



PROPERTY OVERVIEW

Square Footage Available for Sale	1,580 sf
Property Type	Office Condo
Building Size	3,500 sf
Class	C
Year Built	2005
Parking Ratio (for Building)	3.4/1,000

PROPERTY FEATURES

- + Built in 2005, this remodeled medical office provides 3 exam rooms, lab, Doctor's office, large business office & waiting area, break room and 2 restrooms
- + Beautifully decorated with hardwood and vinyl plank flooring throughout & neutral colors
- + Lots of windows for this end unit and roof recently replaced in 2024
- + Existing furniture may be available for purchase



LOCATION

- + Located in the beautiful and well-established Canterbury Oaks Office Park with easy ingress/egress
- + Unit 101 fronts the property, offering strong visibility
- + Immediately south of Gulf to Bay (SR 60) on the east side of Hercules Street, across from Clearwater High School
- + Within 4 mins to US-19, 7 mins to the Bayside Bridge, and 23–25 mins to St. Pete/Clearwater and Tampa International Airports, and Westshore in Tampa



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OFFICE CONDO
FOR SALE

Canterbury Oaks Office Park / Suite 101

525 S HERCULES AVENUE • CLEARWATER, FL • 33764

ROGERS STREET

HERCULES AVENUE



2024 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	14,211	123,924	261,045
Total Households	5,764	54,739	121,612
Median Age	42.7	44.8	49.1
Median HH Income	\$57,584	\$53,214	\$55,472

Source: Esri Market Profile/US Census Bureau



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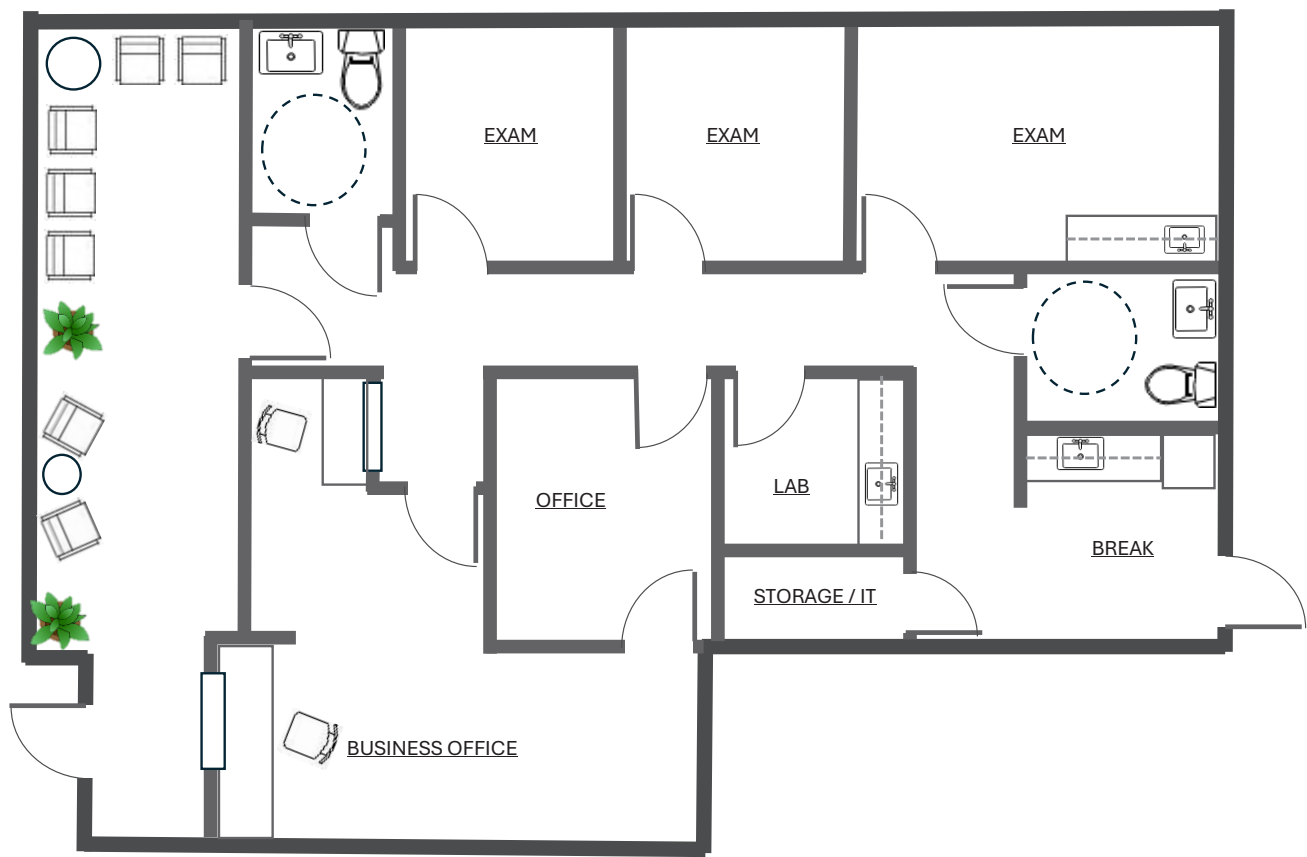


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REAL ESTATE SERVICES

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FLOOR PLAN



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