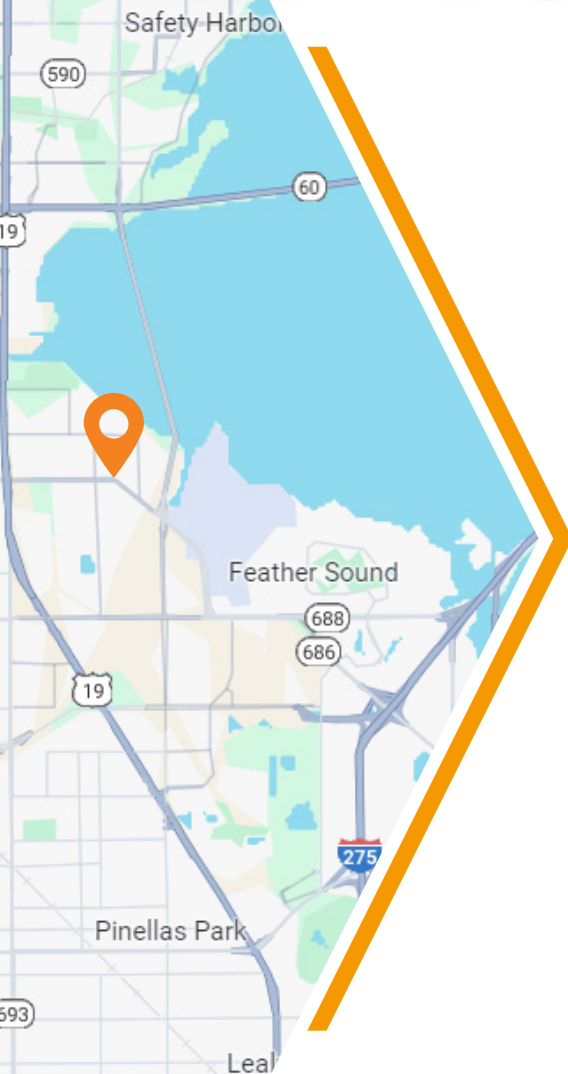


5501-5555 Roosevelt Blvd., Clearwater, FL 33760

BAY VISTA



2,173 SF ENDCAP AVAILABLE IN TWO-TENANT, FREESTANDING BUILDING WITH DIRECT FRONTAGE TO ROOSEVELT BLVD

- » Amazing outdoor patio area, including availability for an outdoor bar
- » Join MÜV Dispensary, Crystal Ballroom, Thai Dish, Canna Doctors, & Community Health Center
- » Strategic location between the Bayside Bridge & US 19
- » Located at the entrance to Bay Vista Business Park with 350,000+ SF
- » 2022 Traffic Counts: 34,988 AADT Roosevelt Blvd.
- » Prominent pylon signage

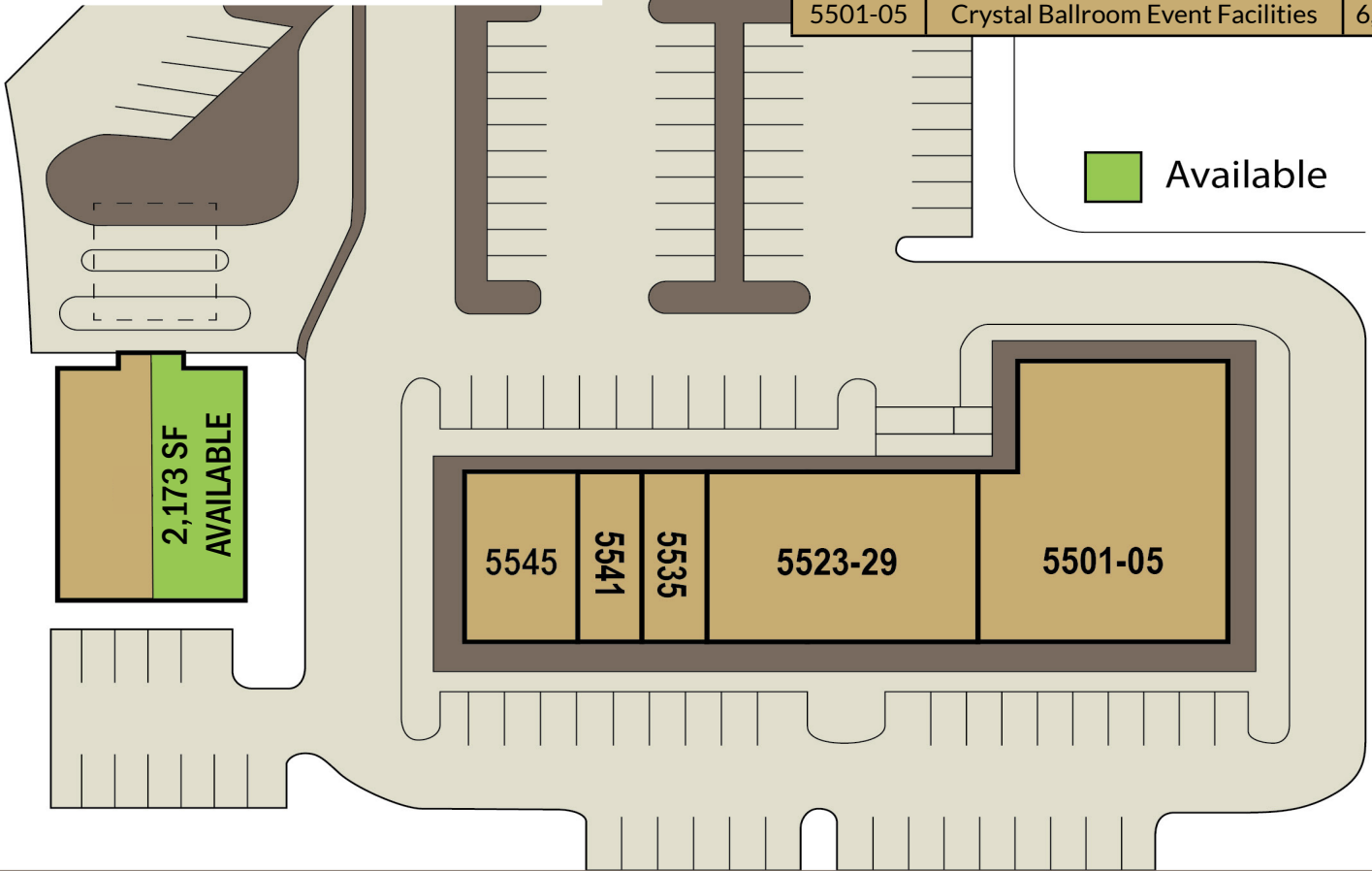
Demographics	1-mile	3-mile	5-mile
2023 Population	9,685	56,939	174,515
Daytime Employment	5,670	49,693	132,452
Average HH Income	\$72,679	\$72,239	\$71,341
Median Age	40	47.1	47

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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SUITE	TENANT	SF
5555-1	MÜV Dispensary	2,000
5555-2	AVAILABLE	2,173
5545	Thai Dish Restaurant	1,530
5541	Crystal Ballroom Office	1,101
5535	Canna Doctors of America	1,059
5523-29	Community Health Centers of Pinellas	3,240
5501-05	Crystal Ballroom Event Facilities	6,734

ROOSEVELT BOULEVARD

The information contained herein was obtained from sources believed reliable; however, RPM Realty Management, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



BAY VISTA

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