

# Retail Space for Lease

Welcome to Roosevelt Crossings

New 2023 Construction

Excellent Tenant Mix

Strategic Location



2659 Roosevelt Blvd.  
Clearwater, FL 33760



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CORPORATION



# Property Facts & Highlights

**Roosevelt Crossings**

New Construction  
Excellent Tenant Mix  
Strategic Location

\$28 PSF NNN  
1,405 SF Available  
New Construction  
Ample Parking  
Excellent Tenant Mix  
Great Traffic Count  
Excellent Visibility  
Fronts Walmart Superstore  
Bus Line

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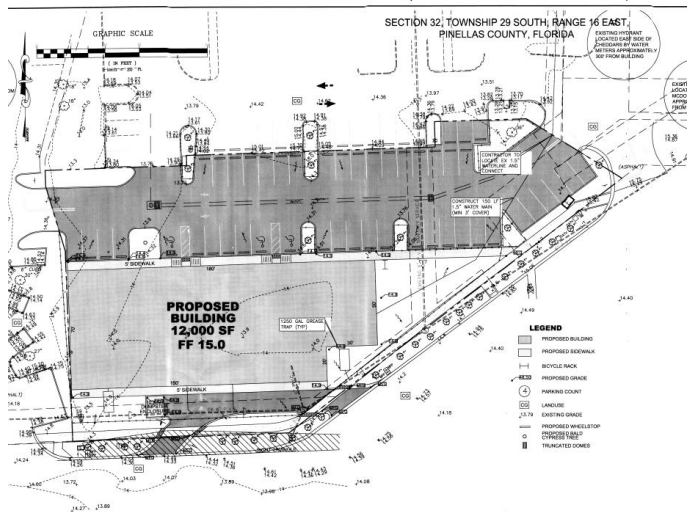


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# Prime Retail Space

Roosevelt Crossings, a newly constructed development by European Equities Corporation, opened its doors in 2024 at the highly sought-after southeast corner of Roosevelt Blvd. and US 19, nestled between Wawa and Walmart. This vibrant retail center offers 11,500-square-feet of prime retail space and is home to popular local tenants such as Kitsune Sushi, Nail Craze, and Hair Mechanix. With its exceptional visibility and accessibility, the center benefits from high traffic volumes, with an average of 50,000 vehicles passing daily. Roosevelt Crossings is strategically located adjacent to Walmart Superstore and near Wawa C-Gas, while also being part of a dynamic mix of well-known brands like Cheddar's Casual Dining, McDonald's, Moe's Southwest Grill, T-Mobile, Jersey Mike's Subs, and Tropical Smoothie Café. The area features a robust 24-hour employment base, a dense residential population, and 342 new luxury garden apartments, making it a hub of activity and convenience. The site is easily accessible via a signalized intersection at Roosevelt Blvd. (SR 586) and Dodge Street, shared with Speedway and McDonald's, enhancing its prominence in the area.



Heavy Daily Traffic: ADT 46,756+ Vehicles on Roosevelt Blvd

Directly in front of Walmart Supercenter

Major Retail Corridor including Wawa, Cheddar's, McDonald's, and Starbucks

5 Mile Population: 102,305 Residents

Median Household Income: \$70,630



## For Lease | Unit 104 | \$28 NNN | 1,405 SF | Shell Space

An outstanding opportunity awaits at Roosevelt Crossing with a 1,405 SF shell space now available for lease. This versatile unit includes a private bathroom and offers custom build-out options to suit tenant specifications, making it ideal for a wide range of retail or service-based businesses.

Roosevelt Crossings is home to a strong tenant mix that drives consistent traffic and complements new businesses. Current tenants include:

**Kitsune Sushi** – on a 10-year lease

**Hair Mechanix** – on a 10-year lease

**Nail Craze** – on a 10-year lease

**Coming Soon** - Poblanos Mexican Grill & Bar

This vibrant and well-trafficked center offers exceptional visibility and a customer base already drawn to established national and regional brands. Whether you're launching a new venture or expanding your footprint, this space offers flexibility, convenience, and a built-in customer base in a thriving retail corridor.

Contact us today to schedule a tour and discuss your vision for this customizable space.



# Demographics: Population Profiles & Traffic

Population	2 mile	5 mile	10 mile
2010 Population	42,639	216,313	664,748
2023 Population	47,161	226,886	688,864
2028 Population Projection	46,973	223,905	678,386
Median Age	46.6	47	48.6
Bachelor's Degree or Higher	23%	23%	28%

Households	2 mile	5 mile	10 mile
2010 Households	19,677	97,593	303,748
2023 Households	21,664	102,305	314,529
2028 Household Projection	21,562	100,965	309,738
Owner Occupied Households	13,981	64,648	208,586
Renter Occupied Households	7,581	36,317	101,152
Avg Household Size	2.1	2.1	2.1
Total Specified Consumer Spending (\$)	\$553.8M	\$2.7B	\$8.8B

Income	2 mile	5 mile	10 mile
Avg Household Income	\$68,615	\$70,630	\$79,962
Median Household Income	\$52,950	\$53,108	\$57,750
< \$25,000	3,901	21,084	57,848
\$25,000 - 50,000	6,258	27,168	77,990
\$50,000 - 75,000	4,474	18,558	55,819
\$75,000 - 100,000	3,098	14,074	41,673
\$100,000 - 125,000	1,585	8,465	28,262
\$125,000 - 150,000	859	4,785	17,419
\$150,000 - 200,000	801	4,396	16,614
\$200,000+	688	3,775	18,904

Collection Street Traffic	Cross Street	Traffic Volume	Count Year	Distance from Property
Roosevelt Boulevard	Dodge Street East	46,756	2022	0.08 mi
66th Street North	Roosevelt Boulevard North	58,713	2022	0.17 mi
9th Street North	4th Street West	1,928	2022	0.18 mi
4th Street North	9th Street Southwest	3,604	2022	0.18 mi
East Bay Drive	69th Street Northwest	54,956	2022	0.20 mi
66th Street North	3rd Street North	78,508	2022	0.27 mi
US Hwy 19 North	1st Street North	1,928	2022	0.33 mi
Interstate 4 (I-4)	150th Avenue North/South	86,500	2020	0.35 mi
Roosevelt Boulevard	62nd Street Northeast	45,204	2022	0.38 mi
66th Street North	1st Street North	88,087	2018	0.41 mi

Consumer Spending Details	2 mile			5 mile		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Entertainment, Hobbies & Pets	\$42,989,935	\$5,640	\$2,928	\$257,883,758	\$4,454	\$2,003
Personal Items	\$23,006,052	\$3,018	\$1,567	\$129,829,890	\$2,242	\$1,009
Food & Alcohol	\$68,597,487	\$8,999	\$4,673	\$442,092,100	\$7,636	\$3,434
Food Away From Home	\$30,413,439	\$3,990	\$2,072	\$182,400,662	\$3,150	\$1,417
Alcohol	\$5,518,420	\$724	\$376	\$30,539,842	\$527	\$237
Household	\$50,468,735	\$6,621	\$3,438	\$273,684,786	\$4,727	\$2,126
Total Specified Consumer Spending (\$)	\$266,755,226	\$34,993	\$18,171	\$1,603,765,276	\$27,699	\$12,459

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## Location: Major Retail Corridor



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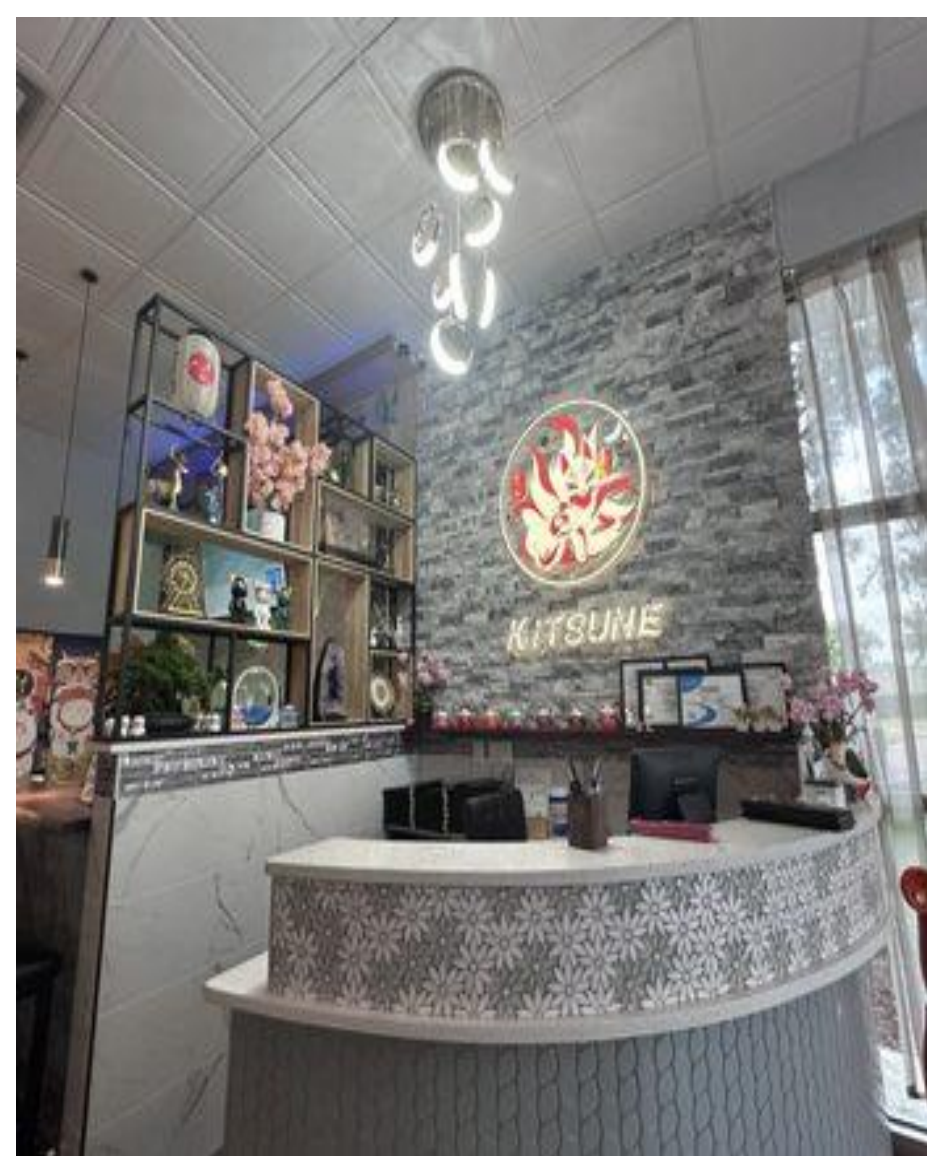
## Tenant Photos: Coming Soon: Poblanos Mexican Grill & Bar



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## Tenant Photos: Kitsune Sushi Restaurant



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## Tenant Photos: Nail Craze Studio



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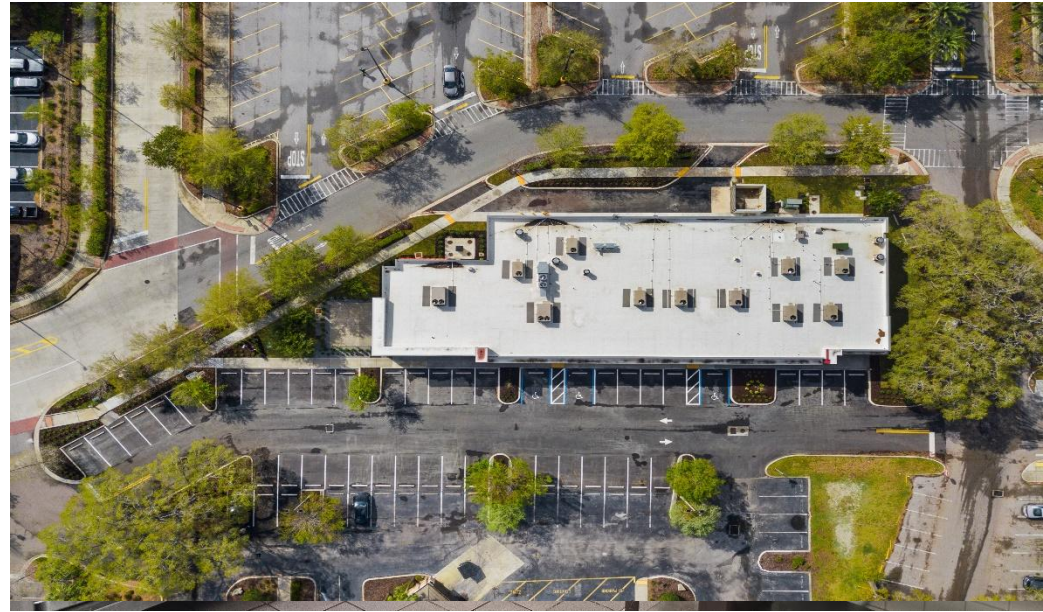
# Tenant Photos: Hair Mechanix



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1,405 SF Available



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# About Us

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## Company History

European Equities Corporation started as a retail company in 1988 and has since owned nearly a hundred Subway restaurants and other retail businesses in Florida and Texas. So they tend to look at themselves as retail operators that became a very strong part of developing real estate. Being immersed in these submarkets has forced them to understand the market at a granular level. With that, they have created several layers within the development cycle and really understanding the market from the income-producing level up. Over the years, they have diversified into other sectors of commercial real estate. European Equities Corporation touches every level of the development cycle, where they are fully versed in acquisitions and development, creating meaningful financing structures, stabilizing assets, and managing them post development.

