

Publix #1160 - Gulf to Bay Plaza

525 S. Belcher Road
Clearwater, FL 33764
Lat 27.959, Long -82.746

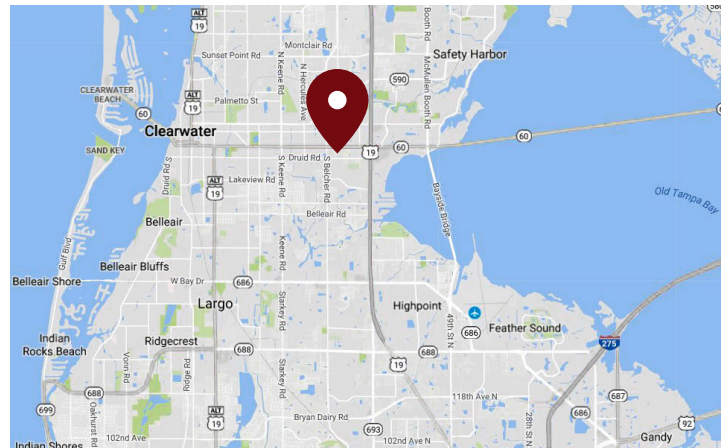
FOR LEASE



4,600 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Tampa MSA – Pinellas County
- Anchored by Publix and Office Depot
- Five Miles from Downtown Clearwater and Clearwater Beach
- Less than One Mile from Clearwater High School
- Well Positioned at the High Traffic Intersection of Highway 60 and Belcher Road
- Densely Populated Trade Area
- Combined Traffic Count of 73,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	13,139	113,277	256,212
Daytime Population	13,088	104,018	265,286
Total Households	5,736	50,582	118,273
Avg. HH Income	\$72,317	\$79,846	\$81,678

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Sandra Woodworth

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9950 Princess Palm Avenue, Suite 340, Tampa, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

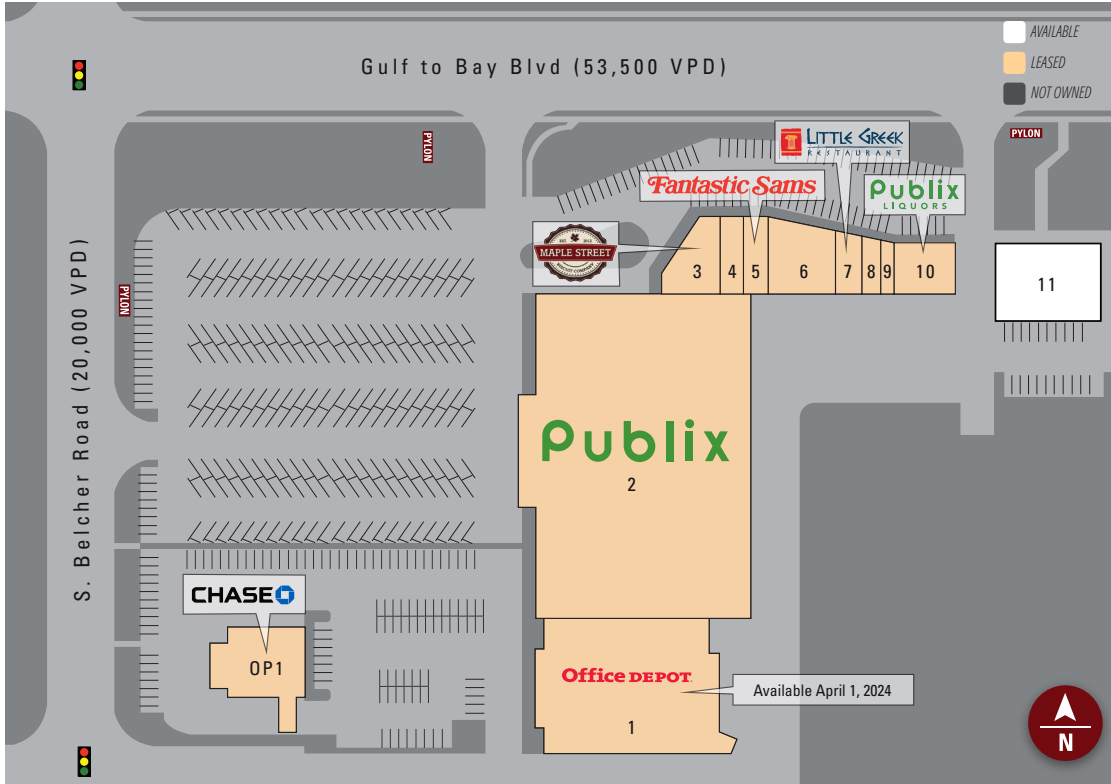


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SITE PLAN



Suite	Tenant	Size
2	Publix	54,340
1	Office Depot	19,132
3	Maple Street Biscuit Company	3,095
4	Ocean Nails	1,181
5	Fantastic Sams	1,174
6	Outspoken Bicycle	3,634
7	Little Greek	1,397
8	Sun Country Cleaners	949
9	UBREAKIFIX	882
10	Publix Liquors	1,489
11	AVAILABLE	4,600
OP1	Chase	OP2

TOTAL 91,873



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **272,700**

EST. # OF VISITS ANNUALLY

 **967,900**

AVG. VISITS / CUSTOMER

 **3.55**

AVG. LENGTH-OF-STAY / VISIT

 **31 MIN**

TOP 3 DAYS



Saturday	161,580
Sunday	159,336
Friday	139,469

OF VISITS

TOP 3 HOURS

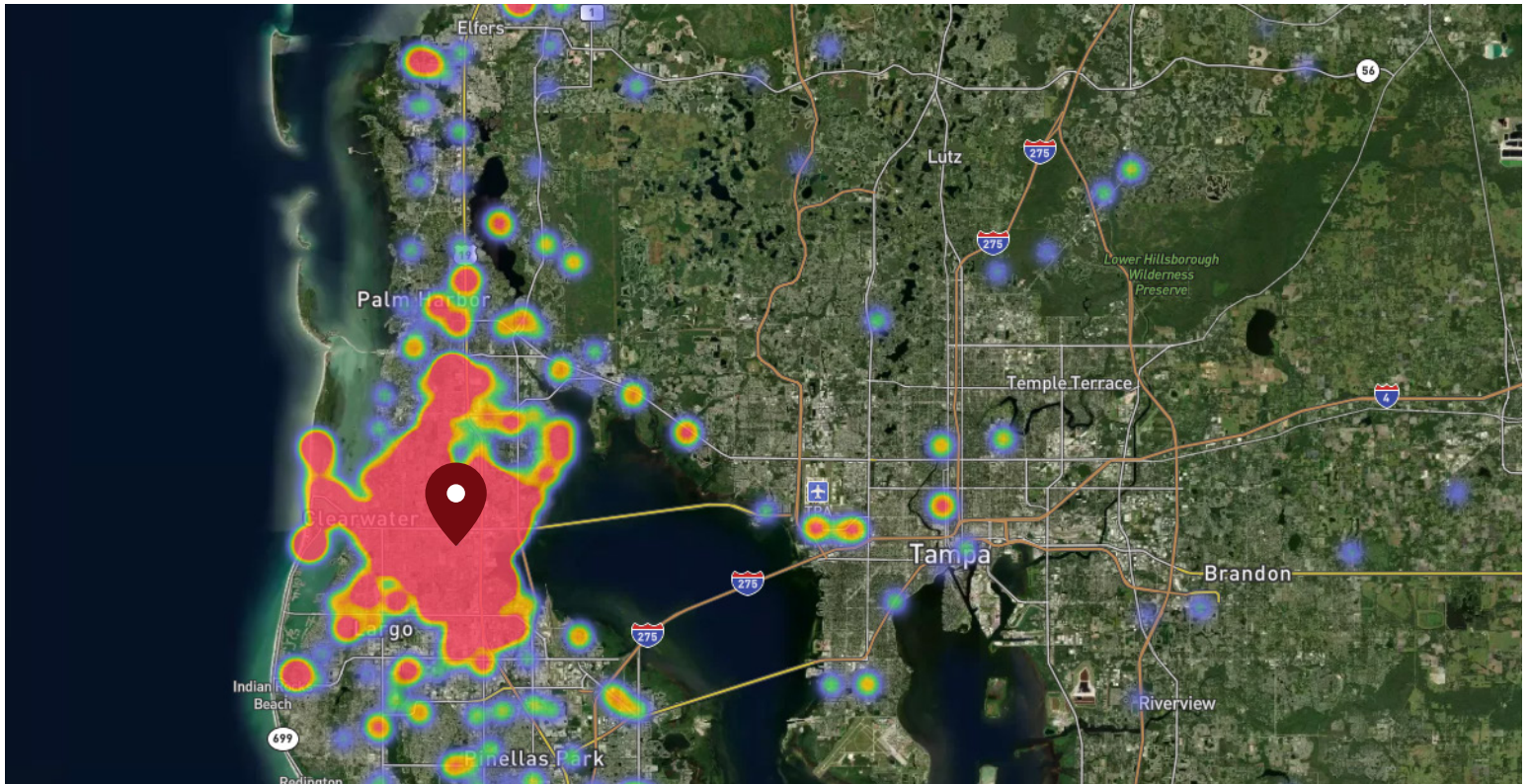


5-6 PM	141,854
4-5 PM	140,448
3-4 PM	133,186

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) April 1, 2022 - March 31, 2023

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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