

# For Sale or Lease

**1849 Gulf to Bay Blvd  
Clearwater, FL 33765**

- High-visibility parcel fronting Gulf To Bay Blvd, one of the most highly sought-after corridors in both Clearwater and the Tampa Bay MSA
- Two parcels totaling 2.33 acres zoned for Commercial General in front and medium density residential in the rear
- 165 feet of frontage
- Existing off-site detention
- Strategic position to capture commuter and beach traffic
- High-traffic counts along Gulf to Bay Blvd (49,000± AADT)
- Strong retail corridor surrounded by dense residential housing
- Close proximity to Clearwater High School (1,664± students)

For more information, please contact:

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on Google Maps](#)



## GULF TO BAY BLVD Retail Pad



Subject Property

CLEARWATER  
BAGELS

 **Clearwater High School**  
1,664 students

CLEARWATER BEACH  
AND DOWNTOWN

DESIGN FURNITURE  
OUTLET & CONSIGNMENT



# GULF TO BAY BLVD Retail Pad



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# GULF TO BAY BLVD Retail Pad



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# GULF TO BAY BLVD

Retail Pad

Site Plan



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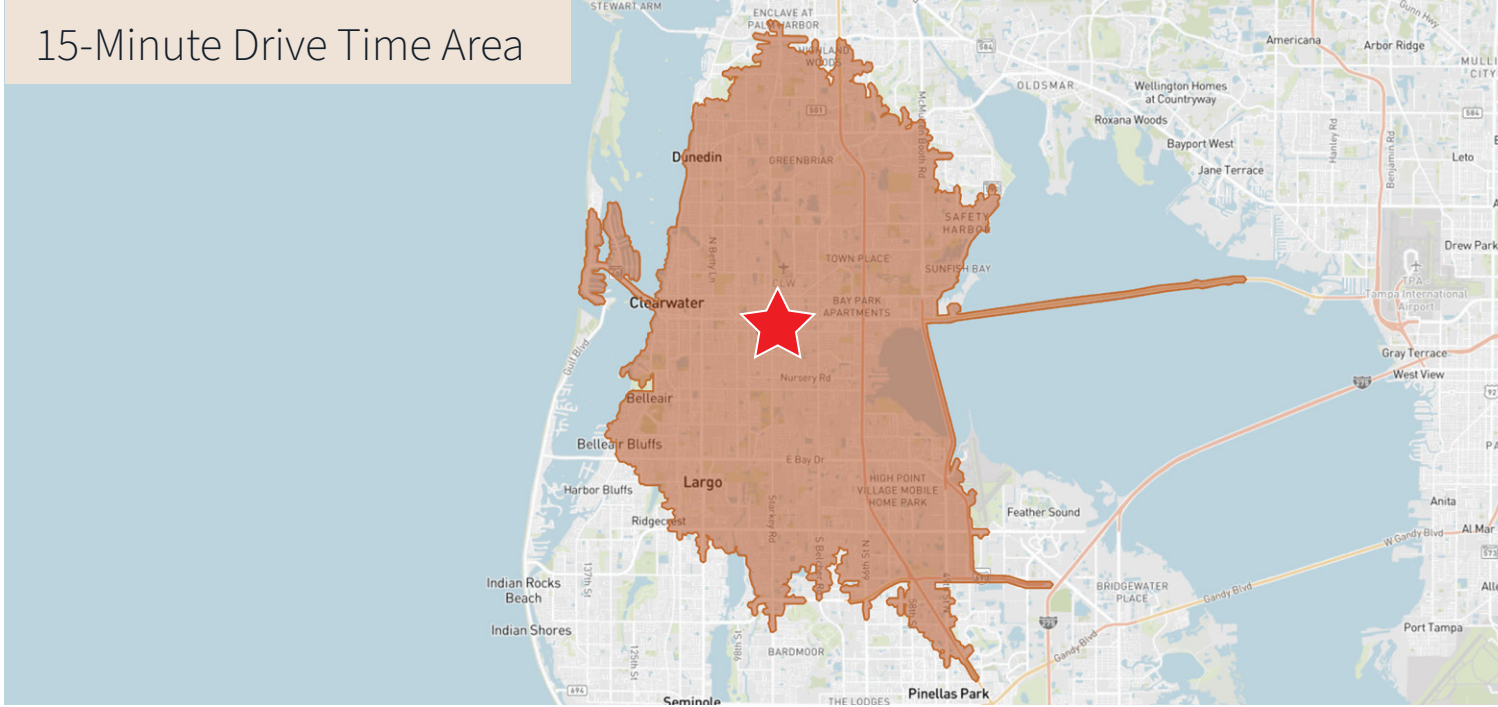
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# GULF TO BAY BLVD Retail Pad

## 15-Minute Drive Time Area



### Population Summary

5 Min.	10 Min.	15 Min.
24,910	135,438	281,870

### Number of Households

5 Min.	10 Min.	15 Min.
9,546	60,572	131,275

### Average Household Income

5 Min.	10 Min.	15 Min.
\$86,885	\$87,715	\$91,777

### Daytime Population

5 Min.	10 Min.	15 Min.
25,463	138,316	311,083

### Median Age

5 Min.	10 Min.	15 Min.
42.8	46.1	49.6



**COMFORTABLE EMPTY NESTERS:** Professionals with a comfortable living, physically and financially active

**Median Age:** 48.0  
**Median HH Income:** \$75,000  
**LifeMode Group:** GenXurban

**Socioeconomic Traits:** *Comfortable Empty Nester* denizens are mainly comprised of Baby Boomers who are benefiting from years of prudent investing and saving with a net worth well above the average. They value their health and financial well-being.



**METRO FUSION:** Young, highly-connected, trendy and brand-oriented, quick to spend on what's currently hot

**Median Age:** 29.3  
**Median HH Income:** \$35,700  
**LifeMode Group:** Midtown Singles

**Socioeconomic Traits:** *Metro Fusion* denizens are highly mobile with over three quarters of these households occupying rental space. Social status is important to them, including impressing others with fashion, electronics and other new, viral trends.



**RUST BELT TRADITIONS:** Mix of married-couples and singles, white-collar workers, hardworking consumers

**Median Age:** 39.0  
**Median HH Income:** \$51,800  
**LifeMode Group:** GenXurban

**Socioeconomic Traits:** *Rust Belt Tradition* denizens have a high concentration of workers in manufacturing, retail trade and health care. They are family-oriented individuals who favor American-made products and a higher Labor participation higher than the U.S. average.



**FRONT PORCHES:** Friends and family-oriented, experience-seeking, price-savvy shoppers

**Median Age:** 34.9  
**Median HH Income:** \$43,700  
**LifeMode Group:** Middle Ground

**Socioeconomic Traits:** *Front Porch* denizens make up a blend of household types, especially young families with children. Their friends and family are central to their influence with buying decisions. Price is more important than brand names to these consumers.

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