



ARCHER

REAL ESTATE



1200 N MYRTLE AVENUE | CLEARWATER, FL 33755

OFFER MEMORANDUM



QUICK FACTS

346 FT OF FRONTAGE
ON A HIGH-TRAFFIC CORRIDOR

1 MILE NORTH OF DOWNTOWN CLEARWATER
HOME TO RESTAURANTS, SHOPS PARKS AND THE CAPITOL THEATRE

11,500 VEHICLES PER DAY
PASS THE SITE

DIRECT ACCESS TO THE 47-MILE PINELLAS TRAIL
POPULAR WITH PEDESTRIANS AND CYCLISTS

4 MILES FROM CLEARWATER BEACH
WHICH SEES 15+ MILLION VISITORS ANNUALLY

IN 2024, \$11.2 BILLION WAS GENERATED
BY CLEARWATER'S TOURISM ECONOMY

REDEVELOPMENT OPPORTUNITY

THE SITE IS WELL-POSITIONED FOR RETAIL,
OFFICE, HOSPITALITY OR MIXED-USE.

AVAILABLE FOR PURCHASE

8,320 SF

LOT SIZE	1.19 ACRES
ZONING	C-COMMERCIAL
YEAR BUILT	2014
PARKING	38 SPACES; PARKING RATIO 4.6/1000
FLOOD ZONE	NOT IN A FLOOD ZONE
ROOF	BUILT IN 2015
HVAC	BUILT IN 2015
CEILING HEIGHT	14 FT



SALE PRICE \$1,975,000

VIEW REDEVELOPMENT POTENTIAL



MAXIMUM DEVELOPMENT POTENTIAL

COUNTRYWIDE FUTURE LAND USE DESIGNATION	MAXIMUM DWELLING UNITS PER ACRE OF LAND	MAXIMUM FLOOR AREA RATIO/IMPERVIOUS SURFACE RATIO	OVERNIGHT ACCOMMODATIONS UNITS PER ACRE
COMMERCIAL NEIGHBORHOOD	10 DWELLING UNITS PER ACRE	FAR .40/ISR .80	N/A
COMMERCIAL LIMITED	18 DWELLING UNITS PER ACRE	FAR .45/ISR .85	30 UNITS PER ACRE
COMMERCIAL GENERAL	24 DWELLING UNITS PER ACRE	FAR .55/ISR .90	40 UNITS PER ACRE
RESIDENTIAL/OFFICE RETAIL	18 DWELLING UNITS PER ACRE	FAR .40/ISR .85	30 UNITS PER ACRE
RESORT FACILITIES HIGH	30 DWELLING UNITS PER ACRE	FAR 1.0/ISR .95	50 UNITS PER ACRE

DEMOGRAPHICS

POPULATION

1 MILE	9,665
3 MILES	82,085
5 MILES	201,038

AVG HH INCOME

1 MILE	\$88,123
3 MILES	\$103,697
5 MILES	\$98,921

DAYTIME POPULATION

1 MILE	12,702
3 MILES	96,276
5 MILES	212,359

MEDIAN AGE

1 MILE	43.6
3 MILES	48.7
5 MILES	51.1



AROUND TOWN





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