

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



PRIME COMMERCIAL SPACE AVAILABLE



6,500 SF FOR LEASE

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

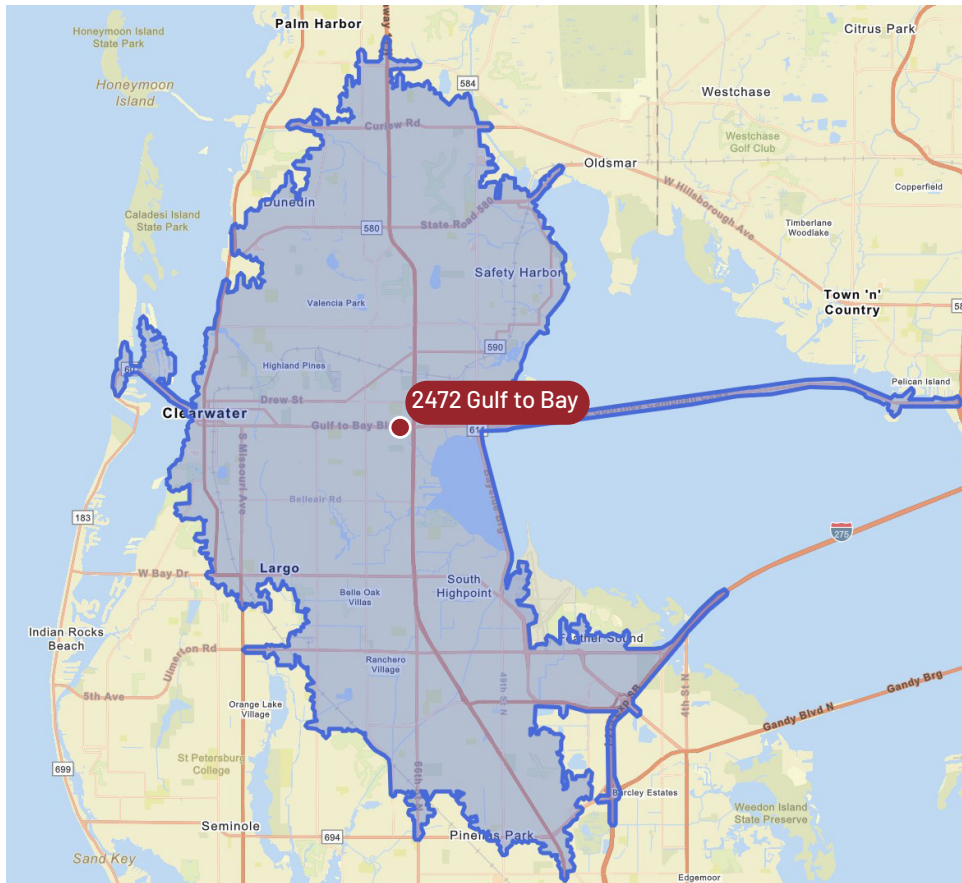
LIZ COOK
Vice President Leasing & Brokerage
443 517 3962
liz.cook@flagshiphp.com



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:

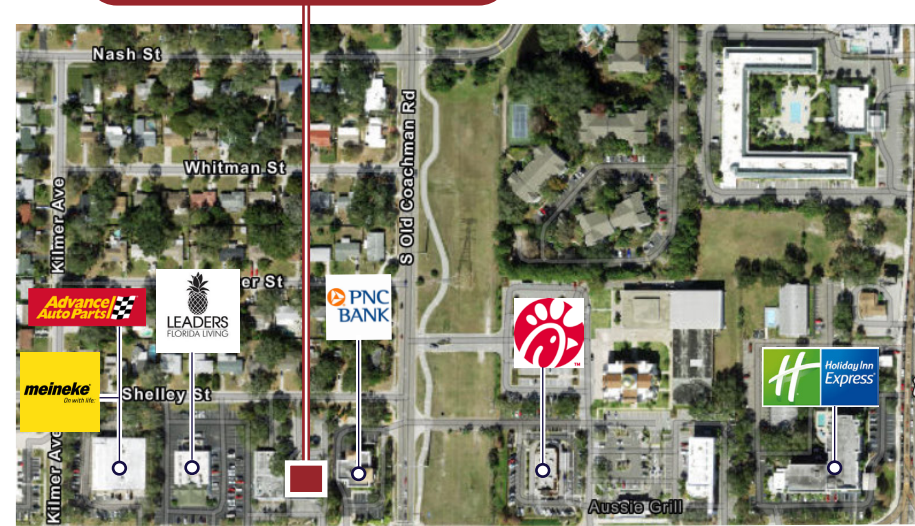
- Robust Population: Over 100,000 residents within a 3-mile radius, with an average household income of \$94,799, indicating a strong local customer base.
- Thriving Daytime Economy: Daytime employment exceeds 95,000 within the same radius, offering a substantial market for businesses catering to working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

RETAIL

NEARBY



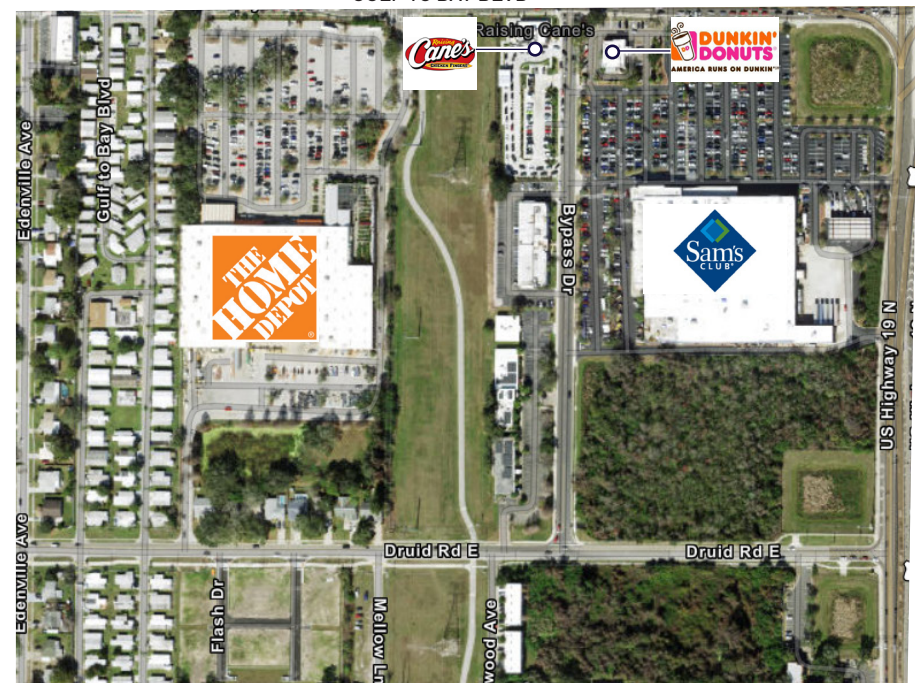
2472 Gulf to Bay



GULF TO BAY BLVD

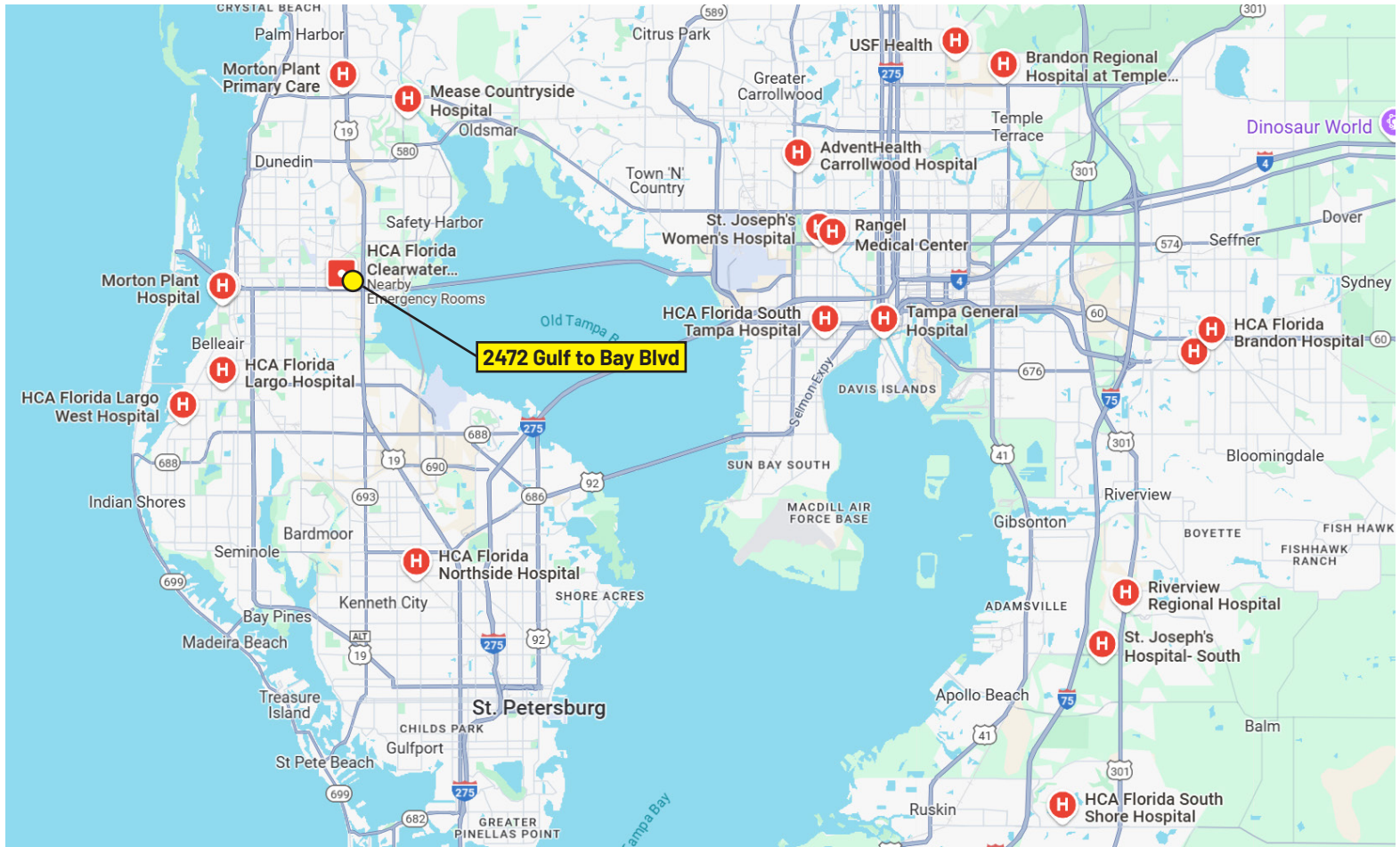


GULF TO BAY BLVD



HOSPITALS

NEARBY

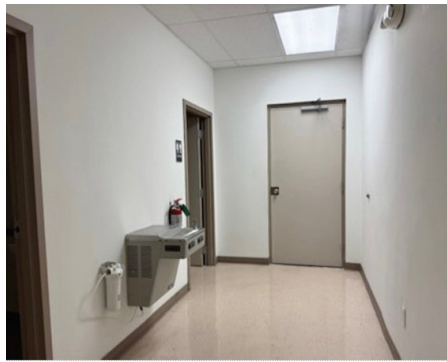


IMAGES



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:



Liz Cook
Vice President Leasing & Brokerage
443-517-3962
liz.cook@flagshiphp.com



FLAGSHIP
HEALTHCARE PROPERTIES