



2,180 SF For Lease

Price: \$24.00/ft MG

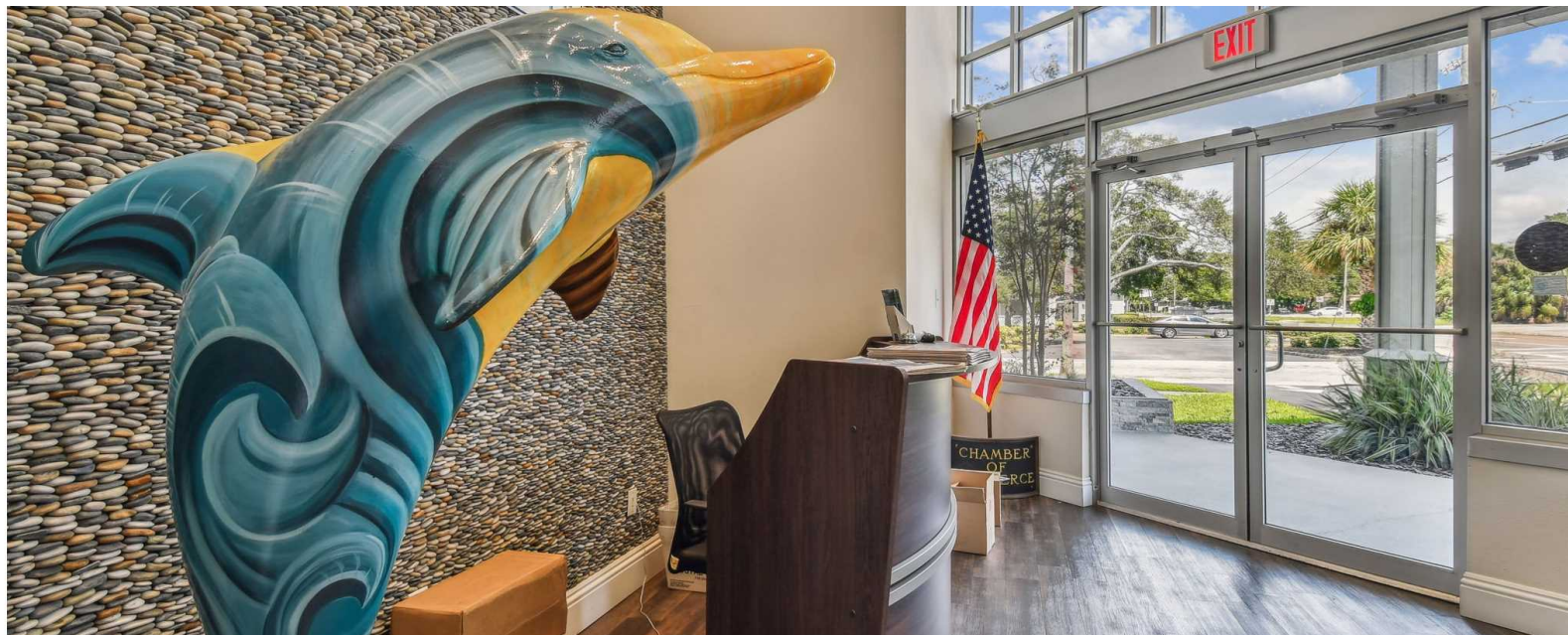
CLASS "A" OFFICE | GOLF COURSE VIEWS

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**ALEX LUCKE, CCIM**  
Commercial Director  
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#SL3351552

## Property Summary

Clearwater Office For Lease | 1346 South Fort Harrison Avenue | Clearwater, FL 33756



### Property Summary

Building SF:	2,180
Lease Rate:	24.00/ft MG
Floor:	Bottom Floor
Private Offices:	4
Restrooms:	2
Kitchenette:	Yes
Entrance/Exit Doors:	2
Zoning:	(C) Commercial Office
Parking:	Open Parking
Term Preference:	Negotiable
Move-in Date:	Available Now

### Property Overview

KW Commercial Tampa Properties is proud to represent for Lease 1346 S Fort Harrison Avenue, Clearwater, FL 33756 (the "Property").

The 1st floor downstairs is currently vacant and consists of 2,180 SF.

This Class "A" space has 4 private offices, an open conference area, a kitchenette, and 2 restrooms.

Each office has incredible views of Belleair Country Club, wonderful natural light, and high ceilings.

The Property would be ideally suited for professional users such as an attorney, accountant, real estate brokerage or title company, or general corporate.

### Location Overview

Prime location just minutes from Downtown Clearwater & Clearwater Beach.

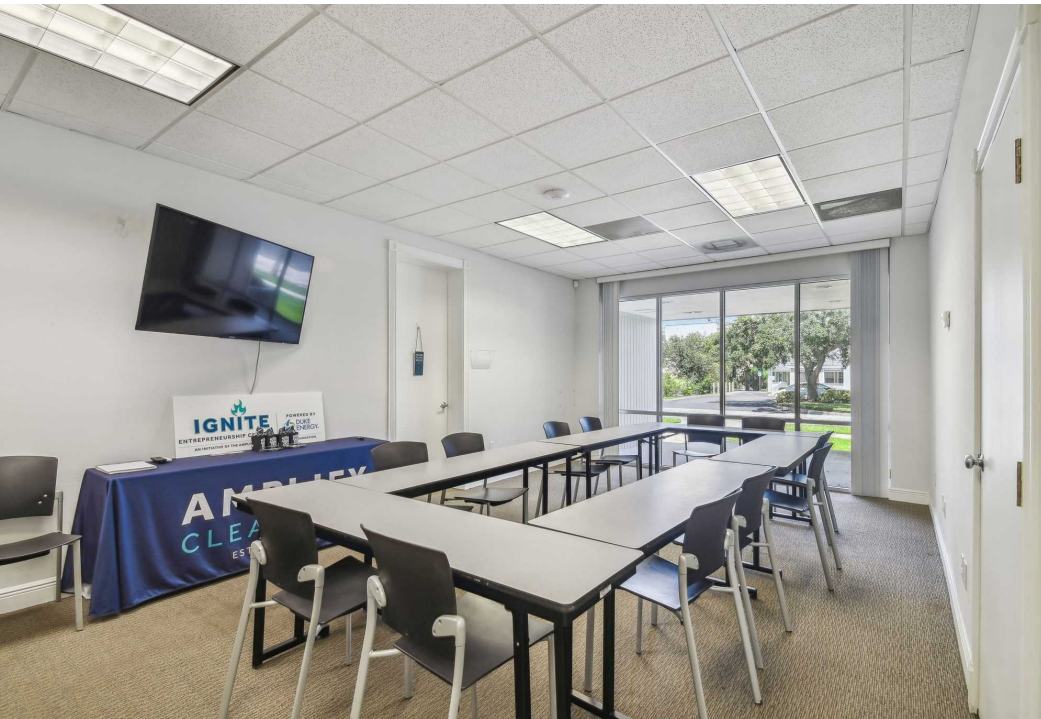
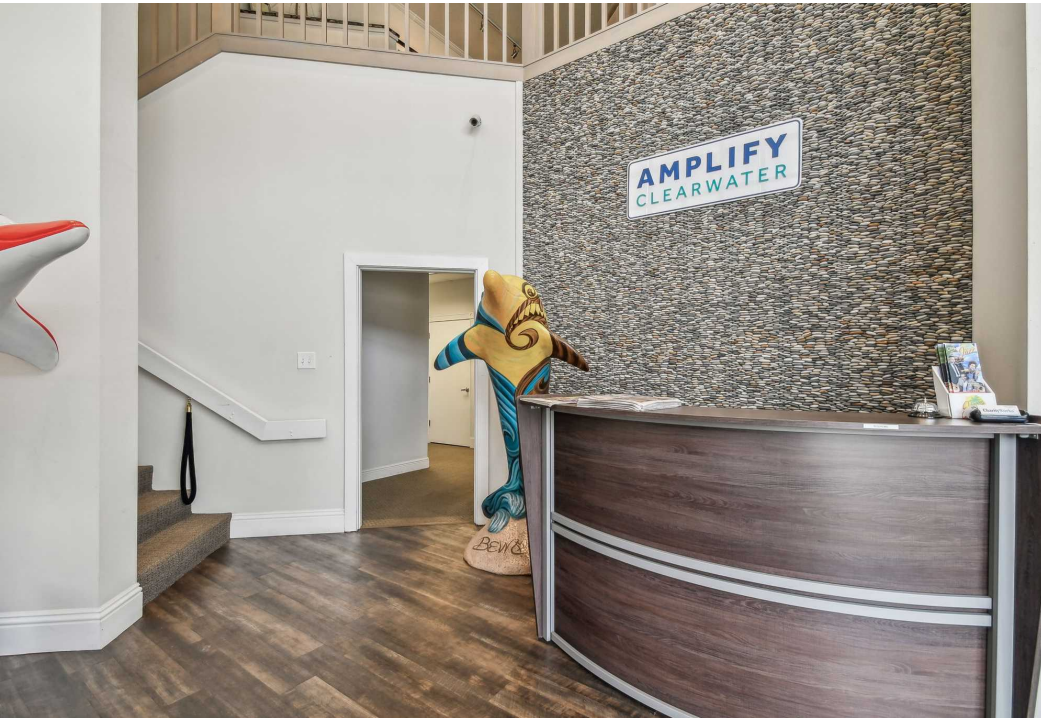
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# Property Photos

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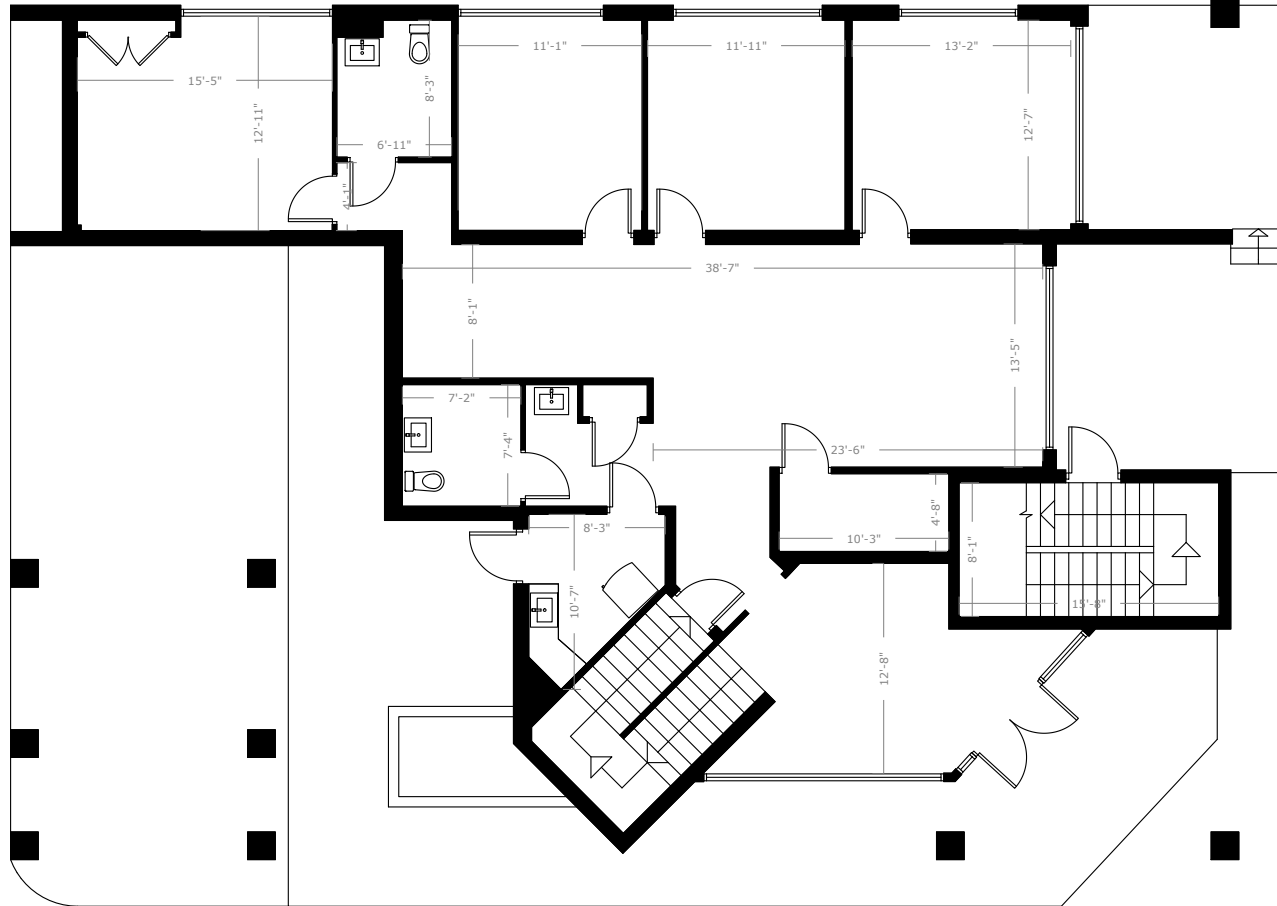
# 1st Floor - Floor Plan

Clearwater Office For Lease | 1346 South Fort Harrison Avenue | Clearwater, FL 33756



# 1346 S Fort Harrison Ave

1346 S Ft Harrison Ave



FloorPlanNinja.com

1st Floor



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# Square Footage

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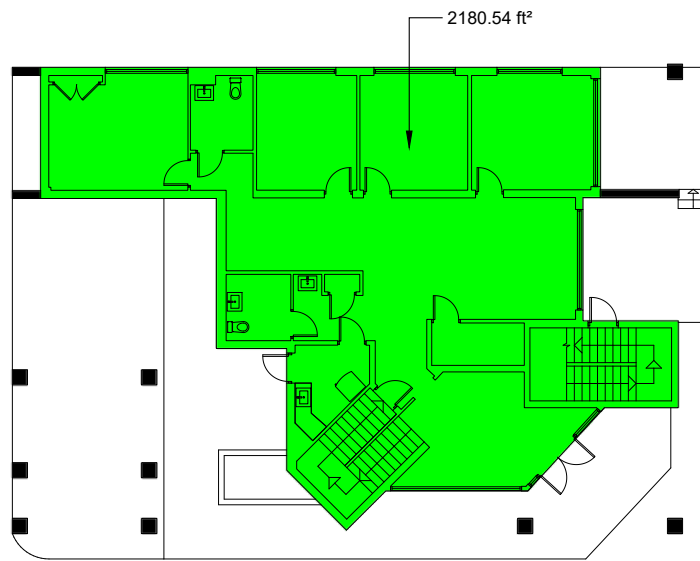


# 1346 S Fort Harrison Ave

1346 S Ft Harrison Ave

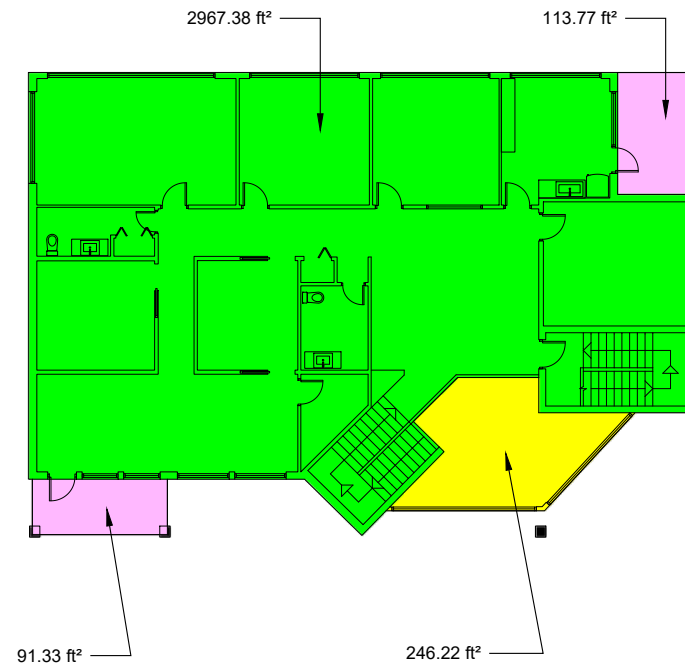
Green	Heated Area
Pink	Balconies/Decks
Cyan	Garage/Non-heated
Yellow	Non-walkable

**\*1st Floor is Available**



1st Floor

**\*2nd Floor Occupied by AMPLIFIED Clearwater**



2nd Floor

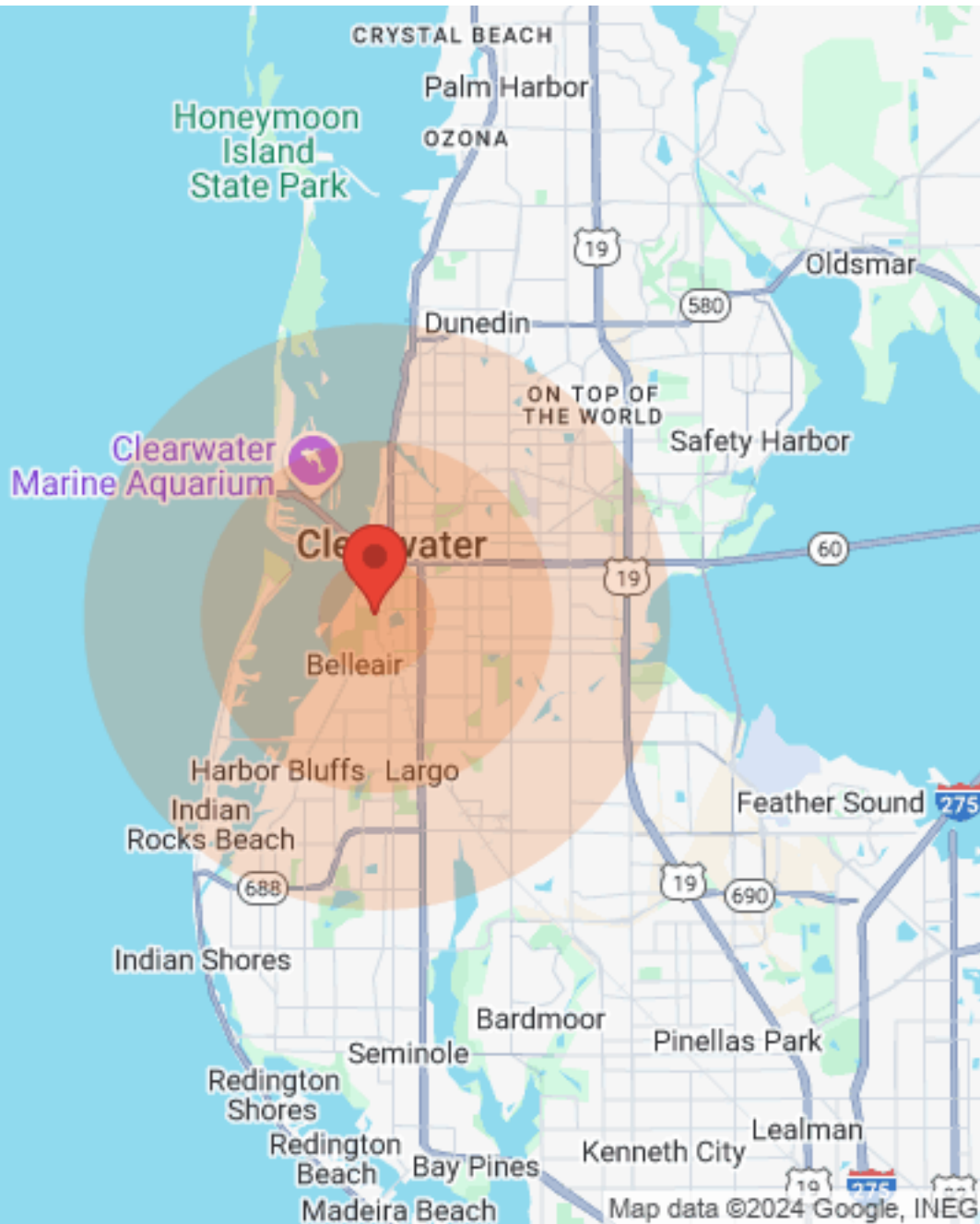
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# Demographics

Clearwater Office For Lease | 1346 South Fort Harrison Avenue | Clearwater, FL 33756



Population	1 Mile	3 Miles	5 Miles
Male	5,619	38,582	100,404
Female	5,897	42,498	110,766
Total Population	11,516	81,080	211,170

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,148	11,790	28,855
Ages 15-24	1,423	8,260	20,445
Ages 25-54	4,024	28,027	74,628
Ages 55-64	1,466	11,322	28,739
Ages 65+	2,455	21,681	58,503

Race	1 Mile	3 Miles	5 Miles
White	8,432	67,851	183,407
Black	2,353	8,521	15,571
Am In/AK Nat	6	61	156
Hawaiian	4	23	76
Hispanic	1,784	8,630	20,762
Multi-Racial	1,322	7,894	19,976

Income	1 Mile	3 Miles	5 Miles
Median	\$31,133	\$41,166	\$43,271
< \$15,000	1,318	5,571	13,315
\$15,000-\$24,999	1,088	6,112	14,578
\$25,000-\$34,999	824	4,916	12,725
\$35,000-\$49,999	807	5,873	17,539
\$50,000-\$74,999	643	6,060	18,307
\$75,000-\$99,999	239	3,313	9,453
\$100,000-\$149,999	122	2,533	7,202
\$150,000-\$199,999	65	782	2,279
> \$200,000	40	975	2,539

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,314	47,512	125,157
Occupied	5,248	37,355	100,960
Owner Occupied	1,782	22,282	64,231
Renter Occupied	3,466	15,073	36,729
Vacant	1,066	10,157	24,197

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## Professional Bio

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### **ALEX LUCKE, CCIM**

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KW Commercial Tampa Properties

5020 W Linebaugh Ave #100 Tampa, FL 33624

Alex Lucke is a licensed Real Estate Sales Associate in the State of Florida and a Certified Commercial Investment Member, CCIM. As a Commercial Director at KW Commercial, he provides his clients with tailored full-service real estate solutions that maximize value, delivered with a commitment to excellence.

Alex brokers transactions within the Industrial, Office, Retail, and Multifamily product types. In 2020, he received his CCIM designation which is held by less than 10% of commercial brokers nationwide. He's an ethical member of many local and national boards including FGCR, GTAR, NAR, and CCIM. Throughout his career, he's proud to have serviced a variety of clients including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Caterings & Events, and numerous local small businesses.

Outside of real estate, Alex enjoys spending time with his wife, Jacqueline, who is a Podiatric Surgeon. They both attended the University of Florida and enjoy watching football, playing golf, and traveling.