



34650 US HWY 19 N, SUITE 309  
PALM HARBOR, FL 34684  
**LICENSED REAL ESTATE BROKER**

**FOR SALE - \$2,100,000**

**1223 N. Hercules Ave. Clearwater, FL.  
33765 (A & B)**

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*"Highest Standards, Best Results"*

Location	1223 N. Hercules Ave (A & B) Clearwater, Fl. 33765
Price	\$2,100,000
Description	<p>Discover an exceptional commercial opportunity at 1223 N Hercules Avenue, Clearwater, FL 33765. Situated on 0.73 acres, this 12,960 SF Class C industrial property features two separate buildings, offering flexibility for multiple tenants, owner-occupants, or redevelopment potential.</p> <p>The property benefits from excellent visibility and easy access along N Hercules Avenue, just minutes from Gulf-to-Bay Boulevard, downtown Clearwater, and major transportation corridors. Ample on-site parking and versatile floor plans make this site ideal for light industrial, service, retail, or flex space users.</p>
Real Estate	<ul style="list-style-type: none"> <li>• 12,960 SF - .73 AC</li> <li>• Land SF – 31,915</li> <li>• Dimensions – 153’X 200’</li> <li>• Building 1 – 6,969 SF(mol) Showroom/office – 1,522 SF (mol) HVAC</li> <li>• Building 2 – 6,000 SF</li> <li>• Break room/storage – 1,080 SF (mol) HVAC</li> </ul>
Current Zoning	<p>Commercial – IRT, Clearwater</p> <p><small>This information contained herein was collected from sources deemed to be reliable. Re/Max Elite Realty and it's Agents and Seller make no warranties or representations of any manner as to the accuracy, and the same is subject to misstatements of fact, errors or omissions, prior sale, change of price, terms, withdrawal from market without notice or other modifications. Buyer, tenants and/or all other parties shall verify all information independently.</small></p>



# DEMOGRAPHICS & TRAFFIC COUNTS

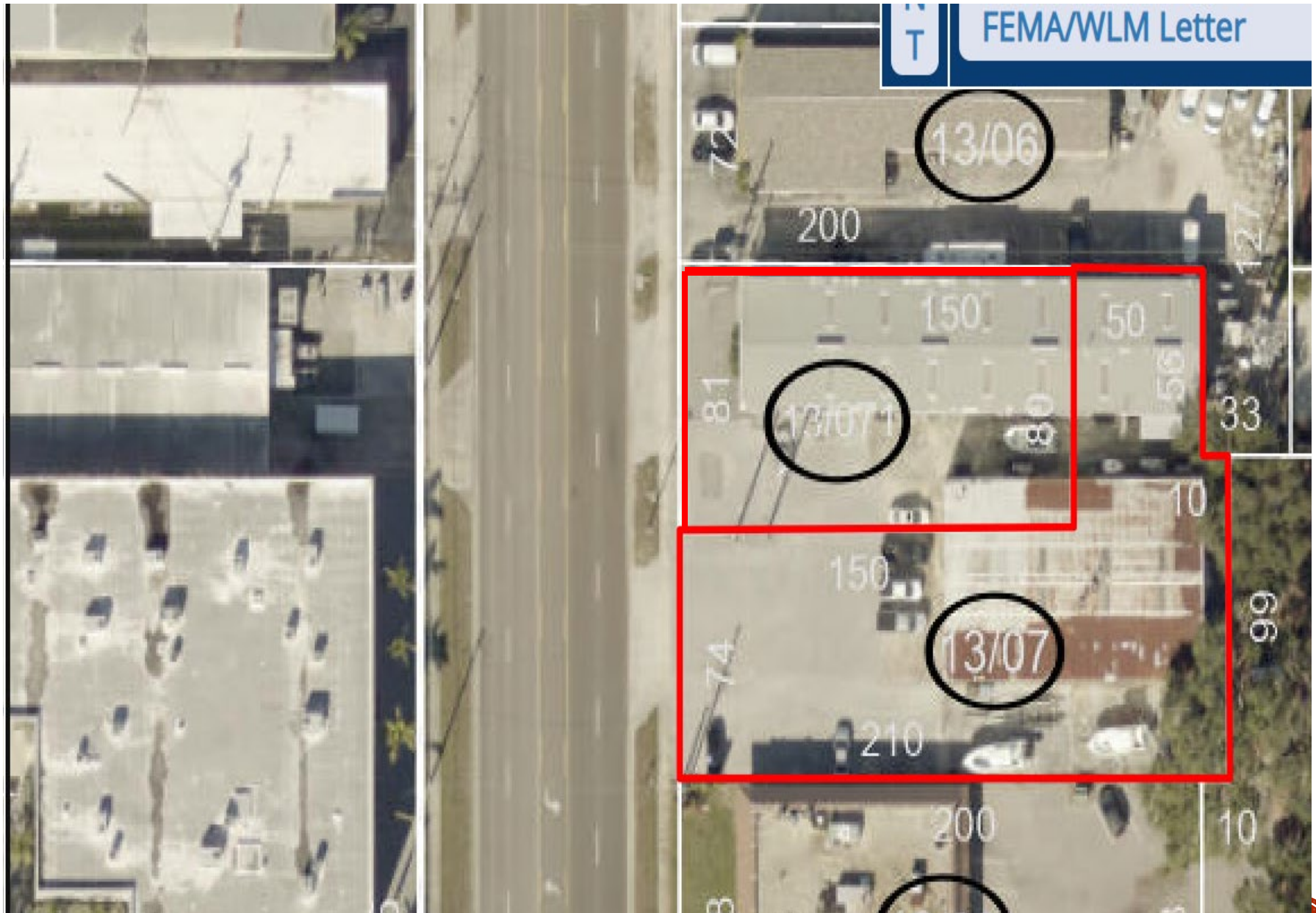
Demographics	1 Mile	3 Mile
Population (2023)	11,816	125,030
Households	4,006	56,043
Median Income	\$52,357	\$53,803
Median Age	41.5	46
Projected Growth through 2029	.22%	.72%
Traffic Counts		
N.Hercules		4,900 - AADT

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# LOCATION MAP



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