

Offering Memo



1201 Hamlet Avenue, Clearwater, FL 33756

Contact:

John A. Skicewicz, CCIM,

Exclusive Listing Agent

727.642.3965

johnskiccim@gmail.com



**COLDWELL BANKER
COMMERCIAL**

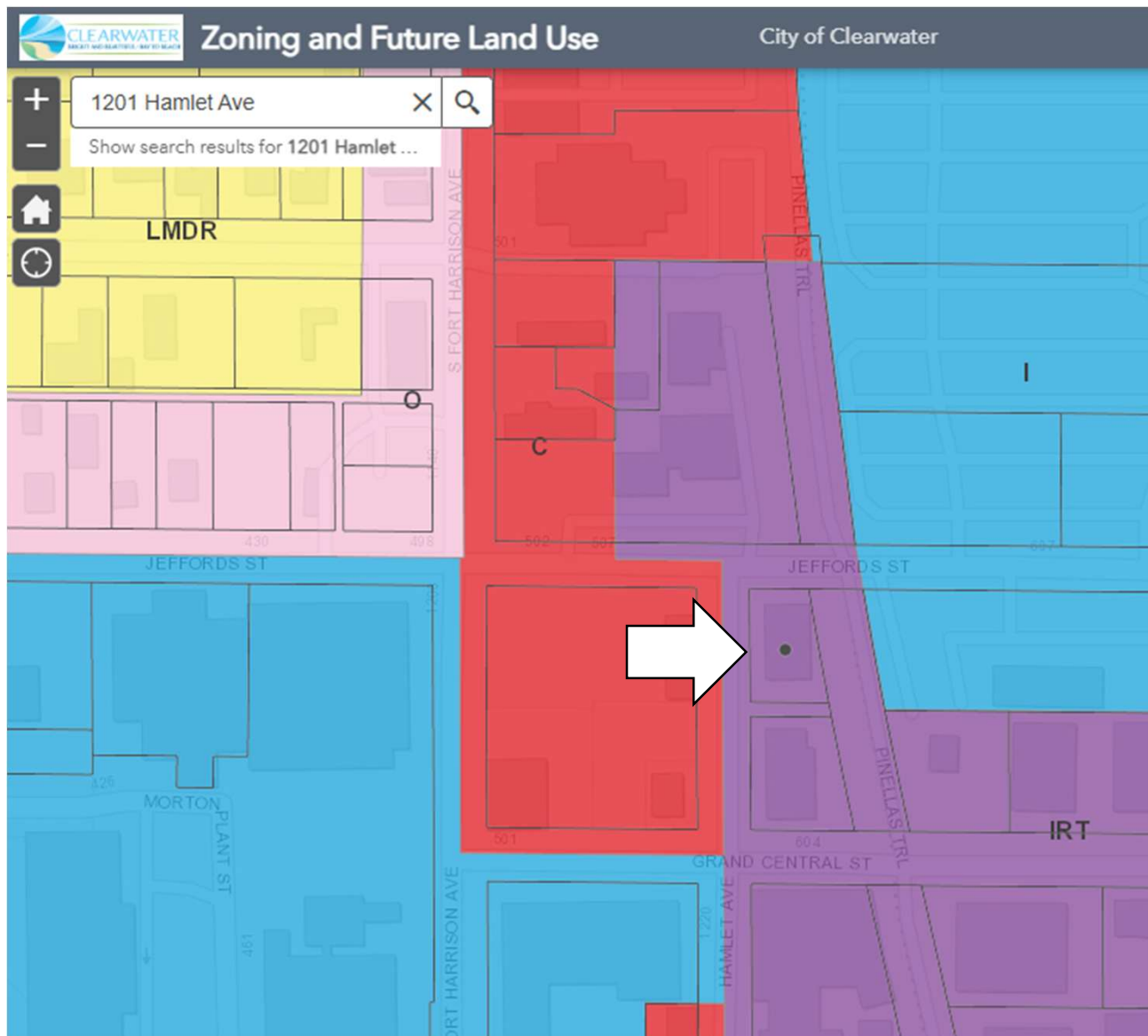


Property Summary



- The Subject Property is a free-standing general purpose commercial building with approximately 80% office space and 20% storage space. According to the Property Appraiser, the building has 3,204 SF total, with 2,764 SF AC'd space. There is surface parking for 10-12 vehicles, 2 covered and tandem, with one overhead door.
- The demographics at this location are solid. There are 38,456 people living within a 5-minute drive, with average household income of \$85,546; and 253,155 people living within a 15-minute drive.
- On average, approximately 19,000 vehicles per day pass this location on Fort Harrison Ave.
- Public utilities (water, fire, sanitary and storm sewer) are in place.
- IRT - Industrial zoning.
- Building is in non flood zone (X).
- Real Estate taxes insurance and are estimated to be \$5 PSF/yr.
- The building is in good condition.

Land Use and Zoning

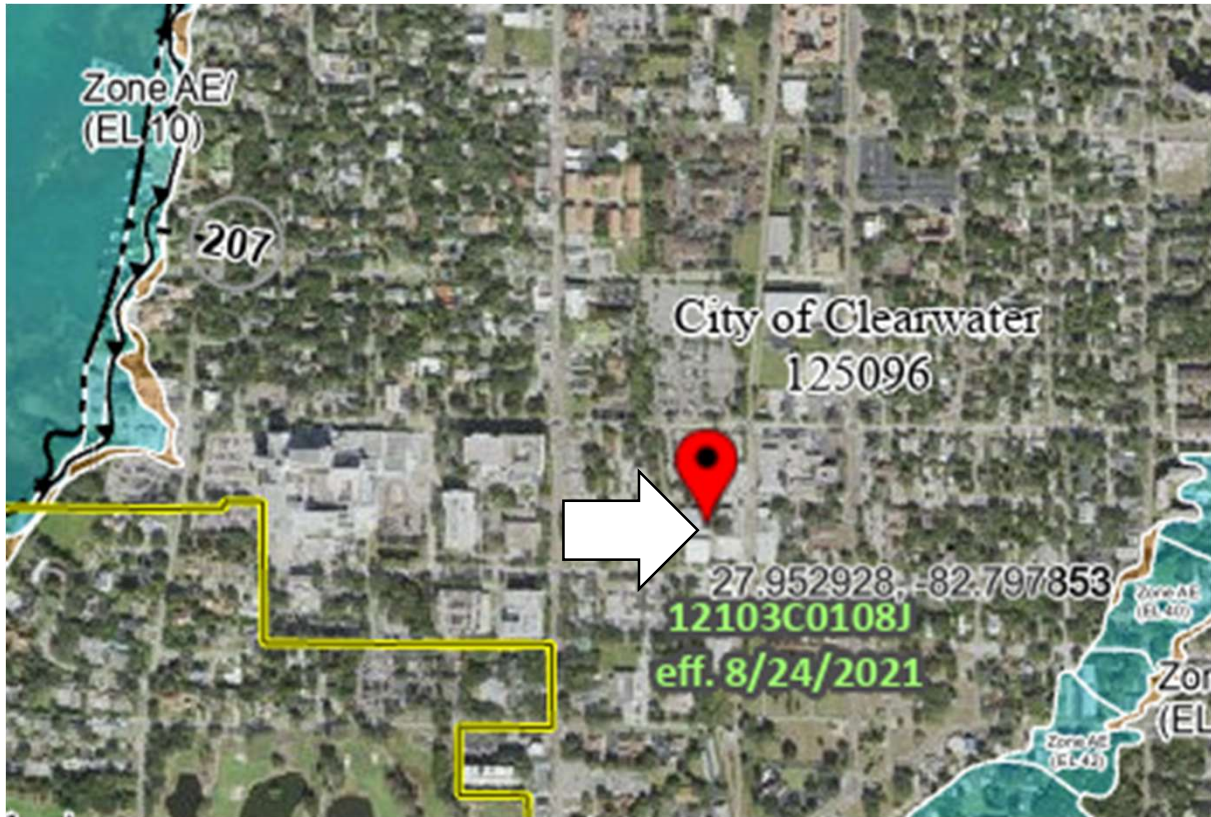


City of Clearwater:

Land Use Plan designation – IL Industrial Limited

Zoning designation – IRT Industry, Research and Technology.

Flood Map



Subject property is in area of minimal flood risk – Flood Zone X.

