

FOR SALE

1130 Ponce De Leon Blvd / Clearwater, FL 33756

FREESTANDING BUILDING



11,857 SQUARE FEET

1.12 ACRES

Wendy Giffin

Executive Director

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Click [here](#) to view
a walkthrough video



PROPERTY FEATURES



1130 PONCE DE LEON BLVD CLEARWATER, FL 33756

TOTAL BUILDING SIZE **12,124 SF**

HEATED BUILDING SIZE **11,857 SF**

CITY OF LARGO ZONING **FE**

FLOOD ZONE **X**

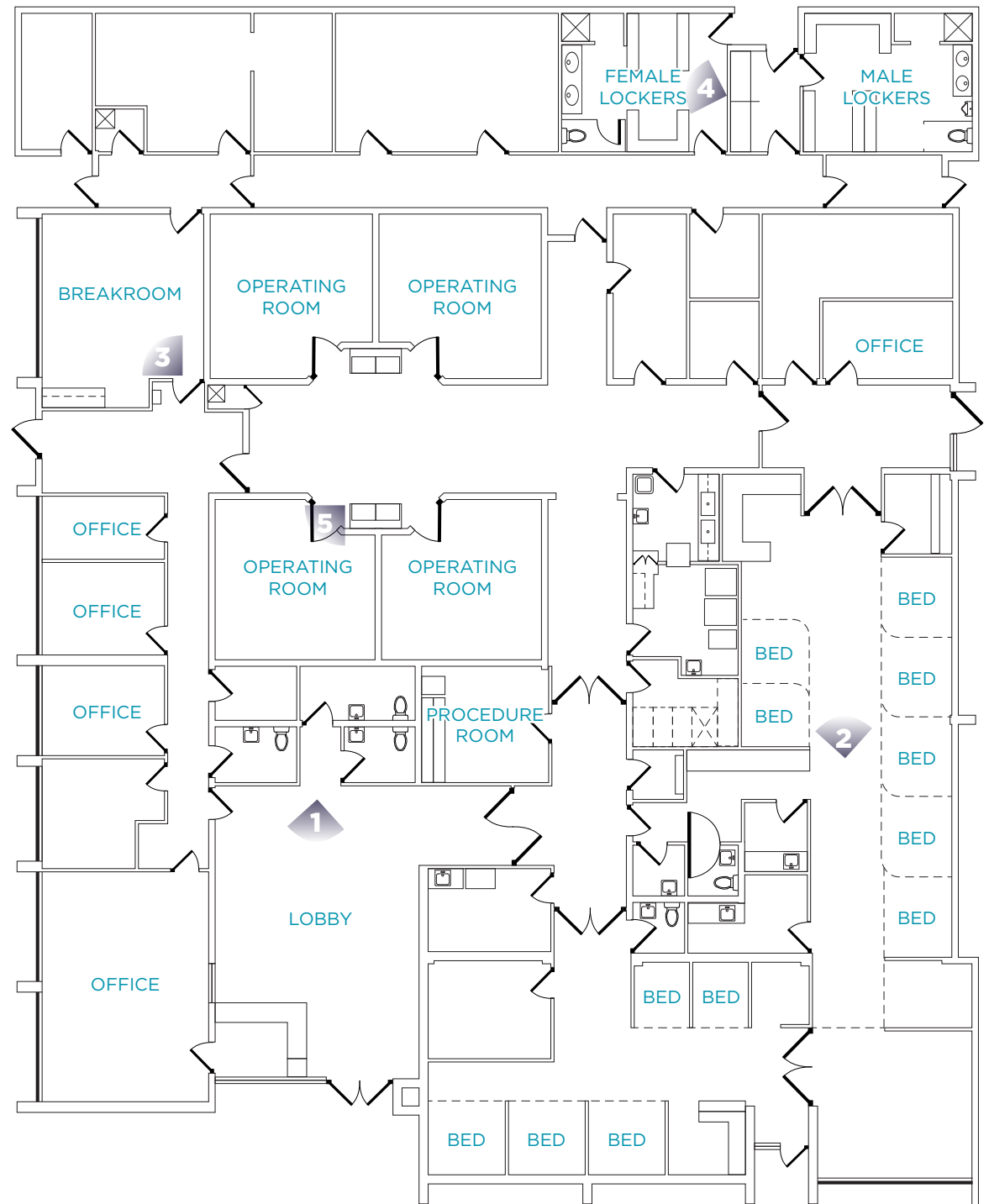
YEAR BUILT **1983**

PARKING RATIO **4.2/1,000 SF**

TOTAL SITE SIZE **1.12 ACRES**

SALES PRICE **CALL FOR PRICING**

FLOOR PLAN



ZONING

FORMER USE SURGICAL CENTER
(now inactive and not licensed)

APPROVED USES FOR CITY OF LARGO FE ZONING

- MEDICAL OFFICE
- PROFESSIONAL OFFICE
- HEALTH AND FITNESS
- DAYCARE CENTER
- HOSPITAL OR EMERGENCY CLINIC
- DENTAL OFFICE
- EMERGENCY RESPONSE
- MEDICAL/DENTAL LAB
- VETERINARY CLINIC
- ANIMAL CLINIC
- PERSONAL SERVICES (SALON)
- BANK/CREDIT UNION
- RETAIL STAND ALONE
- SIT DOWN RESTAURANT
- BAR/LOUNGE/NIGHTCLUB
- MICROBREWERY
- SUPERMARKET/DELI
- COLLEGE/UNIVERSITY/TRADE OR TECH SCHOOL
- COMMUNITY/YOUTH CENTER
- LIBRARY/MUSEUM
- RELIGIOUS INSTITUTIONS
- WAREHOUSE/STORAGE



PROPERTY LOCATION

Gulf of America

Sheraton Sand Key Resort

Clearwater

Morton Plant Hospital

Belleair

Belleair Beach

Belleair Bluffs

Belleair Shore

HCA Florida - Largo Hospital

Harbor Bluffs

Largo

Ridgecrest

Ulmerton

Walsingham

Indian Rocks Beach

Indian Shores

SHERWOOD GARDENS

TOWN PLACE

SUNFISH BAY

HARBOUR TOWNE

BAY PARK APARTMENTS

BAYSIDE ARBORS

Tampa Bay



MAP KEY:



St. Pete Clearwater International Airport



Morton Plant Hospital



HCA Hospital



Country Club/Golf Course



Publix Grocery



Walmart Supercenter

PARCEL AERIAL



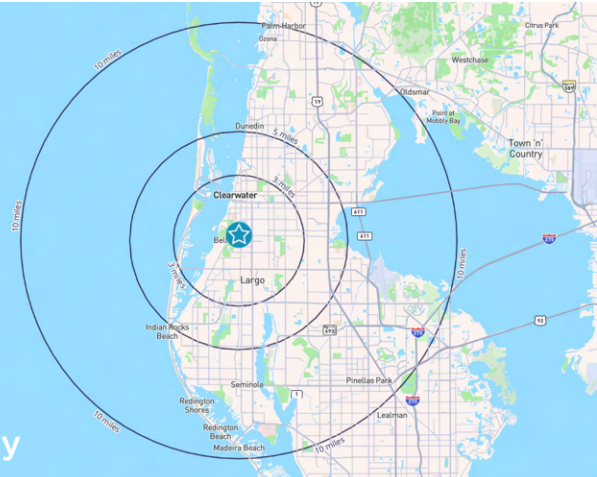
1.12 ACRES

Ponce De Leon Blvd

Demographics

	3 MILES	5 MILES	10 MILES
POPULATION	99,824	239,228	546,249
MEDIAN AGE	50.9	49.3	50.3
HOUSEHOLDS	46,161	110,232	251,200
AVG HH INCOME	\$79,157	\$80,943	\$84,071

Pinellas County



1130 Ponce De Leon Blvd / Clearwater, FL

DIRECTIONAL
AERIAL

VIEW LOOKING
EAST

Clearwater Largo Rd (18,600 AADT)

BELLEAIR PLACE
APARTMENTS

Ponce De Leon Blvd (2,300 AADT)



DIRECTIONAL
AERIAL

VIEW LOOKING
WEST

CLEARWATER BEACH

PELICAN GOLF CLUB

BELLEAIR COUNTRY CLUB





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