !

Demographics

5-mile radius



Population
232,753



Projected Population Growth
2%



Employee Drive Time
Under 30 Minutes: 64%
30-60 Minutes: 30%
Over 60 Minutes: 5%



Median Home Value
\$329,765



Unemployment Rate
3.5%



Education
High School Diploma: 24%
Some College: 19%
College Degree: 23%



Median Age
51.4



Average Household Income
\$93,073

← Dunedin
↙ Downtown Clearwater



Best location in North Pinellas
Traffic Count 43,500-46,000



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Contact Us!

Paula Clair Smith, CCIM

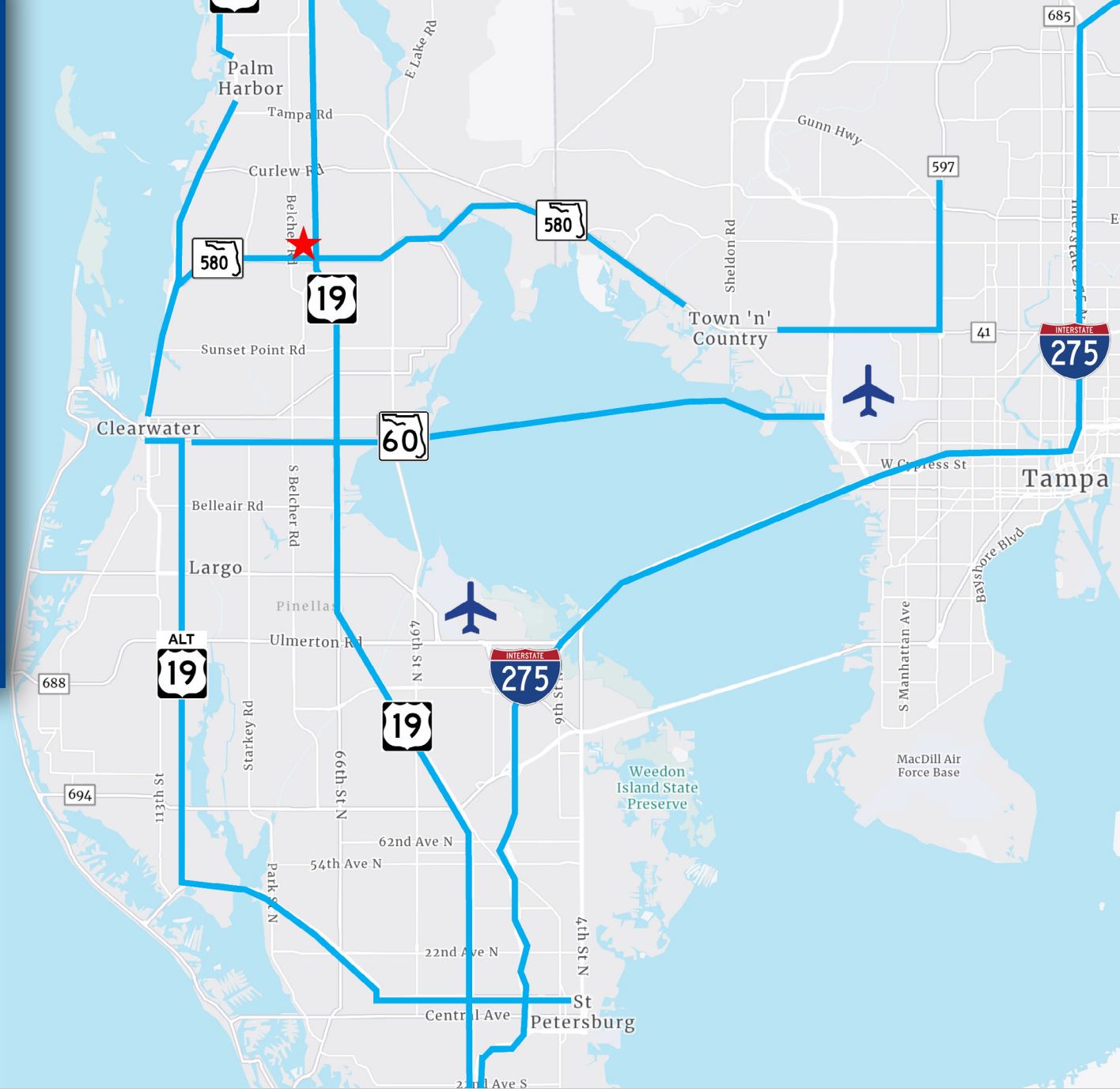
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Drive Times

Tampa	37 minutes
St Petersburg	37 minutes
Clearwater	18 minutes
Tampa Int Airport	27 minutes
St Pete/CLW Int Airport	20 minutes
Beaches	20 minutes



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