



1745 Drew St, Clearwater, FL 33755

**\$1,700,000**

Drew Street Strip Mall

Retail | 5.29% CAP | 7,200 SqFt



Bryant Mercier  
FL BK3477383  
813.694.0007

Listing Added: Today  
Listing Updated: Today



**Details**

Asking Price	\$1,700,000	Property Type	Retail
Sub Type	Storefront	Investment Type	Net Lease
Investment Sub Type	MG	Class	C
Lease Type	Modified	Square Footage	7,200
Net Rentable (SqFt)	1,500	Price per SqFt	\$236.11
Cap Rate	5.29%	Occupancy	100%
NOI	\$90,000	Units	5
Year Built	1974	Year Renovated	2008
Buildings	0	Stories	5
Zoning	Commercial	Lot Size (acres)	0.49
Broker Co-Op	Yes	APN	14-29-15-82404-003-0010
Sale Condition	For sale by owner		

**Marketing Description**

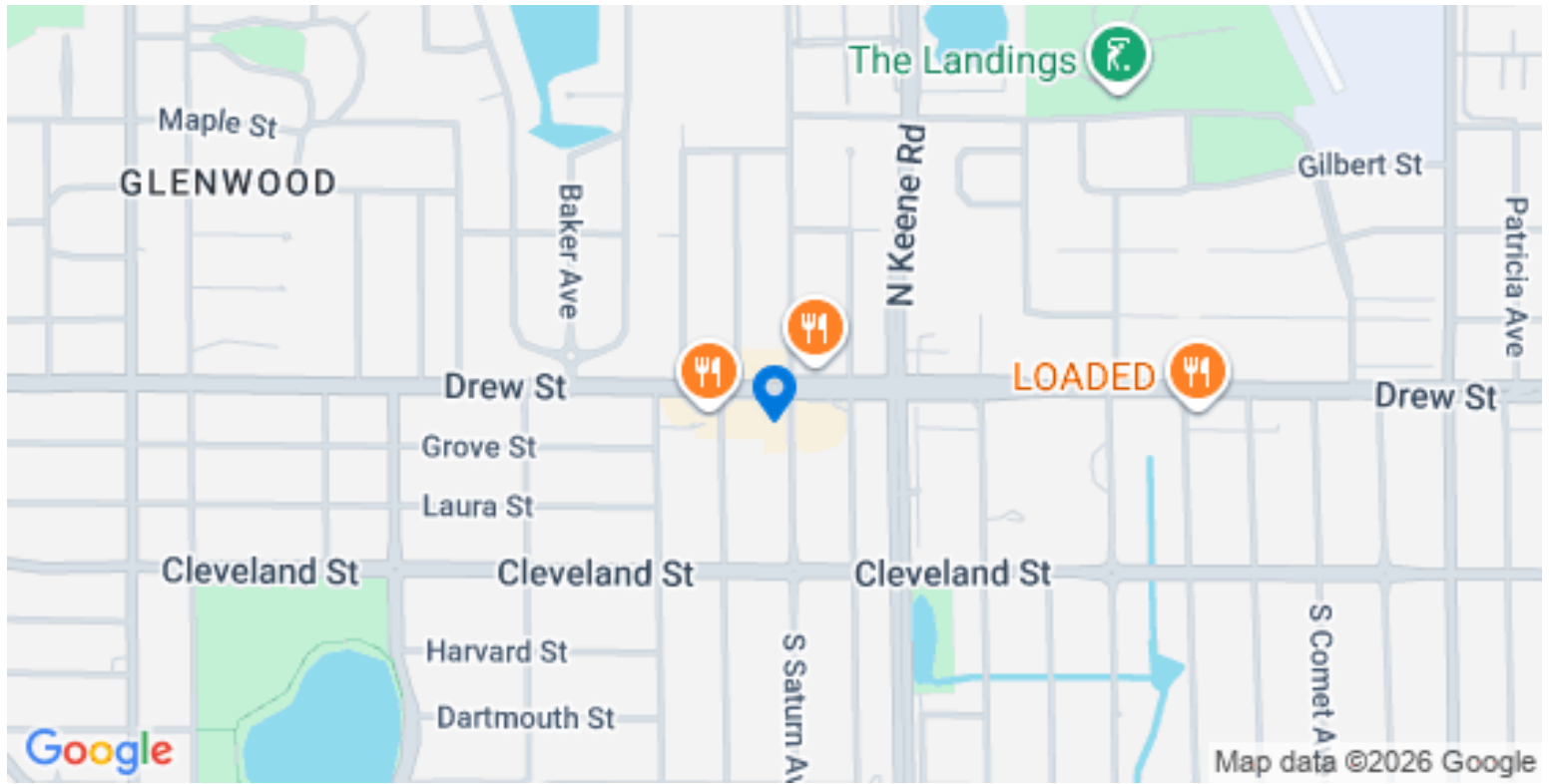
This is a prime opportunity to get into a great signalized street corner, 5 unit strip mall.  
 Rent is around \$3 under market on 4 of the units and has plenty of room for growth on new leases.  
 all tenants have been in the plaza for over 3 years with the longest almost 18yrs.  
 Projected NOI \$100,000+ with new leases  
 Great location in the heart of Clearwater, FL  
 Tenants  
 unit 1 Hair salon  
 unit 2 Mexican market/Deli/Restaurant  
 unit 3 Barber  
 unit 4 Nutrition store  
 unit 5 smoke shop but will be vacant soon.

**Investment Highlights**

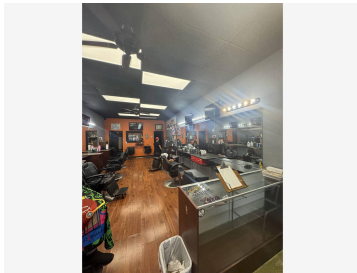
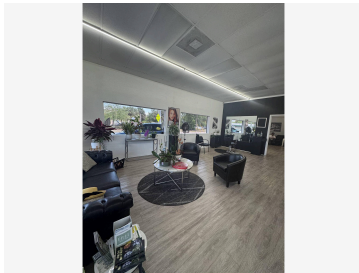
- Signalized corner
- New Sign
- Established Tenants
- Busy intersection
- leases are ready to be renewed for market rate



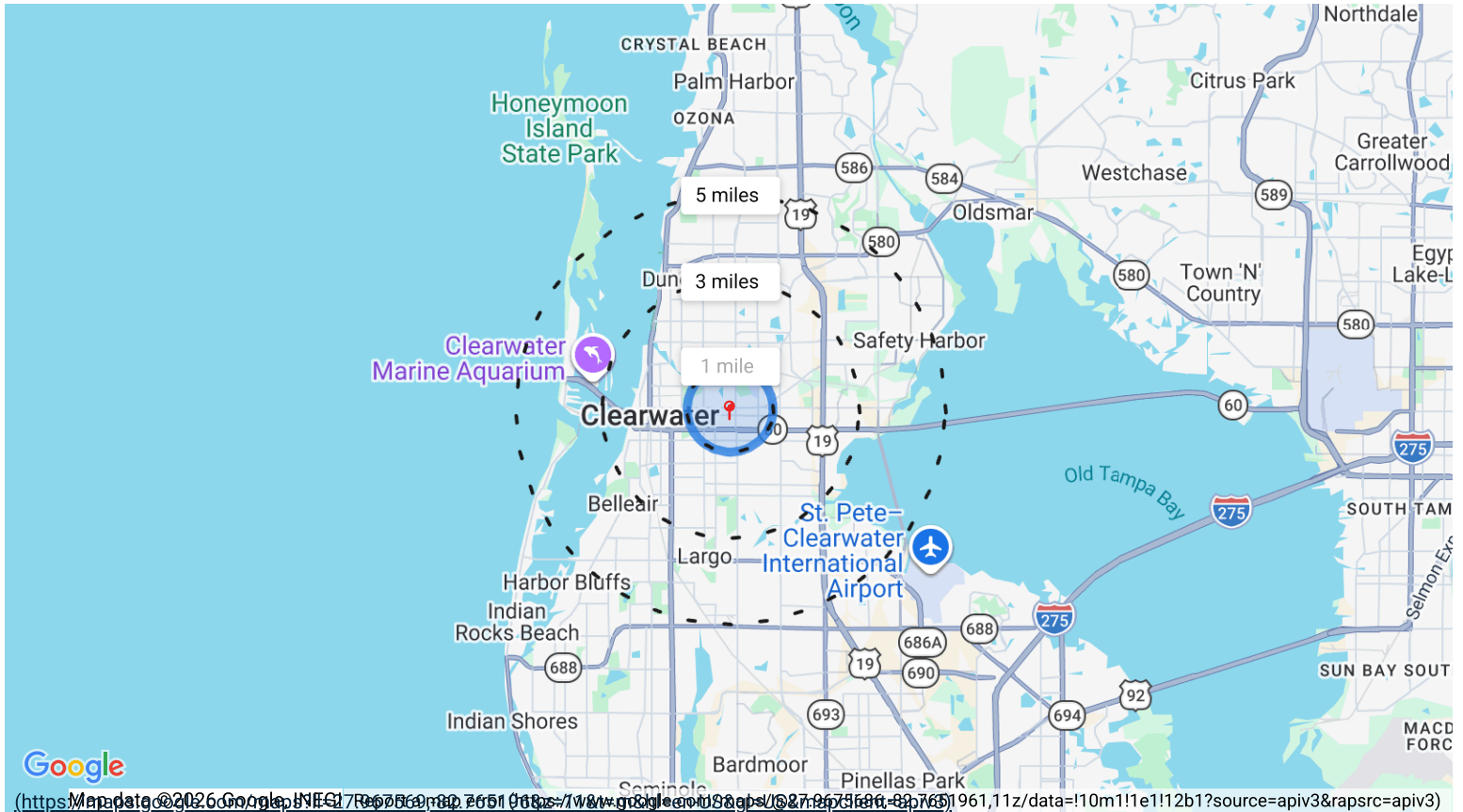
Location (1 Location)



Property Photos (6 photos)



# Demographic Insights



1 mile

3 miles

5 miles

## Population

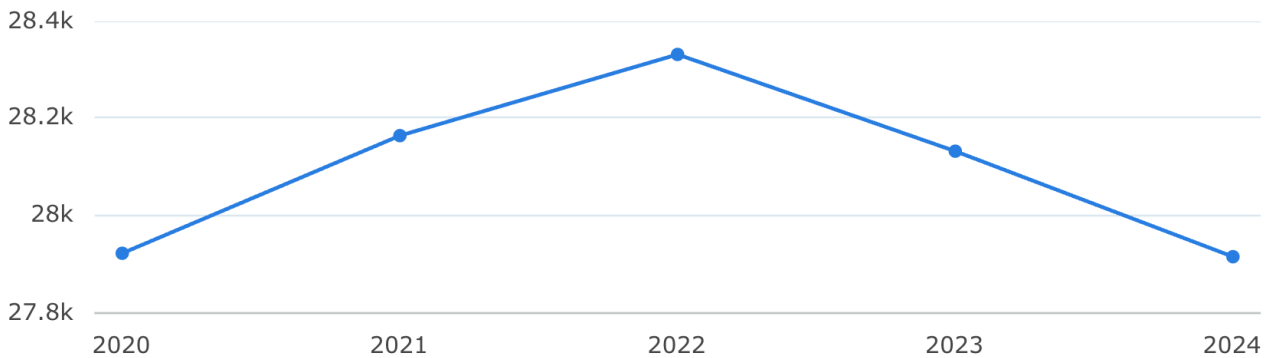
# 27.9k

0%

Compared to 28.1k in 2023

0%

Compared to 27.9k in 2020



## Household Income

**\$65.3k**

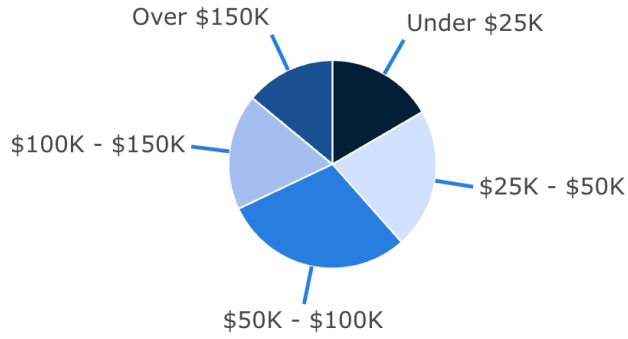
Median Income

**\$76.6k**

2029 Estimate

↑ **17%**

Growth Rate



## Age Demographics

**41**

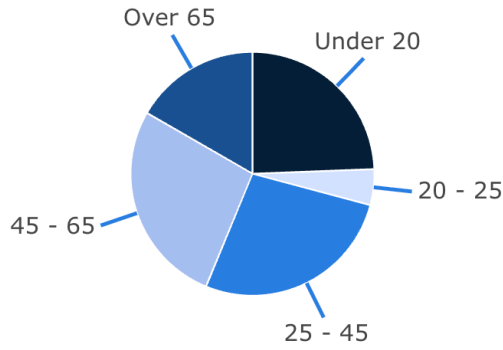
Median Age

**43**

2029 Estimate

↑ **5%**

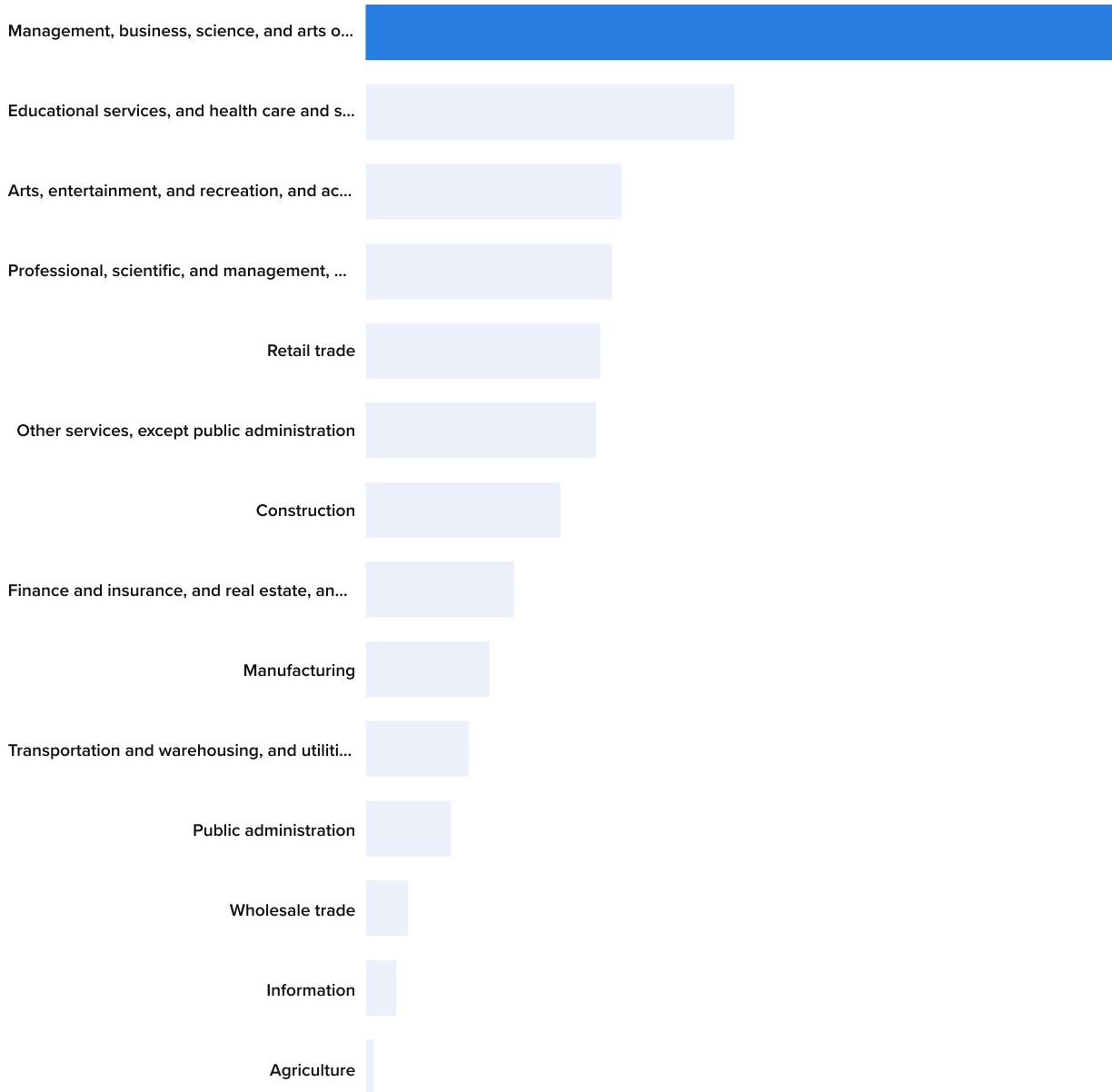
Growth Rate



## Number of Employees

22.7k

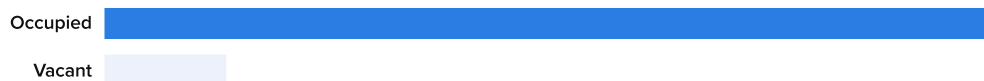
### Top Employment Categories



## Housing Occupancy Ratio

6:1

9:1 predicted by 2029



## Renter to Homeowner Ratio

**1:1**

1:1 predicted by 2029

