

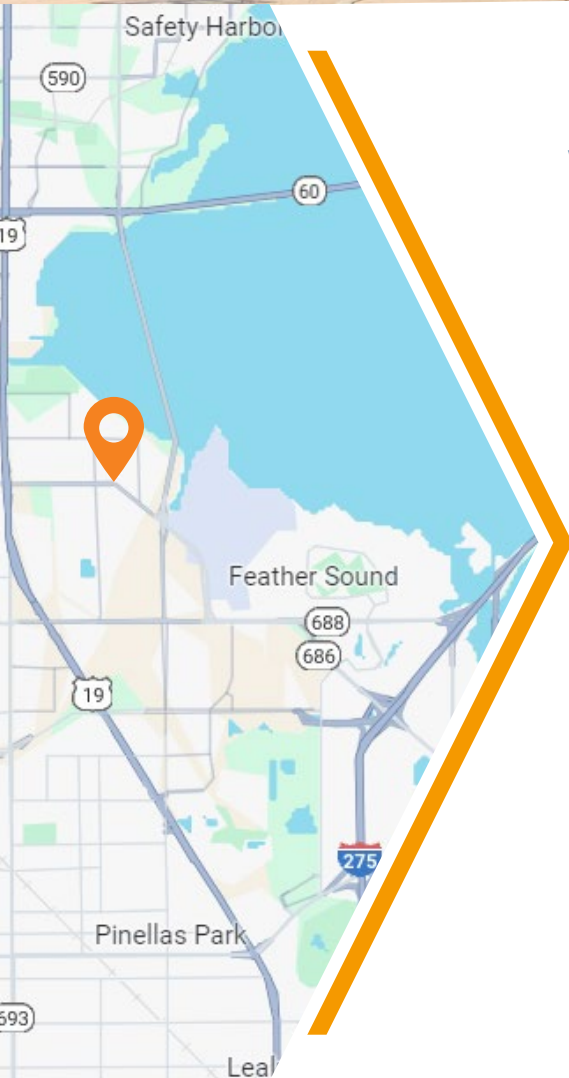
5501-5545 Roosevelt Blvd., Clearwater, FL 33760

BAY VISTA



2,060 SF ENDCAP AVAILABLE AMAZING WINE BAR OPPORTUNITY, WITH POTENTIAL COVERED OUTDOOR SEATING

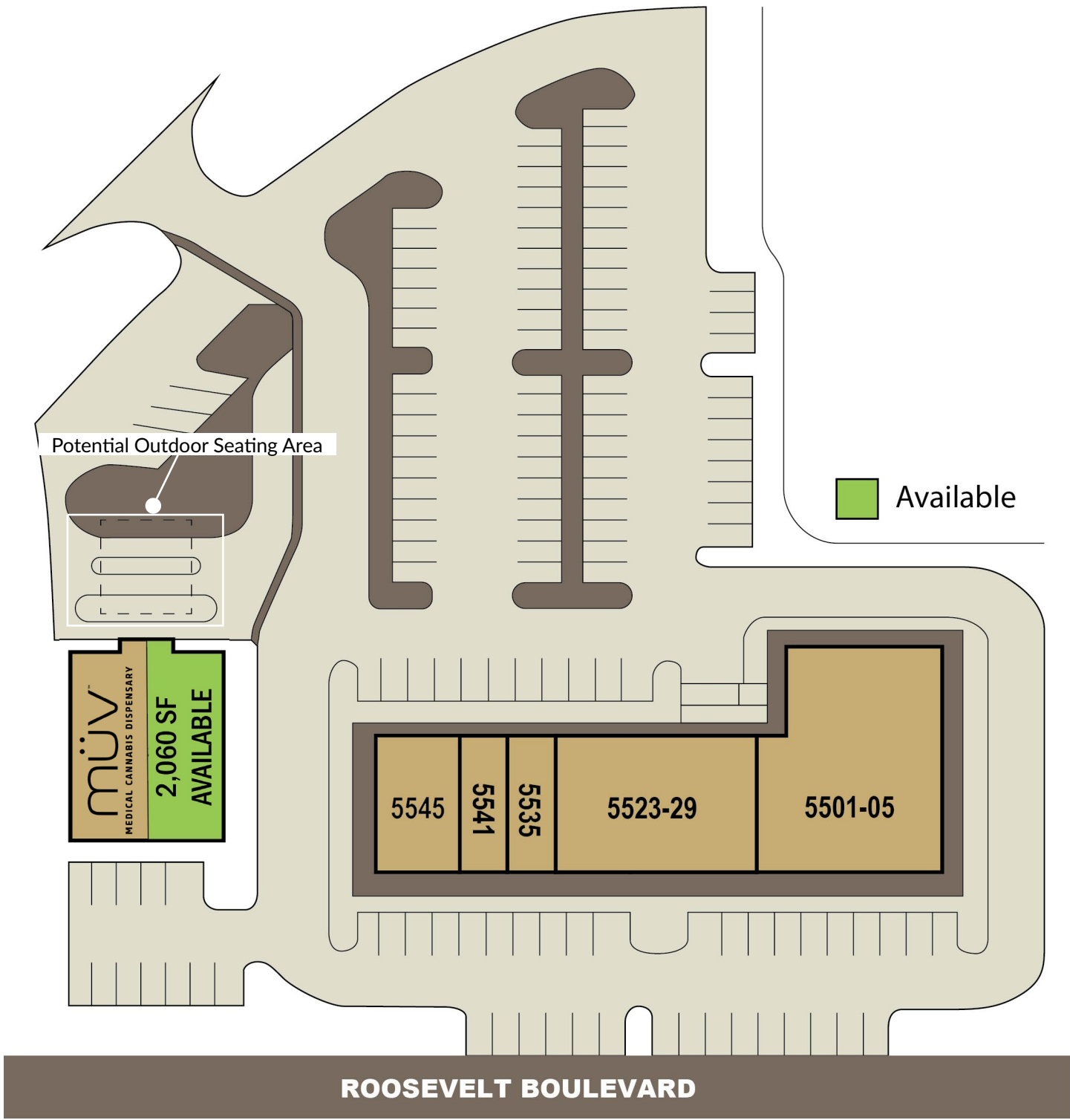
- » In two-tenant, freestanding building with direct frontage to Roosevelt Blvd
- » Join MÜV Dispensary & Bay Vista Ballroom
- » Strategic location between the Bayside Bridge & US 19
- » Located at the entrance to Bay Vista Business Park with 350,000+ SF
- » Benefits from 39,500 AADT on Roosevelt Blvd.
- » Prominent pylon signage



Demographics	1-mile	3-mile	5-mile
2024 Population	10,503	63,611	184,091
Daytime Employment	6,766	51,385	137,590
Average HH Income	\$72,286	\$75,677	\$76,515
Median Age	37.6	45.7	46.1

Leasing Contact: Wanda De Boer | Managing Director - Retail Services
(Cell) 813-690-3020 | (Office) 813-269-0702 | wdeboer@rpm-realty.com





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Potential Outdoor Seating Area



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