

1610 N Myrtle Ave Clearwater, FL 33755



Brian Andrus

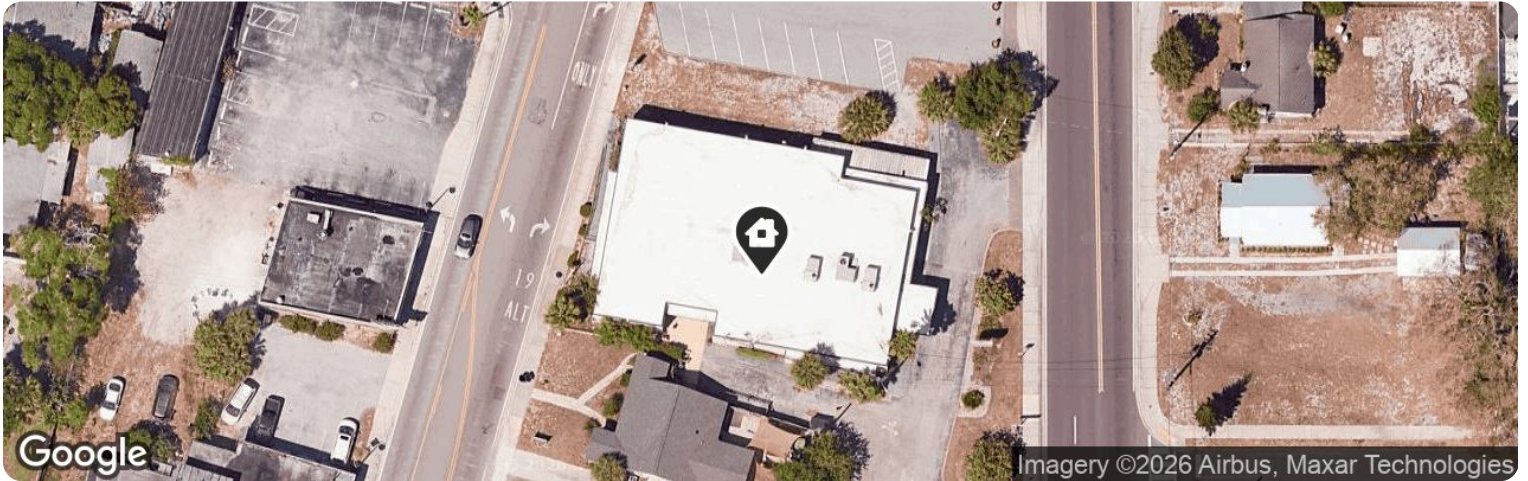
ALC, CCIM

Florida Real Estate License #3009993

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1610 N Myrtle Ave, Clearwater, FL 33755



Off Market / Public Record • Sold Date: 7/11/1994, Public Record



Office

Type



7,599

Sq Ft

COEUR DE LION INC

Building Name

Basic Facts

Type

Office

General Use

Office Building

Subtype

Miscellaneous

Overall Use

OFFICE BUILDINGS

Year Built

1975

Multi Parcel

No

Land Use

Office Bldg (General)

Tenants Count

1

Property Information

Property Features

PUBLIC

Building Name

1

Building Quality

C

Building Condition

Average

Construction Features

Concrete Block

Foundation Features

Footing

Lot Size Sqft

26,598 sq ft



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Property Features

PUBLIC

Lot Size Acres	0.61 acres	Building Sqft	7,599 sq ft
Neighborhood Code	560000	Roof Type	Rigid Frame Bar Joist
Interior Walls	Gypsum Board/Drywall/Sheetrock/Wallboard	Floor Cover	Carpet
Number of Plumbing Fixtures	10	Base Area	3126
Adjusted Area	5765	Effective Area	3126
Gross Area	8326, 3126	Carport	258
Porch - Open	393	Fence	000000125
Garage Type	Carport	Garage Count	1
Garage Space Count	1		

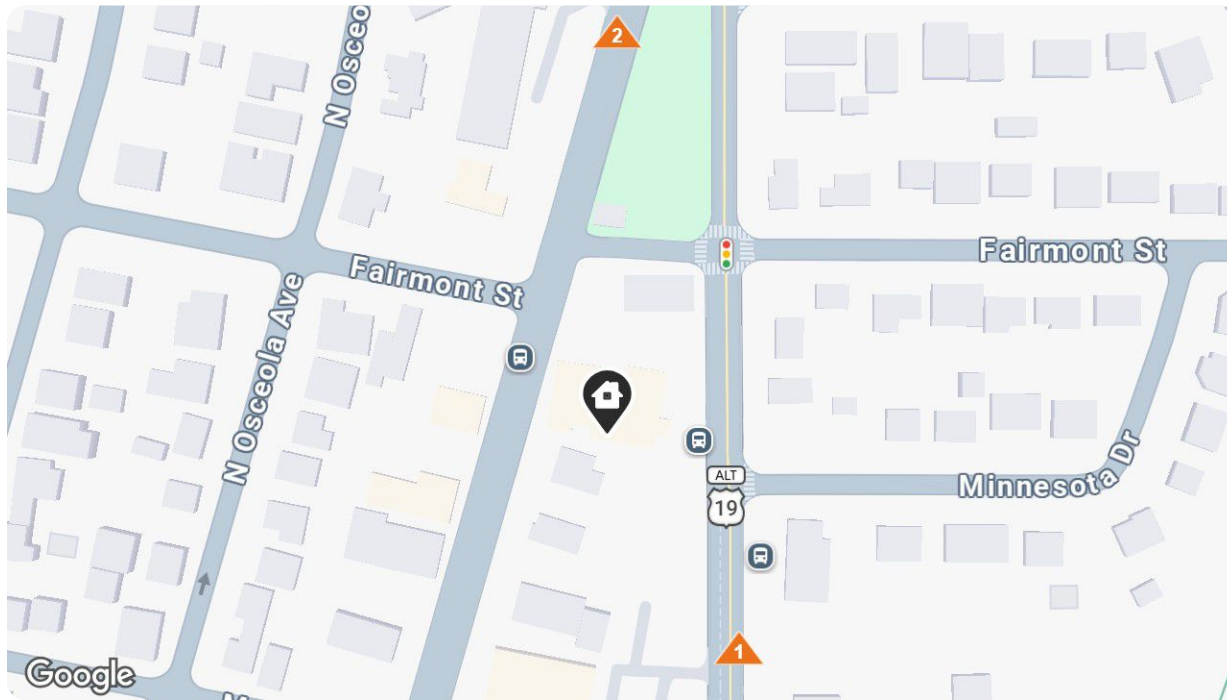
Location Details

Flood Zone X (unshaded)

Legal Description

Parcel Number	09-29-15-51192-000-0062	Tax ID	R99889
County	Pinellas County	City/Municipality/Township	CITY OF CLEARWATER
Census Tract	121030261.012013	Carrier Route	C011
Abbreviated Description	DIST:CW CITY/MUNI/TWP:CITY OF CLEARWATER SEC/TWN/RNG/MER:SEC 09 TWN 29S RNG 15E LESLEY'S SUB PT OF LOT 6 & PT OF LOT 1 & E 5FT OF VAC ALLEY OF E.A. MARSHALL'S SUB & PT OF LOT 1, BAY VIEW HEIGHTS 1ST ADD	FIPS Parcel Number	1210309-29-15-51192-000-0062
Building Name	COEUR DE LION INC	General Use	Office Building
Overall Use	OFFICE BUILDINGS	Current Use	Office Bldg (General)

Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts within 1 mile by Proximity

▲ **11,439**

N Myrtle Ave

2025 Est. daily traffic counts

Cross: Marshall St
Cross Dir: S
Distance: 0.02 miles

Historical counts

Year	▲	Count	Type
2011	▲	11,300	AADT

▲ **8,450**

North Fort Harrison Avenue

2025 Est. daily traffic counts

Cross: Sunburst Ct
Cross Dir: N
Distance: 0.02 miles

Historical counts

Year	▲	Count	Type
2022	▲	7,900	AADT
2021	▲	8,400	AADT
2020	▲	9,100	AADT
2019	▲	8,400	AADT
2018	▲	8,900	AADT

▲ **12,755**

N Myrtle Ave

2025 Est. daily traffic counts

Cross: Apache Trl
Cross Dir: S
Distance: 0.01 miles

Historical counts

Year	▲	Count	Type
2011	▲	12,600	AADT

▲ **17,192**

North Fort Harrison Avenue

2025 Est. daily traffic counts

Cross: N Myrtle Ave
Cross Dir: SE
Distance: -

Historical counts

Year	▲	Count	Type
2022	▲	18,000	AADT
2020	▲	17,500	AADT
2019	▲	15,500	AADT

▲ **17,367**

North Fort Harrison Avenue

2025 Est. daily traffic counts

Cross: Sunburst Ct
Cross Dir: S
Distance: 0.01 miles

Historical counts

Year	▲	Count	Type
2021	▲	18,000	AADT
2018	▲	17,200	AADT
2011	▲	15,000	AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates