

# Clearwater Beach Retail ~ Pelican Walk



**Conveniently  
Located a Short  
Walk from  
Clearwater Beach.**



## Property Features:

Gross Leasable	11,789sf
Year Built:	2016
Construction:	Cast-in-place / tilt wall
Parking Spaces	702 in attached garage

## Available Space:

474 Poinsettia Ave	1,410sf
--------------------	---------

## Rental Rates:

Base Rent:	\$45.00 per sf
Additional Rent (Est. Taxes, Ins. & CAM)	\$13.00 per sf

*Note: All rents subject to Sales Tax*



**[www.RetailAssetManagementInc.com](http://www.RetailAssetManagementInc.com)**

**Pelican Walk Retail at the  
North Beach Parking Plaza  
470 - 486 Poinsettia Avenue  
Clearwater Beach, Florida 33767**

*For Additional Information Contact*

**Retail Asset Management, Inc.**

**Sales • Management • Leasing • Development**

**Paul Cooley (727) 480-0063 ~ Wayne Purdy (727) 510-3707**

**pcooley@RetailAssetManagementInc.com ~ wpurdy@RetailAssetManagementInc.com**

**Ofc (727) 446-3032 ~ Fax (727) 446-3080**

**P.O. Box 5666 • Clearwater • Florida 33758-5666**

The information given herewith is obtained from sources considered reliable. However we are not responsible for misstatements of facts, errors or omissions, withdrawal from market, modification of terms and conditions, or change in pricing without notice. The information supplied herein is for informational purposes only and shall not constitute a warranty or assurance that the information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.

Pursuant to Section 475.25(1)(q) Florida Statutes, and Rule 21V-10.033 Florida Administrative Code, Retail Asset Management, Inc. makes the following disclosures, that in the event a lease or sales contract is entered into, Retail Asset Management, Inc. represents the Lessor/Seller exclusively and Lessee/Buyer may be responsible for additional costs, such as their own attorney's fees, security deposit, and telephone and utility deposits.