

701 N FORT HARRISON AVE

701 North Fort Harrison Avenue, Clearwater, FL 33755

RETAIL PROPERTY FOR SALE



PROPERTY DESCRIPTION

Introducing a rare investment opportunity in Clearwater, FL—a fully leased 3-unit commercial center at 701 N Fort Harrison Ave. This 3,840 SF freestanding building, set on 0.26 acres, offers flexible CG zoning, suitable for various commercial uses. Located in a thriving business district near downtown, this property is ideal for investors or owner-users looking to capitalize on Clearwater's vibrant market. With no long-term leases, it's a prime value-add investment poised for growth in a well-established area.

PROPERTY HIGHLIGHTS

- - 3840 SF building offering ample space for retail businesses
- - 3 units for flexible leasing options
- - Charming historic building built in 1939
- - Zoned CG for commercial general use
- - Prime location in Clearwater, FL
- - Ideal for establishing a retail presence

OFFERING SUMMARY

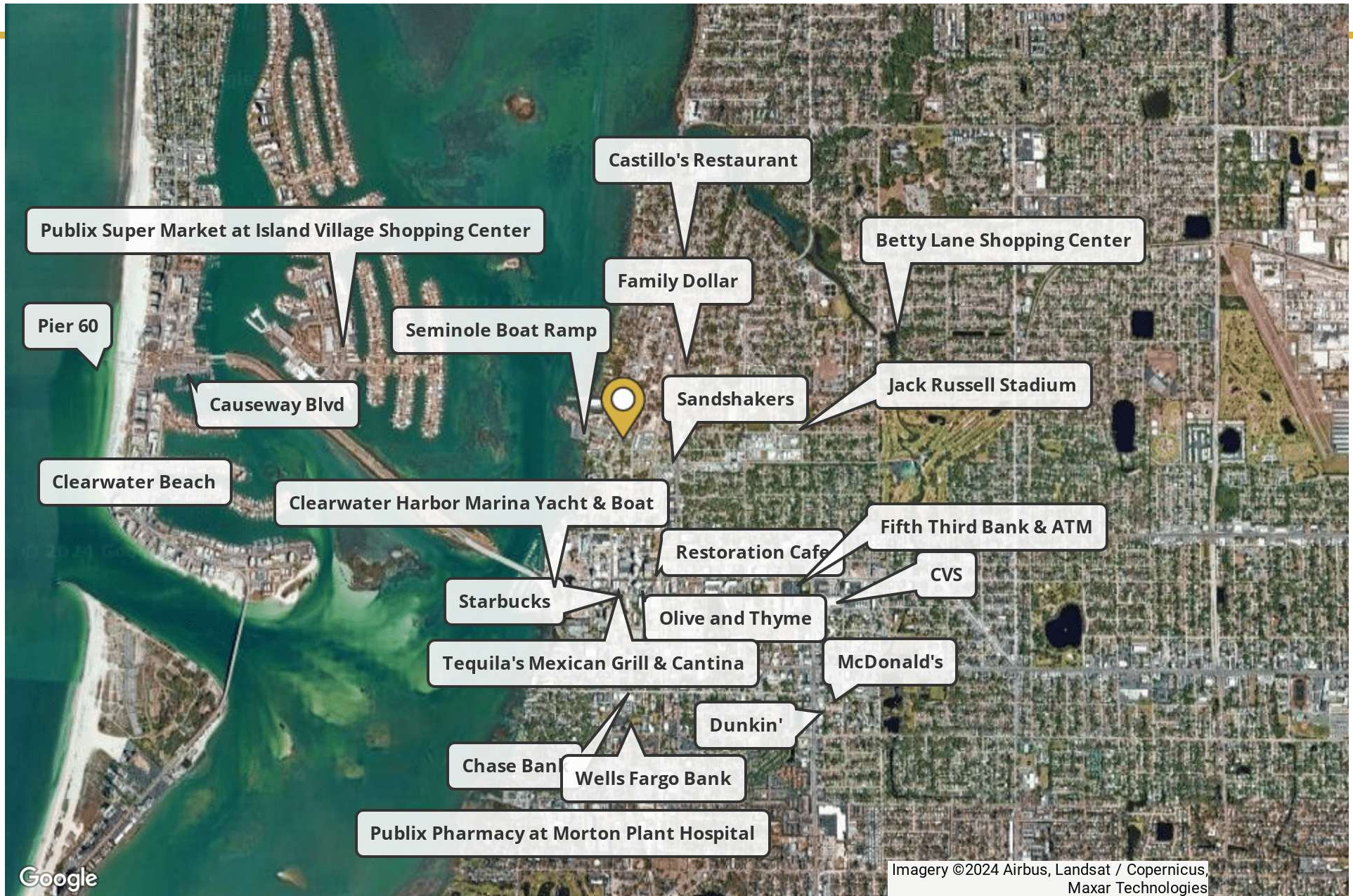
Sale Price:	\$1,500,000
Number of Units:	3
Lot Size:	0.25 Acres
Building Size:	4,560 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	274	874	3,836
Total Population	696	2,161	8,924
Average HH Income	\$80,369	\$81,363	\$78,412

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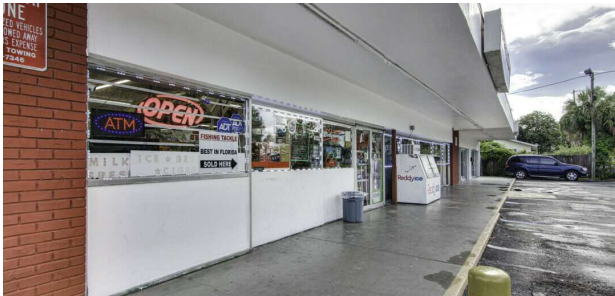
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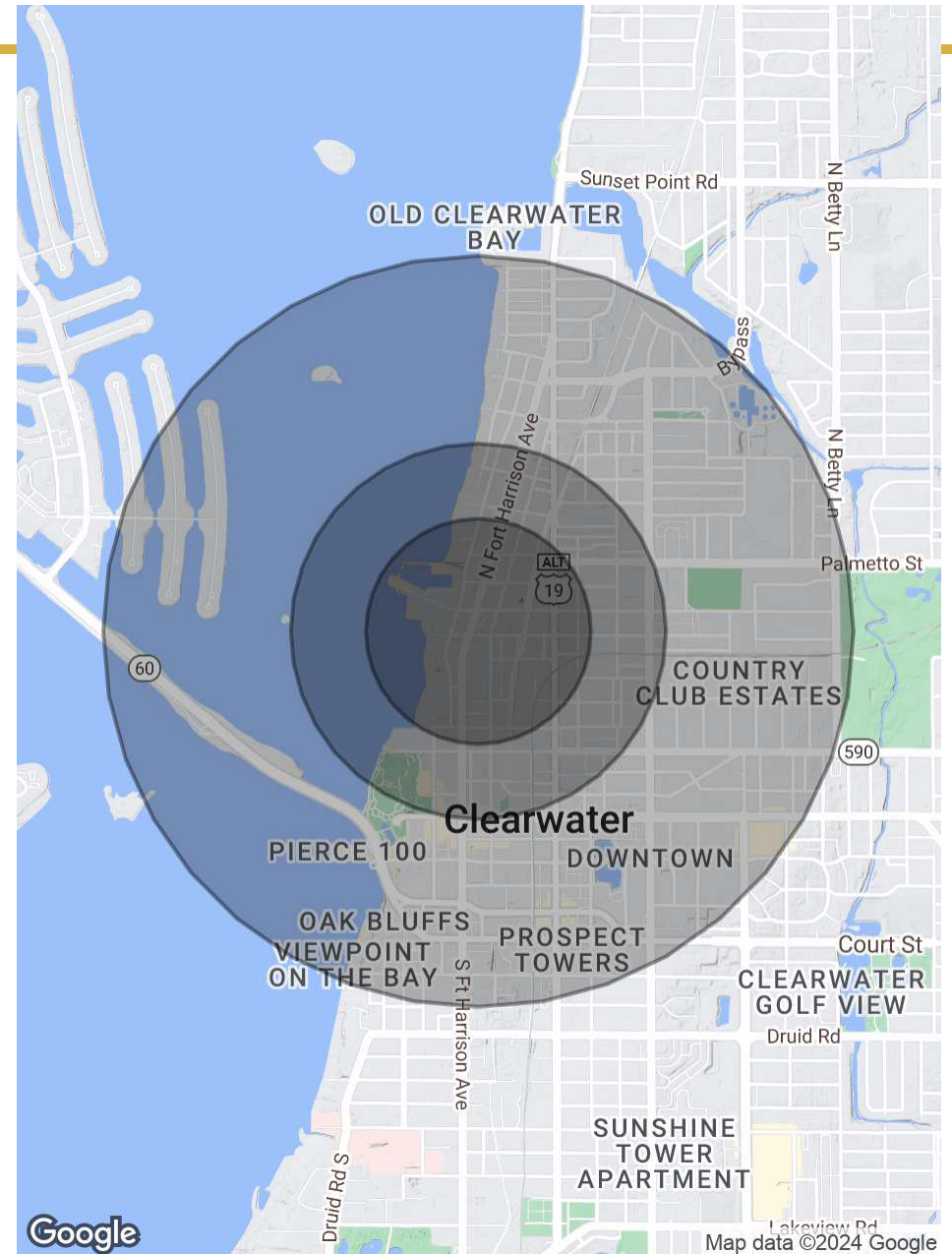
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	696	2,161	8,924
Average Age	41	43	45
Average Age (Male)	41	42	44
Average Age (Female)	42	44	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	274	874	3,836
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$80,369	\$81,363	\$78,412
Average House Value	\$388,092	\$435,313	\$455,626

Demographics data derived from AlphaMap



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