

FOR SALE *Shopping Plaza*

**1446 GULF TO BAY BLVD
CLEARWATER, FL 33755**



DESCRIPTION

Good neighborhood shopping center in the downtown Clearwater Gateway Area.

Located directly next to the festival event space being created in the redevelopment of this area by the city.

New road, curbs and sidewalks are currently under construction and almost completed.

8 Total Units. (5 occupied, 3 vacant)
With the completion of the construction these spaces will fill up!

Good opportunity to invest in this area at this time.

Sales Price



\$1,200,000

PRO FORMA

2023 Projection

1336 Gulf to Bay

Gross Income - per July 23 lease

Gross Income per July 2023 rent roll	\$112,800.00
Less 5% vacancy allowance	\$5,255.00
Effective Gross Income	\$107,545.00

Expenses

Property Taxes	\$7,427.00
Insurance (est)	\$3,800.00
Maintenance at 5%	\$4,992.00
Management at 5%	\$4,992.00
TOTAL	\$21,211.00

NET INCOME	\$86,334.00
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Return on \$1,200,000	7.19%
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RENT ROLL

2023 Projection

Rent Roll - Lease Info

As of 7/1/2023, GTB Street, Current leases, All units

GTB Street 6,424sqr ft

Unit	Sqr ft	Tenants	Rent Cycle	Start Date	End Date	Rent	Annual
1436	803 sq ft	Restaurant	Monthly	6/1/2021	5/31/2024	\$1,500.00	\$18,000.00
1438	803 sq ft	Tenant in negotiation	Monthly	Vacant	Vacant	\$1,100.00	\$13,200.00
1440A	803 sq ft	Vacant	Monthly	Vacant	Vacant	\$1,500.00	\$18,000.00
1440B	803 sq ft	Salon	Monthly	7/1/2023	6/30/26	\$1,100.00	\$13,200.00
1442	803 sq ft	Salon	Monthly	9/30/2021	10/31/2028	\$1,100.00	\$13,200.00
1444	803 sq ft	Vacant	Monthly	Vacant	Vacant	\$1,500.00	\$18,000.00
1446 & 1448	1606 sqr ft	Dog Daycare	Monthly	1/1/2021	3/31/2025	\$1,600.00	\$19,200.00
Total for GTB						\$9,400.00	\$112,800.00

* Units in grey are vacant income is a projection

MORE PHOTOS



UNITS

1436 - RESTAURANT

Month to Month Lease at \$1,500/month

EXTERIOR



INTERIOR



MORE PHOTOS

1436 - RESTAURANT



UNITS

1438- VAPE SHOP

2 Year Lease at \$963/month

EXTERIOR



INTERIOR



UNITS

1440 - VACANT

There is someone interested in leasing this unit
\$1,300/month.

EXTERIOR



INTERIOR

COMING
SOON

UNITS

1440B - VACANT

There is someone interested in leasing this unit
\$1,300/month.

EXTERIOR



INTERIOR



MORE PHOTOS

1440B - VACANT



UNITS

1442 - HAIR SALON

7 Year Lease at \$1,100/month

EXTERIOR



INTERIOR



MORE PHOTOS

1442 - HAIR SALON



UNITS

1444 - VACANT

There is someone interested in leasing this unit
\$1,300/month.

EXTERIOR



INTERIOR

COMING
SOON

UNITS

1446 & 1448 - DOG DAYCARE

3 Year Lease at \$1,600/month

EXTERIOR



INTERIOR

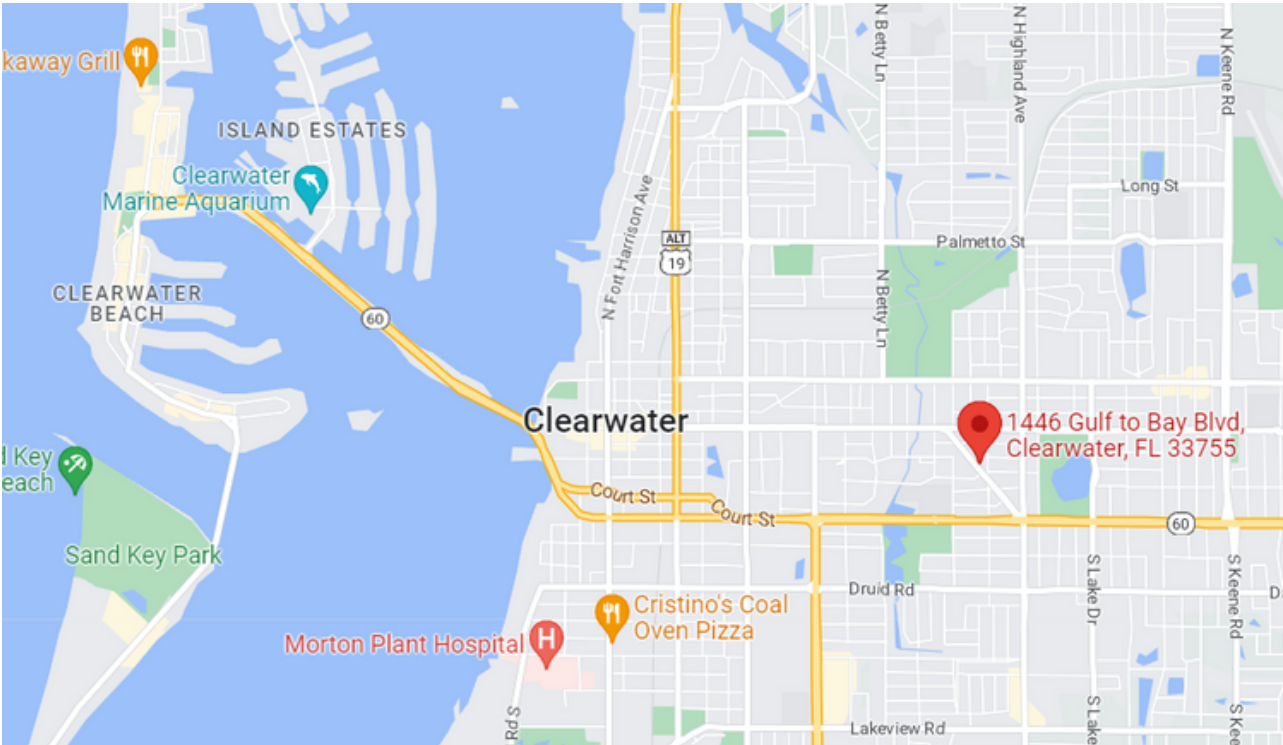
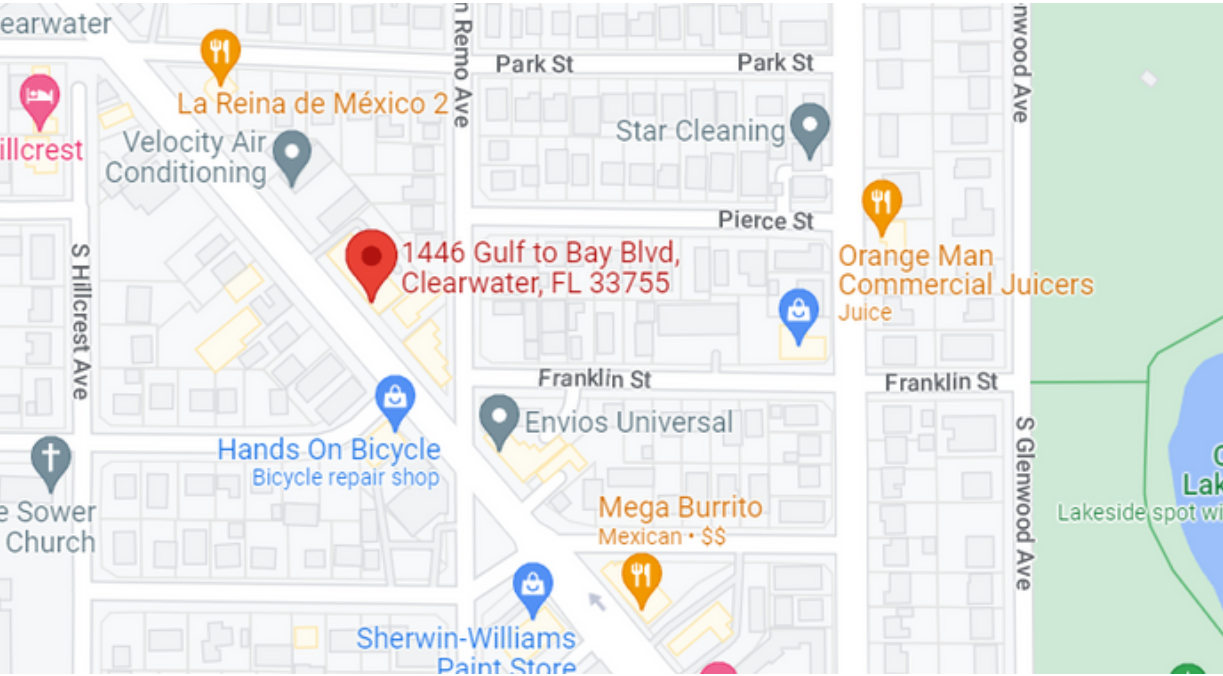


MORE PHOTOS

1446 & 1448 - DOG DAYCARE



MAP



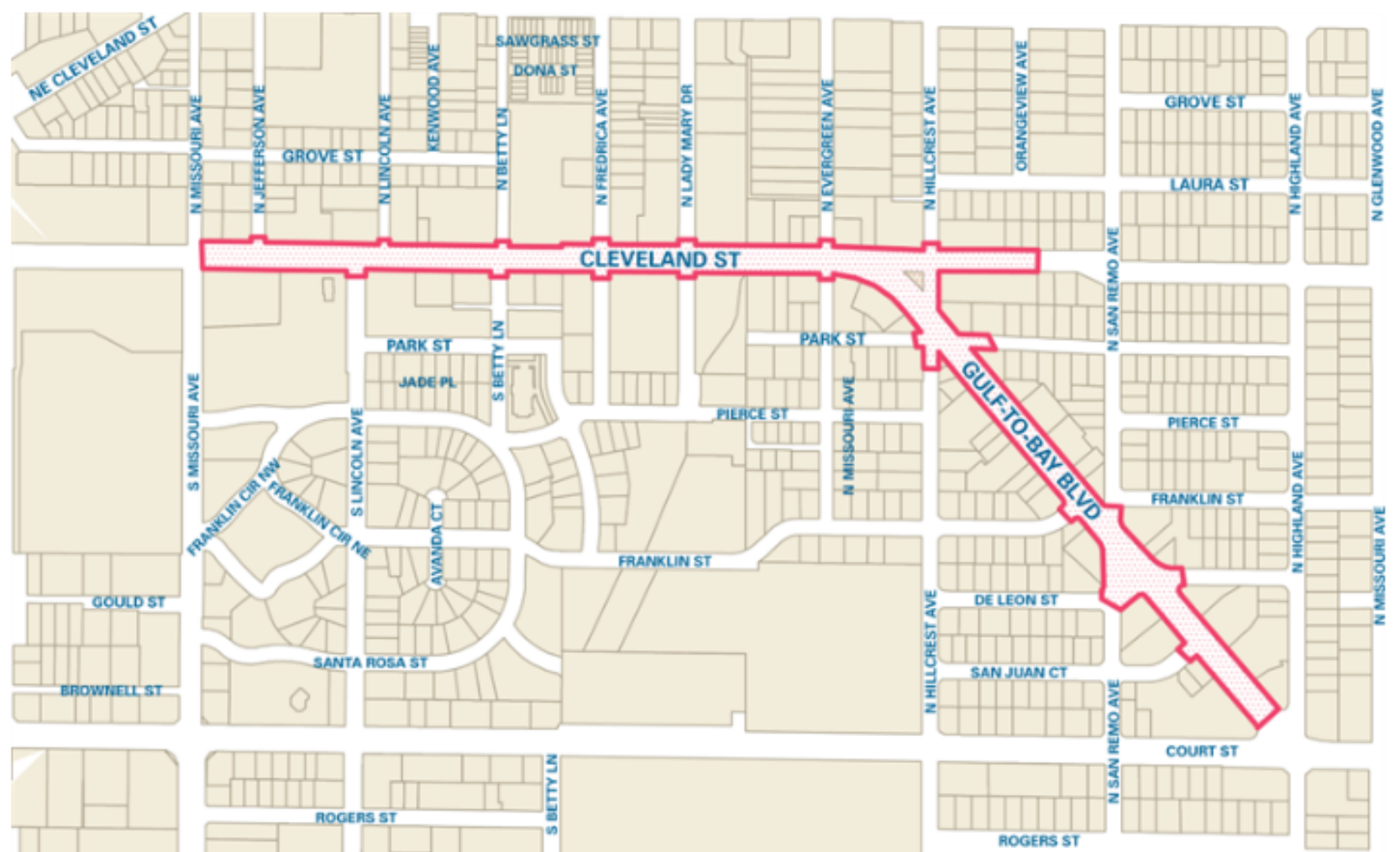
IMPROVEMENTS

Project Improvements

Reconstruction, Streetscape, and Mercado Improvements Including:

- Replacement of underground utilities (water, stormwater, and sewer).
- New sidewalks, bike lanes, safer intersections and turn lanes.
- Enhanced stormwater treatment planting areas and extensive landscaping.
- Reconfiguration of on-street parking.
- Development of the Mercado, a flexible public space at the intersection of Cleveland Street and Gulf-to-Bay Boulevard.

Project Map



IMPROVEMENTS



IMPROVEMENTS

Mercado



SURVEY

