

For Lease: Retail

# HAMPTON PLAZA

2790 Gulf to Bay Blvd., Clearwater, FL 33759



THE  
**ROSS REALTY**  
GROUP, INC.  
COMMERCIAL SALES AND LEASING

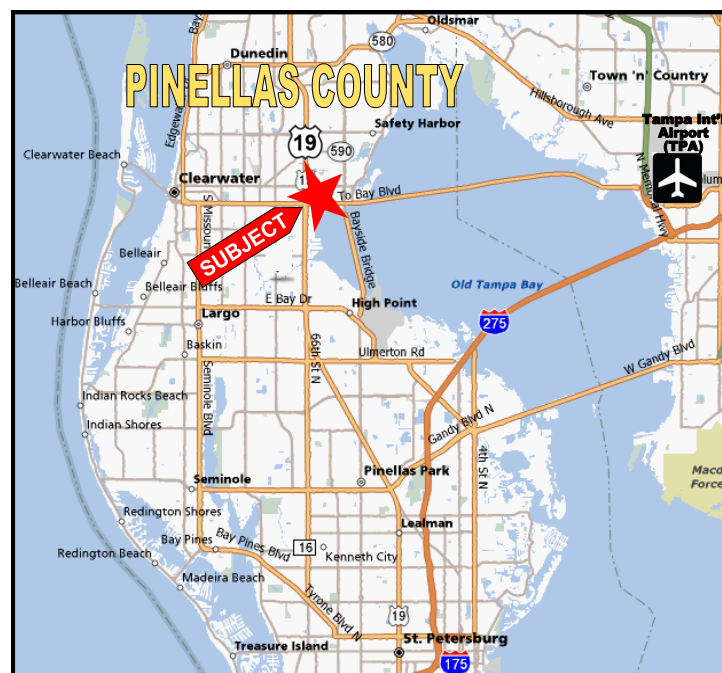


<b>HAMPTON PLAZA</b>	
MARJUANA DOC+OR	SUBWAY
Trulieve	AMSCOT
PATTAYA THAI RESTAURANT	SERENITY SPA Nails, Hair, Skin
AVAILABLE	Select PHYSICAL THERAPY
SMOKE SHOP	Escape Room

## FEATURES

- ❖ Last Retail Unit - 1,400 SF - Available
- ❖ 1,795 SF Warehouse space - Available
- ❖ Highly Visible Retail Strip Center located at the signalized NW corner of Gulf to Bay Blvd and Hampton Rd
- ❖ Center has 283' of frontage on Gulf to Bay Blvd
- ❖ Strong Tenant mix includes Subway, AmScot, Thai Restaurant & Trulieve, Escape Room
- ❖ Excellent Demographics
- ❖ Average Annual Daily Traffic Count 56,000/Day
- ❖ Parking Ratio 5/1,000
- ❖ Estimated pass-through expenses: \$8.21/SF
- ❖ Leasing at \$24.00/SF NNN (Retail)
- ❖ Leasing at \$16.00/SF MG – Modified Gross (Warehouse)

## LOCATION MAP

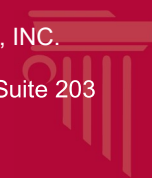


Demographics (2023)	1-Mile	3-Miles	5-Miles
Population	12,409	80,303	231,782
Median Age	43.1	48.3	48.4
Households	6,127	36,249	105,341

Elliott M. Ross, CCIM  
 O: 813.755.6700  
 C: 727.639.3800  
 elliot@rossrealtytampabay.com

Chris Shryock  
 O: 813.755.6700  
 C: 727.412.5166  
 chris@rossrealtytampabay.com

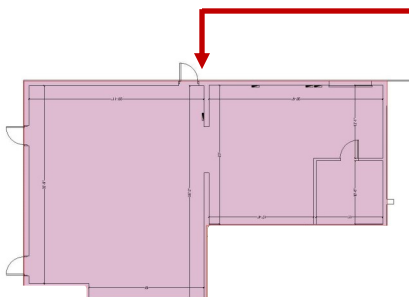
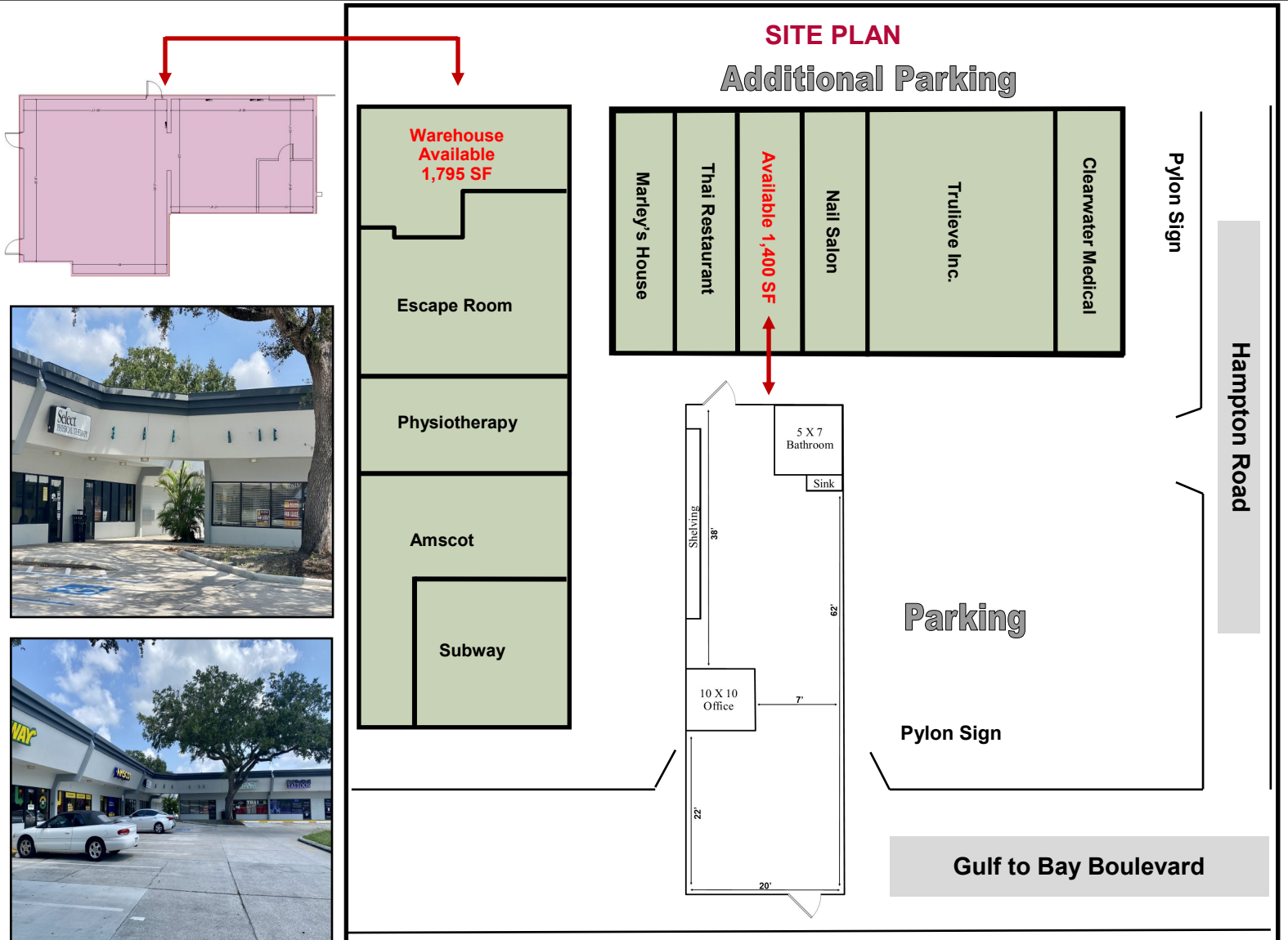
ROSS REALTY GROUP, INC.  
 Henderson Centre  
 3902 Henderson Blvd., Suite 203  
 Tampa, FL 33629





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