

FORMER BOSTON MARKET

FOR LEASE

4001 E BAY DR, CLEARWATER, FL 33764



LOCATION DESCRIPTION

Located at the signalized corner of E Bay Dr & Belcher Rd

PROPERTY HIGHLIGHTS

- 0.72 acres
- 3,100 SF free-standing restaurant with a drive thru available
- Situated at a signalized intersection to two major roads
- Traffic Counts (AADT): E Bay Dr - 62,500; Belcher Rd - 15,800
- Zoning – Property is zoned CG – Commercial General
- Strong view corridor along E Bay Dr
- Site is surrounded by strong restaurant volumes and bank deposits



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	16,623	110,348	253,522
Daytime Population	12,799	115,658	290,939
Households	7,751	51,471	115,331
Average HH Income	\$85,050	\$89,376	\$94,106

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