



2085 Gulf to Bay Blvd, Clearwater, FL 33764

**FOR SALE**  
FORMER DEALERSHIP  
& LAND PARCEL

**± 86,094 SF**  
ON ± 10.92 AC OPPORTUNITY

**NEWMARK**

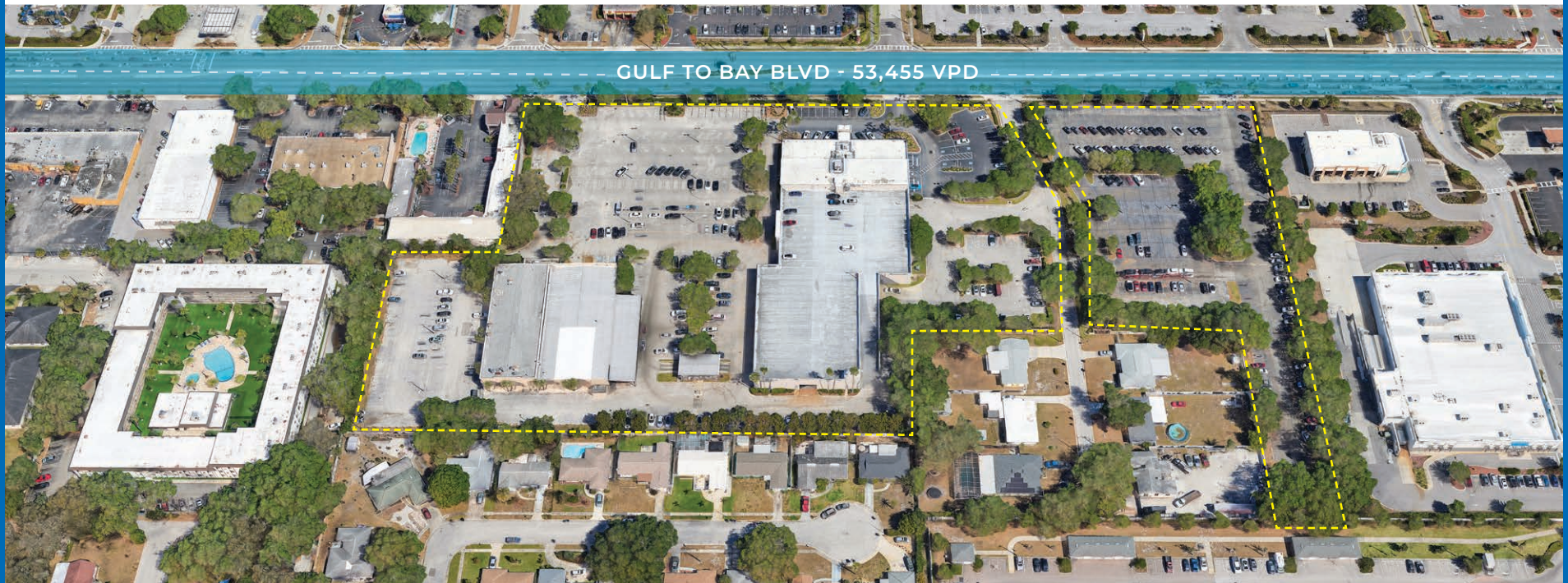
# PROPERTY OVERVIEW

Located at 2084 Gulf to Bay Blvd in Clearwater, FL, this offering includes two adjacent parcels totaling 10.92 acres along one of the area's busiest commercial corridors. Parcel 1 (8.08 acres) features a 2.05-acre / 24,082 SF building leased to Caliber Collision (franchise not included; do not disturb tenant) providing immediate income, along with a former dealership with rooftop parking. Parcel 2 (2.84 acres) is available for separate sale, offering flexibility for owner-use or investment. With C Commercial District zoning, the site supports a wide range of retail, service, office, and auto-oriented uses, all in a high-visibility location with excellent traffic counts and proximity to major retailers, Clearwater Mall, and U.S. 19.

# PROPERTY SPECS

<b>Address</b>	2084 Gulf to Bay Blvd, Clearwater, FL 33764
<b>Parcel 1:</b>	8.08 AC (2.05 AC Leased to Caliber Collision & 6.03 Allocated to Dealership)
<b>Lot Size</b>	<ul style="list-style-type: none"><li>Building 1: 24,082 SF (Leased to Caliber Collision)</li><li>Building 2: 63,002 SF (Dealership)</li></ul>
<b>Parcel 2:</b>	2.84 AC
<b>Zoning</b>	C (Commercial District)
<b>Location</b>	Clearwater, FL
<b>Access</b>	Gulf to Bay Blvd
<b>Parking 1</b>	729
<b>Parking 2</b>	280

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# PARCEL 1



## BUILDING 1

**8.08 ACRES FOR ENTIRE PARCEL**  
**6.03 ALLOCATED TO DEALERSHIP**

Building:	63,002 SF
Showroom/Ofc:	11,692 SF
Service:	23,671 SF
Parts:	8,668 SF
Write-up:	10,648 SF
Rooftop Parking:	42,628 SF
Service Bays:	36

**2.05 Acres LEASED TO CALIBER COLLISION**

Building:	24,092 SF
Service Bays w/Lifts:	5
Body Bays:	21
Detail Bays:	8
Paint Booths:	3
Lease Expiration:	11/ 30/2031
Renewal Options:	2 x 5-years

# PARCEL 2



**2.84 AC PARCEL  
AVAILABLE  
- WILL SELL  
SEPARATELY**

# AERIAL OVERVIEW

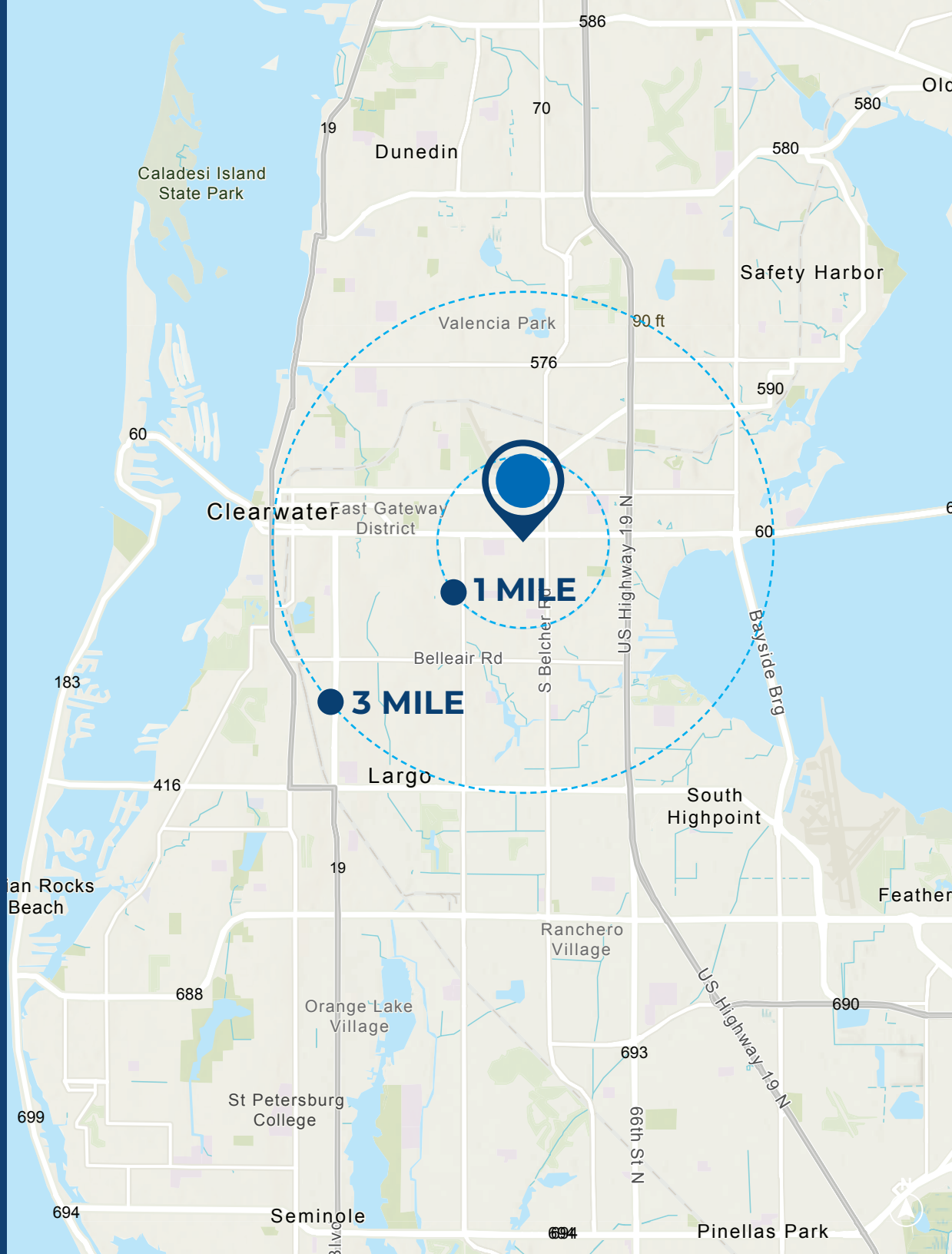


GULF TO BAY BLVD - VPD: 53,455

S HERCULES AVE

# AREA DEMOGRAPHICS

	1-Mile	3-Mile
Population	14,012	122,689
Households	5,787	54,411
Median Age	42.9	45.2
Avg HH Income	\$77,129	\$72,866
Total F&B Spending	\$44M	\$399M
Daytime Employees	6,969	58,856





2085 Gulf to Bay Blvd,  
Clearwater, FL 33764

**Chase Deuschle**

*Senior Managing Director*

Chase.Deuschle@nrmk.com

954-801-7945

**FOR SALE 2 LAND PARCELS**  
**± 86,094 SF on ± 10.92 AC**

**NEWMARK**

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