

**2472 GULF TO BAY BLVD  
CLEARWATER FL 33765**



**PRIME COMMERCIAL SPACE AVAILABLE**



**6,500 SF FOR LEASE**

**2472 Gulf to Bay Blvd  
Clearwater FL 33765**

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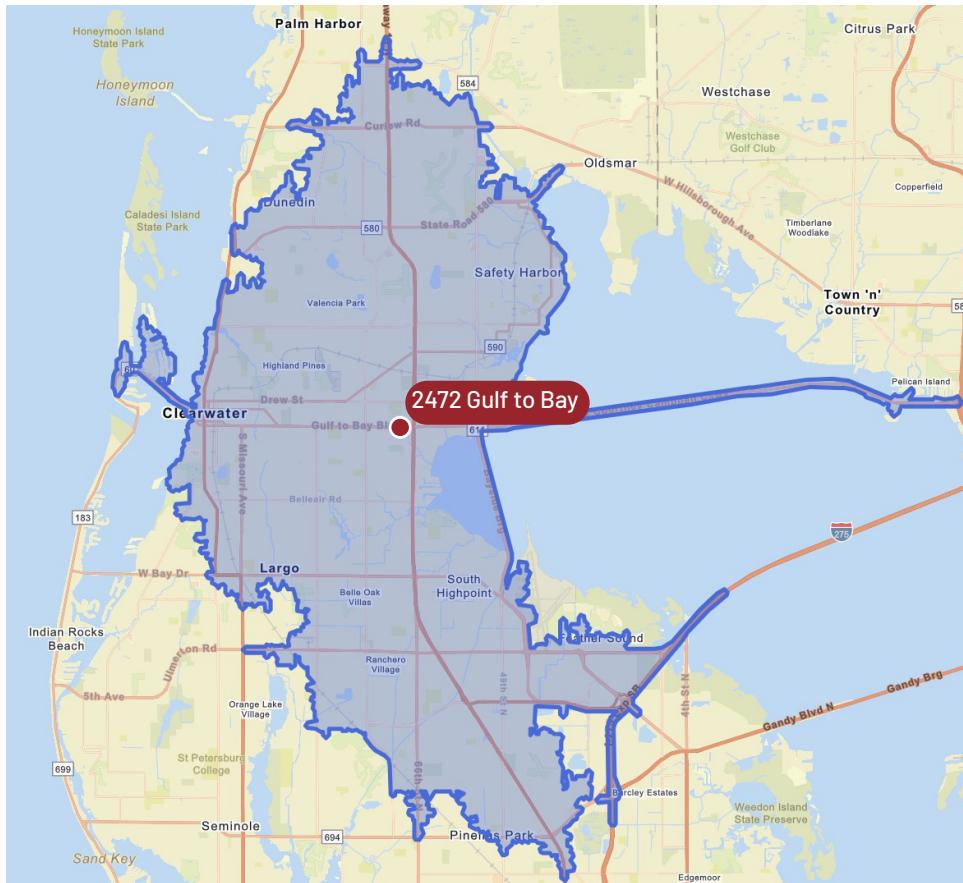
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**FLAGSHIP**  
HEALTHCARE PROPERTIES

# DEMOGRAPHICS

## 15 MINUTE DRIVE TIME MAP



### TOTAL POPULATION

2024 - 317,206

2029 - 316,284



### TOTAL HOUSEHOLD

2024 - 145,427

2029 - 147,106



### AVG HOUSEHOLD INCOME

2024 - \$ 94,799

2029 - \$ 113,398

2029 - Projected

### PROPERTY HIGHLIGHTS:

- Strategic Location: Situated directly on Gulf to Bay Boulevard, one of Clearwater's primary thoroughfares, ensuring high visibility and easy accessibility.
- Versatile Space: A 6,500 SF freestanding building.
- Ample Parking: Equipped with 40 parking spaces, both at the front and rear, providing convenience for customers and staff.
- Signage Opportunities: Pylon signage available to enhance brand visibility to the steady flow of passing traffic.

### DEMOGRAPHICS & TRAFFIC:

- Robust Population: Over 100,000 residents within a 3-mile radius, with an average household income of \$94,799, indicating a strong local customer base.
- Thriving Daytime Economy: Daytime employment exceeds 95,000 within the same radius, offering a substantial market for businesses catering to working professionals.
- High Traffic Volume: Gulf to Bay Boulevard is a major arterial road in Clearwater, ensuring a continuous flow of potential customers.

# RETAIL NEARBY

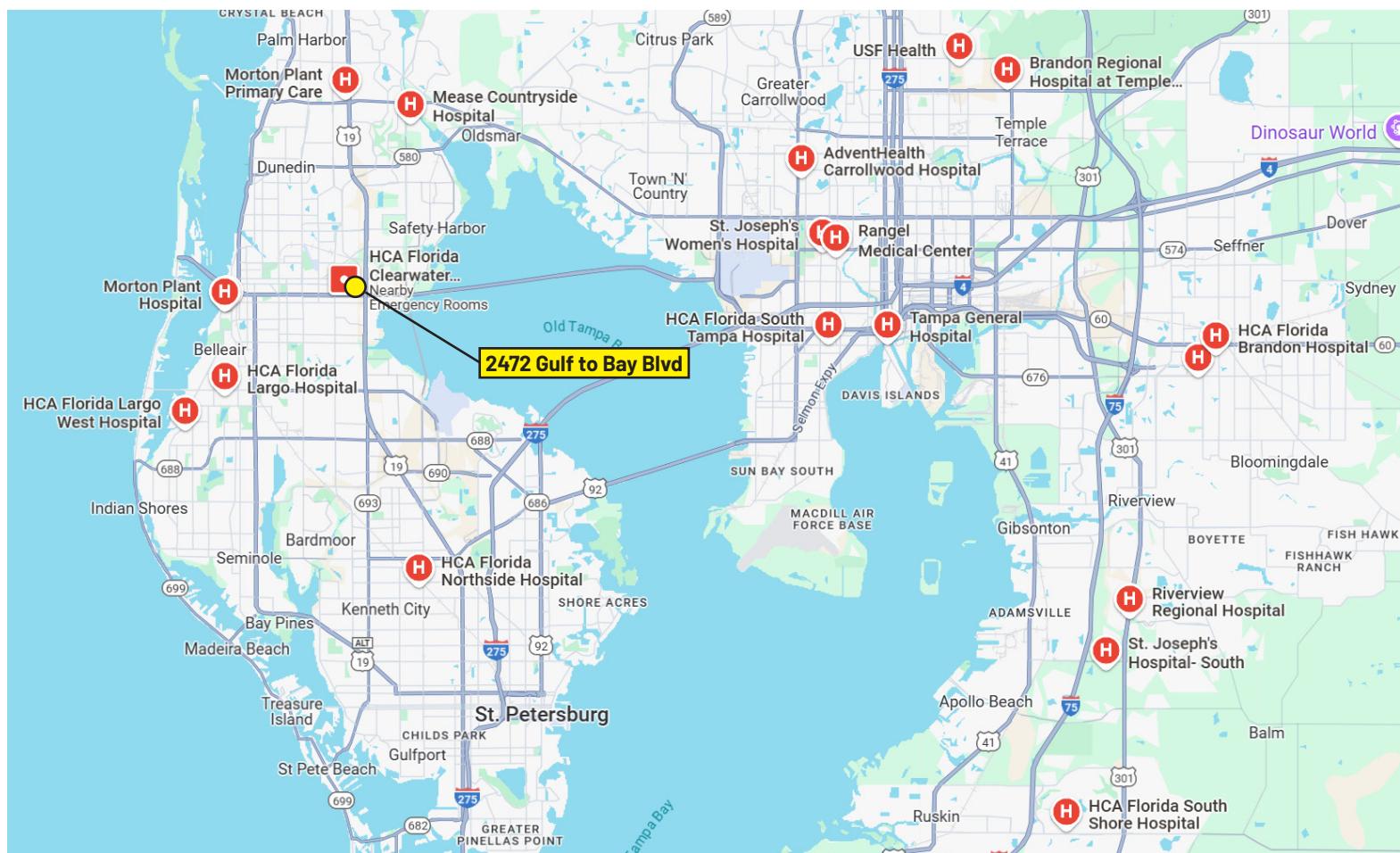


## 2472 Gulf to Bay



# HOSPITALS

## NEARBY



## IMAGES



# 2472 GULF TO BAY

## IMAGES



# 2472 GULF TO BAY



## IDEAL FOR

- Medical Facilities: Perfect for urgent care centers, specialty clinics, or medical offices seeking a central location with easy patient access.
- Retail Outlets: Suitable for furniture stores, boutique shops, or any retail business aiming to capitalize on the high-traffic area.
- Service Providers: An excellent choice for businesses such as salons, spas, or professional services looking for a prominent and accessible location.

## ADDITIONAL FEATURES

- Established Commercial Area: Located in a bustling commercial district with neighboring businesses, enhancing foot traffic and cross-shopping opportunities.
- Flexible Zoning: Zoned P-1, allowing for a variety of commercial uses to suit your business needs.
- Accessibility: Proximity to major highways and public transportation routes, facilitating easy commutes for both customers and employees.

Don't miss this opportunity to position your business in one of Clearwater's most sought-after locations. With its strategic placement, versatile space, and supportive demographics, 2472 Gulf to Bay Blvd is the ideal setting for your business.

## FOR MORE INFORMATION CONTACT:



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