

RETAIL SPACE FOR LEASE

Belcher Commons

Prime Location

Excellent Tenant Mix

Heavy Traffic



**401 S Belcher Rd
Clearwater, FL 33765**



**EUROPEAN EQUITIES
CORPORATION**

PROPERTY HIGHLIGHTS

Belcher Commons

Prime Location
Excellent Tenant Mix
Heavy Traffic

Excellent Tenant Mix (Anchored by Pizza Hut)

High Traffic Counts & Strong Visibility

Monument Signage Available

Ideal for Retail, Office, Medical, or Service Uses

Surrounded by Dense Residential & Major Retailers

On Bus Line / Strong Daily Commuter Activity

Flexible Floor Plans / Move-In Ready Layouts

Strong Retail Synergy in Immediate Trade Area

Located on Major Clearwater North–South Corridor



401 S Belcher Rd
Clearwater, FL 33765

PROPERTY OVERVIEW

401 S Belcher Rd is a well-maintained neighborhood retail center positioned along Belcher Road, one of Clearwater's busiest north-south corridors. The property offers strong visibility and convenient access for commuters traveling between Gulf-to-Bay Blvd (SR 60), East Bay Drive/Roosevelt Blvd, and U.S. Highway 19 N. Surrounded by dense residential neighborhoods and established commercial districts, the center benefits from steady daily activity and a reliable customer base.

The center features a long-standing tenant mix, including Pizza Hut, Aquastone Nail Salon & Spa, and Daily News Café & Restaurant—an established local favorite since 2017. Their longevity highlights the property's strength, stability, and consistent traffic patterns.

Nearby national retailers such as Publix, Walmart Neighborhood Market, Walgreens, CVS, Wawa, McDonald's, Dunkin', and Planet Fitness further reinforce the area's strong retail synergy and consumer demand. The property offers excellent monument signage, attractive curb appeal, and ample shared parking. Its clean, professional façade and diverse tenant roster make it a desirable location for both local and national operators.

With high visibility, strong demographics, and proven tenant performance, 401 S Belcher Rd is well suited for a variety of uses, including retail, medical, wellness, office, service-based, and boutique concepts. Its central location within one of Clearwater's most active commercial corridors positions it as a high-value option for tenants and investors seeking stability and long-term growth potential.



Building & Available Space Details

Type	3 Star Retail Storefront Retail/Office (Strip Center)	Available	1,300 SF Retail
Center	Belcher Commons	Suite	409
Year Built	2005	Floor	Partial 1st
Location	Suburban	Floor Contig	1,300 SF
GLA	9,280 SF	Bldg Contig	1,300 SF
Stories	1	Occupancy	Vacant
Typical Floor	9,280 SF	Lease Status	Available
Class	B	Position	In-Line
Docks	None	Rent	\$26.00 SF
Construction	Masonry	CAM	\$11.44 SF
Tenancy	Multi	Type	Direct
Owner Occ.	No	Term	Negotiable
Est. Rent	(NNN) Terms: 26.00/SF	Build-Out	Open Plan
Frontage	188' on Belcher (with one curb cut)	Build Out As	IT Showroom
Land Acres	1.21 AC	Condition	Excellent
Taxes	\$3.41/SF (2024)		
Walk Score®	Very Walkable (80)		
Transit Score®	Some Transit (34)		
Parking Ratio	5.00/1,000 SF		
Pkg Spaces	Surface - 46		

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SUITE 409 | 1,300 SF | \$26 SF NNN | CAM \$11.44 SF | TERM: NEGOTIABLE

1,300 SF – Former IT Showroom & Repair Space

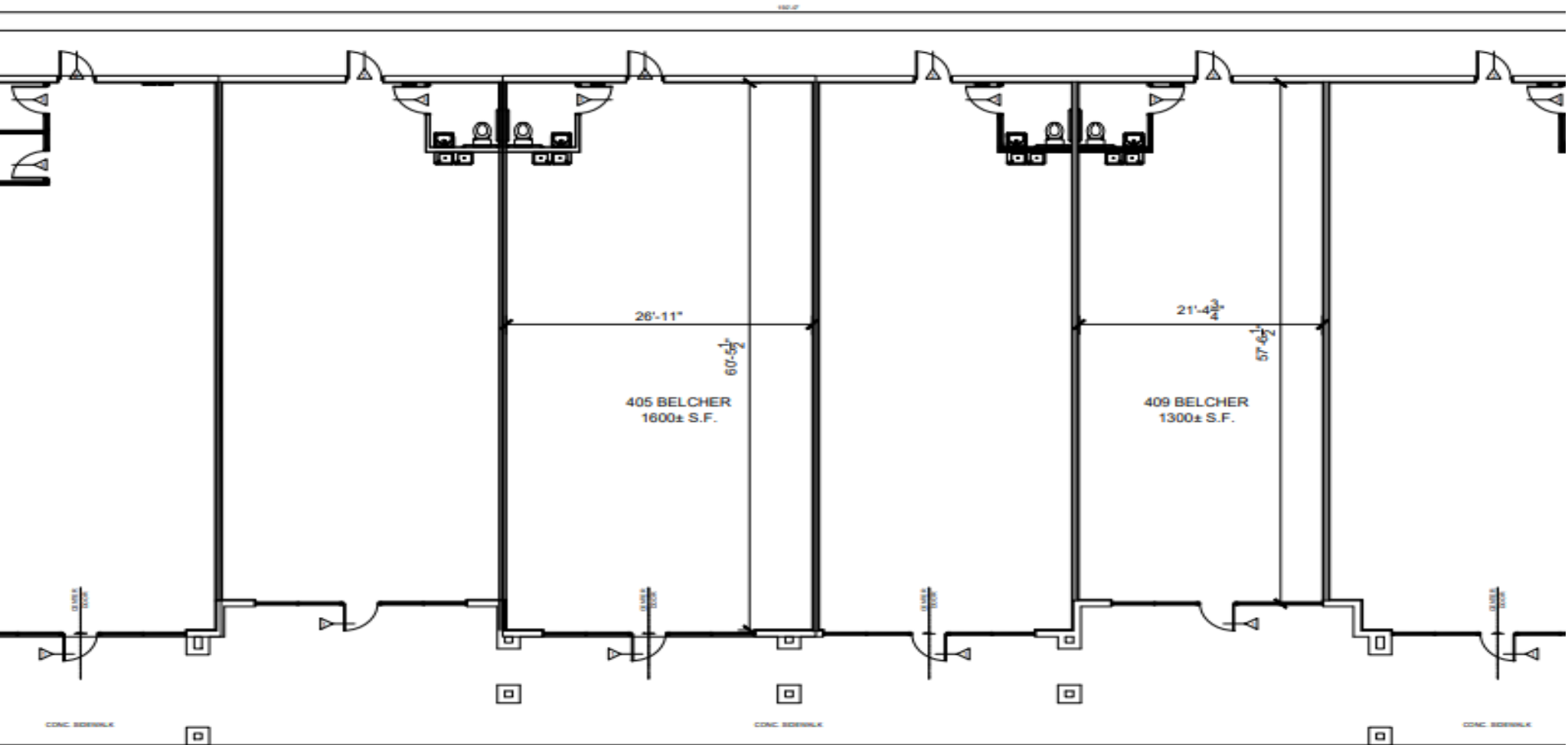
Suite 409 offers a clean, flexible layout designed to accommodate a wide range of retail, tech, service, or office uses. Previously built out as an IT showroom and repair center, the space features an open customer-facing area ideal for product displays, demonstrations, or collaborative workstations. Also includes a single-user unisex restroom and a 50-gallon hot water heater and washer and dryer hook-ups.



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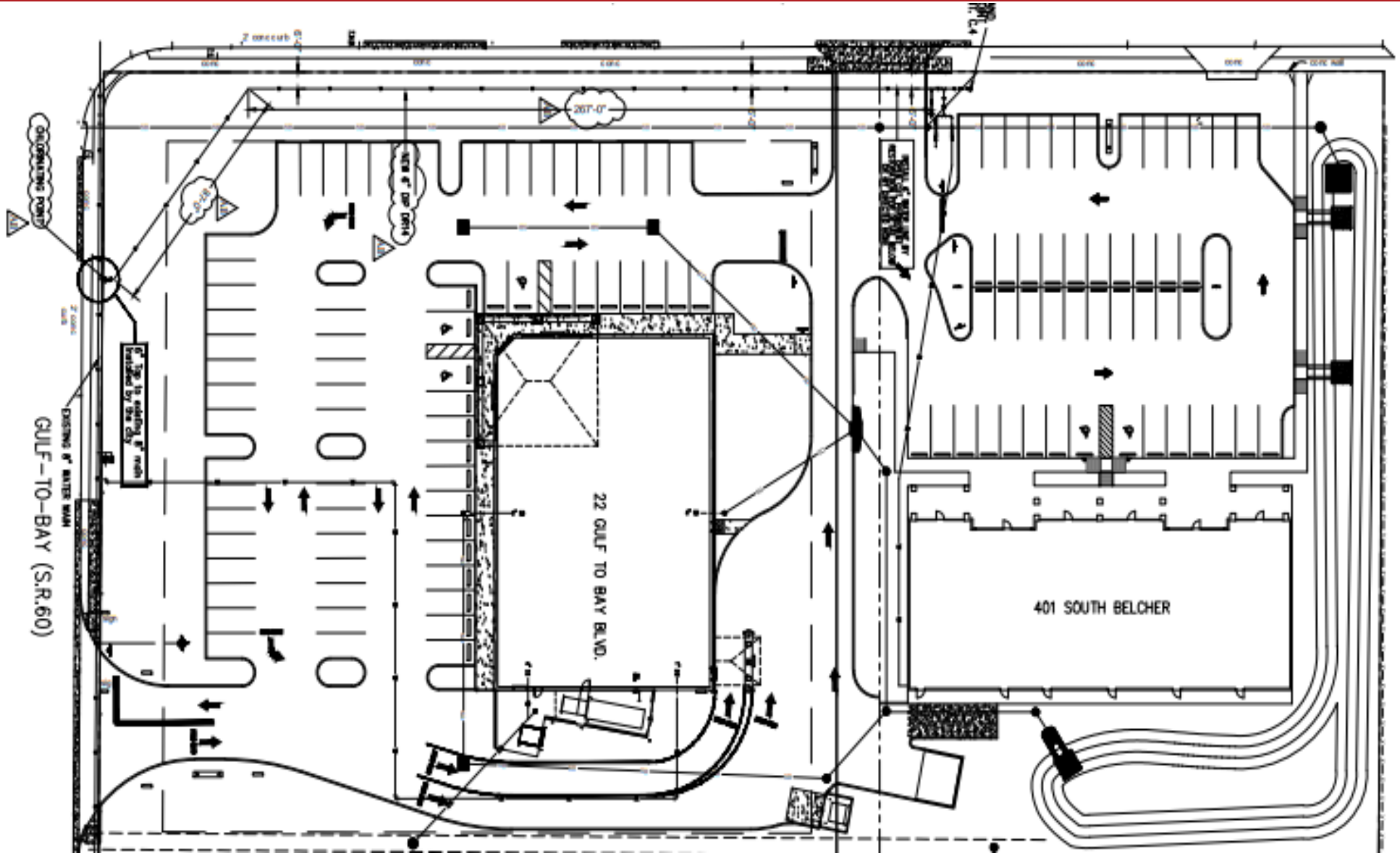


FLOOR PLAN



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SITE PLAN



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Current Tenants: Daily News Café & Restaurant | Pizza Hut | Aquastone Nails & Spa

Daily News Café & Restaurant

The Daily News Café & Restaurant is a longtime local favorite serving breakfast, lunch, and dinner with a diverse menu of Italian, American, and authentic Balkan dishes—from pizza and pasta to seafood and traditional specialties like Cevapi. Guests consistently note the warm, cozy, European-tavern atmosphere, highlighted by rustic butcher-block tables and a welcoming fireplace.



Pizza Hut

Pizza Hut is a globally recognized pizza restaurant brand founded in 1958 in Wichita, Kansas and has grown into one of the world's largest pizza chains, with locations across the globe. Known for its iconic red roof design, broad menu of pizzas, pastas, and wings, and signature innovations such as Stuffed Crust, Pizza Hut remains a cornerstone of the quick-service dining industry and is part of the Yum! Brands portfolio.



Aquastone Nails & Spa

Aquastone Nail Spa is known for creativity, quality, and exceptional service. Its skilled nail technicians and estheticians specialize in advanced nail care, skincare, permanent makeup, and eyelash extensions. With two established locations and a strong commitment to cleanliness and innovation, Aquastone continues to set the standard in modern beauty care.



Market Demographics & Economic Snapshot

POPULATION	1 Mile	3 Miles	5 Miles
2020 Population	13,493	114,910	254,715
2024 Population	12,924	116,192	256,818
2029 Population Projection	12,896	117,158	258,814
Annual Growth 2020-2024	-1.10%	0.30%	0.20%
Annual Growth 2024-2029	0%	0.20%	0.20%
Median Age	43.2	45.8	48.5
Bachelor's Degree or Higher	23%	26%	28%
U.S. Armed Forces	33	309	460

HOUSEHOLDS	1 mile	3 miles	5 miles
2020 Households	5,780	51,291	118,506
2024 Households	5,522	51,852	118,992
2029 Household Projection	5,507	52,277	119,820
Annual Growth 2020-2024	0.90%	0.80%	0.60%
Annual Growth 2024-2029	-0.10%	0.20%	0.10%
Owner Occupied Households	3,124	30,806	72,832
Renter Occupied Households	2,382	21,471	46,988
Avg Household Size	2.2	2.1	2
Avg Household Vehicles	2	1	1
Total Specified Consumer Spending (\$)	\$145.4M	\$1.4B	\$3.2B

INCOME	1 mile	3 miles	5 miles
Avg Household Income	\$73,727	\$74,075	\$76,092
Median Household Income	\$53,477	\$54,331	\$55,312
< \$25,000	1,349	10,990	25,586
\$25,000 - 50,000	1,215	12,768	27,970
\$50,000 - 75,000	1,015	9,921	22,573
\$75,000 - 100,000	670	6,015	13,829
\$100,000 - 125,000	483	4,316	10,334
\$125,000 - 150,000	240	2,578	6,040
\$150,000 - 200,000	269	2,893	6,250
\$200,000+	282	2,372	6,411

Collection Street

Belcher Rd
S Belcher Rd
Gulf to Bay Boulevard
Drew Street
S Hercules Ave
South Belcher Road
Drew St
S Hercules Ave
Druid Rd
S Hercules Ave

Cross Street

Drew St N
Academy Dr S
2nd St NE
Anna Ave W
Gulf To Bay Blvd N
University Dr S N
Kerry Dr W
Rainbow Dr S
Bypass Dr E
Druid Rd S

Traffic Volume

Count Year

Distance From Property

25,470	2025	0.40 mi
17,309	2025	0.45 mi
51,387	2025	0.46 mi
27,449	2025	0.50 mi
9,959	2018	0.56 mi
18,993	2025	0.59 mi
33,626	2025	0.59 mi
8,645	2025	0.59 mi
6,998	2025	0.62 mi
5,777	2023	0.63 mi

1 MILE

3 MILES

CONSUMER SPENDING DETAILS

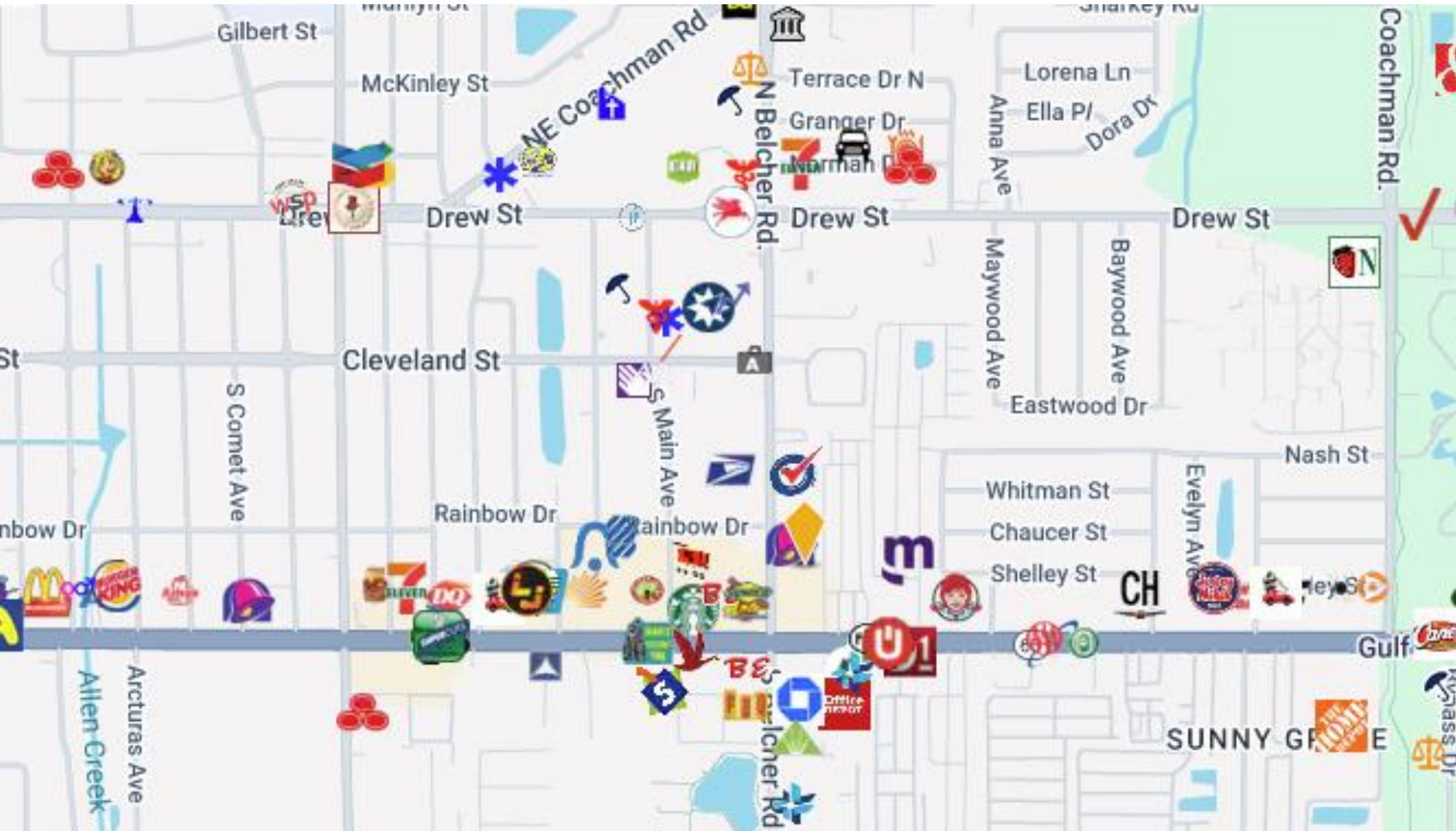
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Apparel	\$7,712,561	\$1,397	\$597	\$70,812,819	\$1,366	\$609
Entertainment, Hobbies & Pets	\$22,560,596	\$4,086	\$1,746	\$218,507,483	\$4,214	\$1,881
Food & Alcohol Household	\$41,144,075	\$7,451	\$3,184	\$383,376,704	\$7,394	\$3,300
Transportation & Maintenance	\$23,310,356	\$4,221	\$1,804	\$225,979,645	\$4,358	\$1,945
Health Care	\$35,397,619	\$6,410	\$2,739	\$315,056,293	\$6,076	\$2,712
Education & Daycare	\$7,864,851	\$1,424	\$609	\$76,715,847	\$1,480	\$660
Total Specified Consumer Spending (\$)	\$7,388,649	\$1,338	\$572	\$69,891,973	\$1,348	\$602
	\$145,378,707	\$26,327	\$11,249	\$1,360,340,764	\$26,235	\$11,708

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Location: Major Retail Corridor



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newlyconstructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release European Equities Corporation Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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Company History

European Equities Corporation started as a retail company in 1988 and has since owned nearly a hundred Subway restaurants and other retail businesses in Florida and Texas. So they tend to look at themselves as retail operators that became a very strong part of developing real estate. Being immersed in these submarkets has forced them to understand the market at a granular level. With that, they have created several layers within the development cycle and really understanding the market from the income-producing level up. Over the years, they have diversified into other sectors of commercial real estate. European Equities Corporation touches every level of the development cycle, where they are fully versed in acquisitions and development, creating meaningful financing structures, stabilizing assets, and managing them post development.

