



Long Term Ground Lease

1234 Court Street, Clearwater, FL 33756

(\$) Lease Rate: **Contact For Rate**

↗ Unit Size: **.37 Acres**

✓ Available: **Now**



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1234 Court Street, Clearwater, FL 33756

1234 Court Street in Clearwater presents a compelling ground lease opportunity within the City's Downtown (D) zoning district, offering flexibility for a wide range of commercial and mixed-use concepts. The **existing structure can be demolished to accommodate new construction**, allowing a tenant or developer to design a purpose-built retail, restaurant, or other downtown-oriented concept that aligns with Clearwater's form-based downtown standards. With its strategic location and zoning that supports higher-value, pedestrian-friendly development, the site is well positioned for long-term ground lease users seeking visibility, adaptability, and redevelopment potential in a growing downtown corridor.

DEMOGRAPHIC SUMMARY

1234 Court Street, Clearwater, FL 33756
RING OF 3 MILES



KEY FACTS

103,279
Population

47.3
Median Age

45,652
Households

\$56,927
Median Disposable Income



EDUCATION

7.5%
No High School Diploma

27.9%
Some College/Associate's Degree

32.3%
High School Graduate

32.4%
Bachelor's/Grad/Prof Degree



INCOME

\$67,690
Median Household Income

\$44,810
Per Capita Income

\$176,632
Median Net Worth



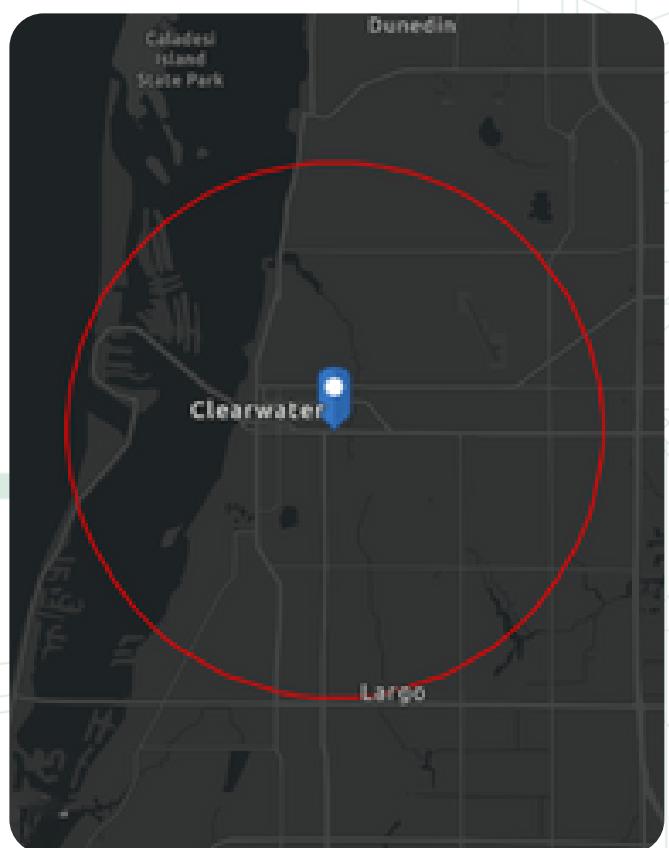
EMPLOYMENT

68.6%
White Collar

16.6%
Blue Collar

19.2%
Services

4.8%
Unemployment Rate



Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Zoning & Potential Use

Zoning: D (Downtown)

With Downtown (D) zoning, the site is well-suited for a ground lease supporting a wide range of high-value, income-producing uses consistent with Clearwater's downtown vision. The zoning's flexibility and emphasis on pedestrian-oriented development make the property particularly attractive for operators seeking visibility, long-term tenancy, and adaptive reuse or redevelopment potential in a growing downtown corridor.

Potential Uses:

- Restaurant, café, or food and beverage concepts (including outdoor seating)
- Retail storefronts or specialty shops
- Boutique, lifestyle, or service-oriented uses
- Professional or creative office space
- Medical, wellness, or health-related uses
- Adaptive reuse or redevelopment consistent with downtown form-based standards



Listing Agent



Bill Strong

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Bill Strong serves as Vice President of Corporate Services for Commercial Partners Realty.

He earned his BA in Business Management from New England College in New Hampshire.

Bill has been working in commercial real estate for the last 20 years. He has worked for some of the largest and most respected commercial real estate brokerages in the world, including Trammell Crow Company, CBRE, Grubb and Ellis, and Binswanger.

Bill prides himself on bringing a well-thought-out, detailed focus to every transaction and sees himself as a holistic real estate advisor rather than simply a space-finder or matchmaker. He enjoys being fully immersed in his client's real estate needs from the initial strategy all the way through the post-move-in punch list. He has represented tenants as large as 200,000 SF and has represented Landlords and their properties as large as a class A 875,000 SF office tower.

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