

**FOR SALE /
FOR LEASE**

Retail / Flex
Space

\$15 / SF / NNN
\$1,299,000



**2864 Roosevelt Blvd.
Clearwater, FL 33760**



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EXECUTIVE SUMMARY

This 7,380-SF free-standing retail showroom offers a turn-key opportunity to operate any number of business uses.

Generous CG land use allows for retail, showroom, warehouse, or other commercial uses.

Ideal location for a gym, indoor recreation, trade school, trade shop, or any number of retail-related businesses.



LEASE RATE
\$15 PSF NNN

SALE PRICE
\$1,299,000



LOCATION
2864 Roosevelt Blvd.
Clearwater, FL 33760



SIZE
7,380 SF



ACCESS
Excellent Access on Roosevelt Blvd.
Minutes from US-19, Gateway
Expressway, and I-275



FEATURES
Air Conditioned
3-Phase Power
Built out for Retail Showroom
Abundant Parking



SIGNAGE
Monument and
Facade Signage
on Roosevelt



TRAFFIC
44,000 VPD Average



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