



FOUNDRY
COMMERCIAL

EDUCATIONAL PROPERTY FOR LEASE

2045 DREW STREET | CLEARWATER, FL 33765

4,000± SF OF EDUCATIONAL SPACE. FOR MORE INFO CALL 407.540.7789



PROPERTY FEATURES

- 4,000± total SF of educational space on first floor of building
- 5± classrooms and office
- Fenced in playground
- 19± paved parking spaces
- The property is located less than 0.50 miles north of Route 60 (Gulf to Bay Blvd) and 1.5 miles west of US Hwy 19.

Tenant would have exclusive use of the space. Other areas in building may be available for shared use.

BUILDING FEATURES

PARCEL ID	13-29-15-82530-009-0010
COUNTY	Pinellas
NO. OF BUILDINGS	1 (First Floor)
TOTAL SPACE SF	4,000± SF
ZONING	Institutional
PARKING	19± paved spots
PRICING	Contact Broker

Notes: Do not disturb owners, contact broker to discuss intended use before scheduling a tour. Owner is a non-profit 501 (c)(3) and exempt from property taxes. For-profit entities seeking to occupy may be assessed additional property taxes.

FOR MORE INFORMATION, PLEASE CONTACT:

CARLIN BEEKMAN | 407.540.7789

Vice President

Carlin.Beekman@foundrycommercial.com

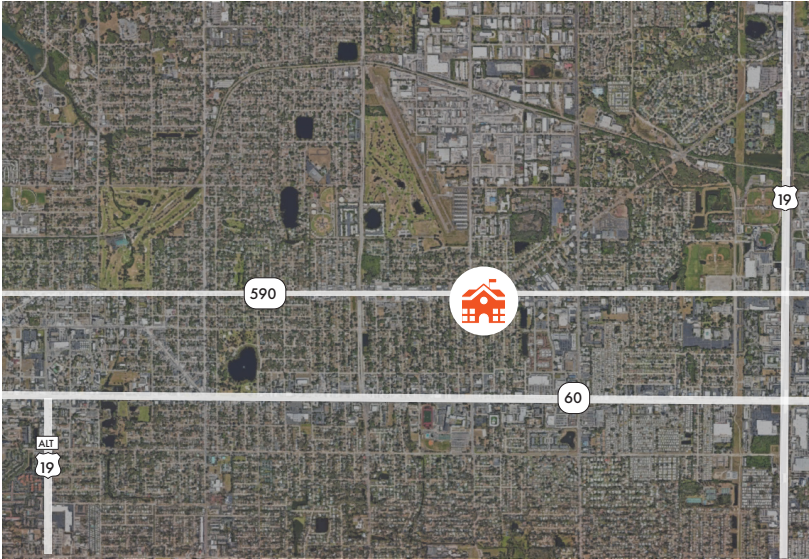
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Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

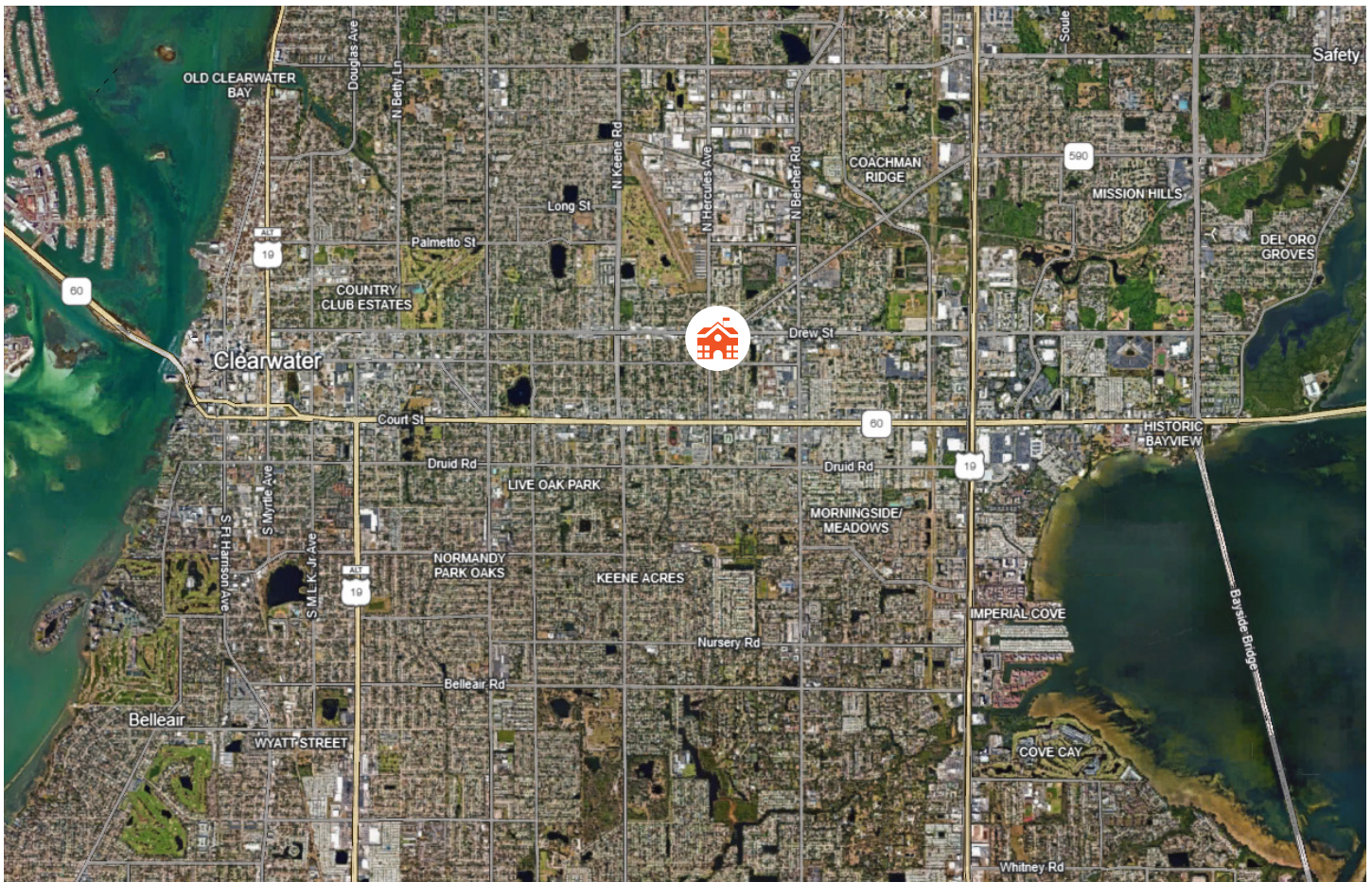
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LOCATION

Located about 2.5 miles east of downtown Clearwater in the heart of the Pinellas Peninsula, the property sits along the Drew Street commercial corridor with surrounding residential areas.

Drew Street is an arterial thoroughfare that runs from North Bayshore Boulevard, crosses US Highway 19 and runs west into downtown Clearwater.



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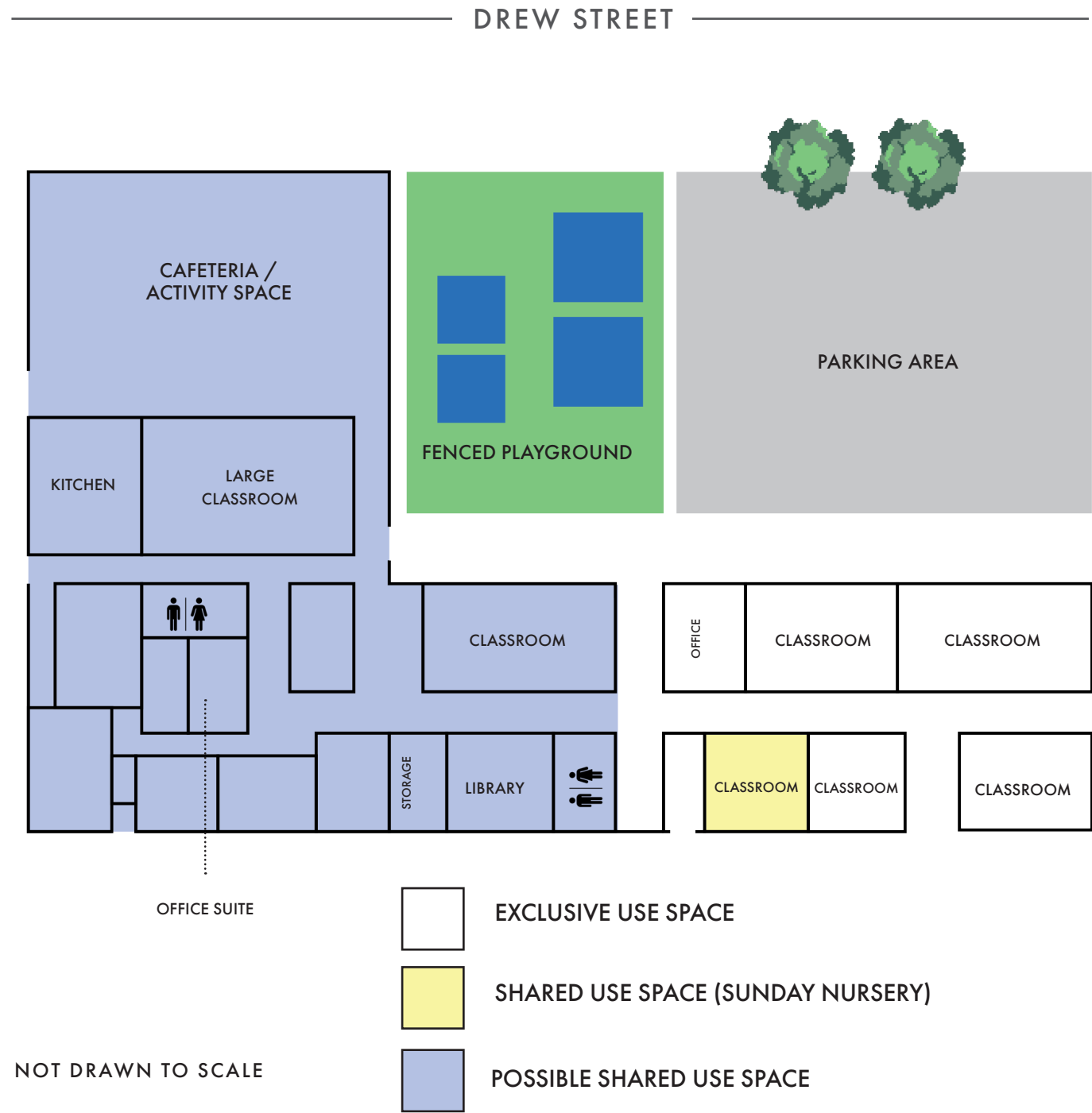
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PROPERTY LAYOUT



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PHOTOS



EXTERIOR



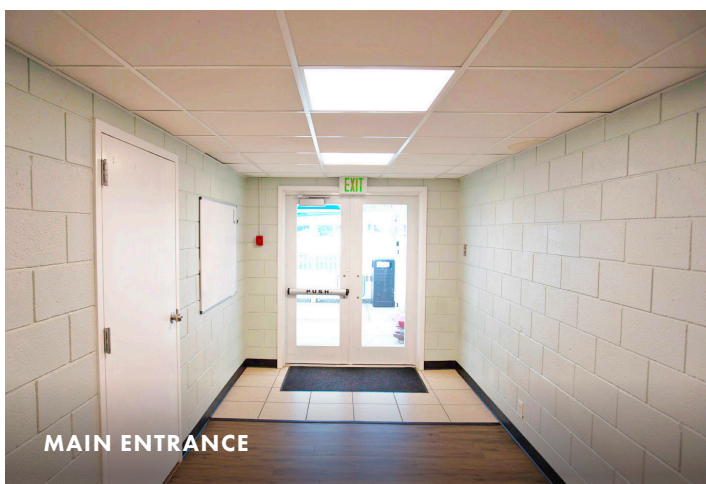
PARKING AREA



SIDE EXTERIOR



ENTRANCE



MAIN ENTRANCE



HALLWAY

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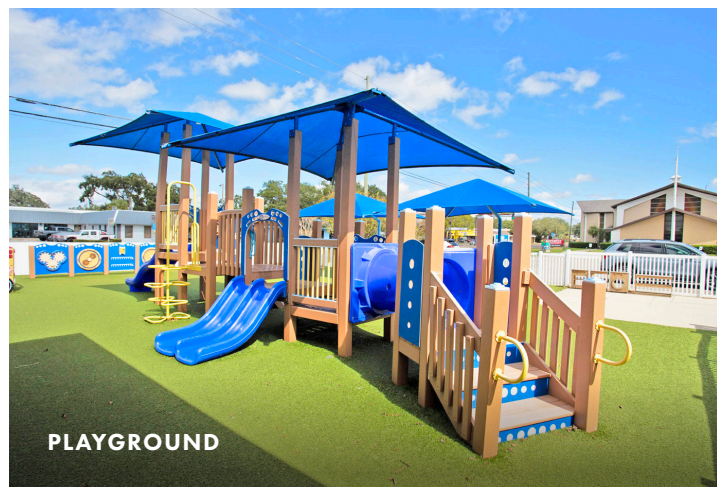
REST ROOM



REST ROOM



CLASSROOM SINK



PLAYGROUND



PLAYGROUND COVER



PLAY SPACE

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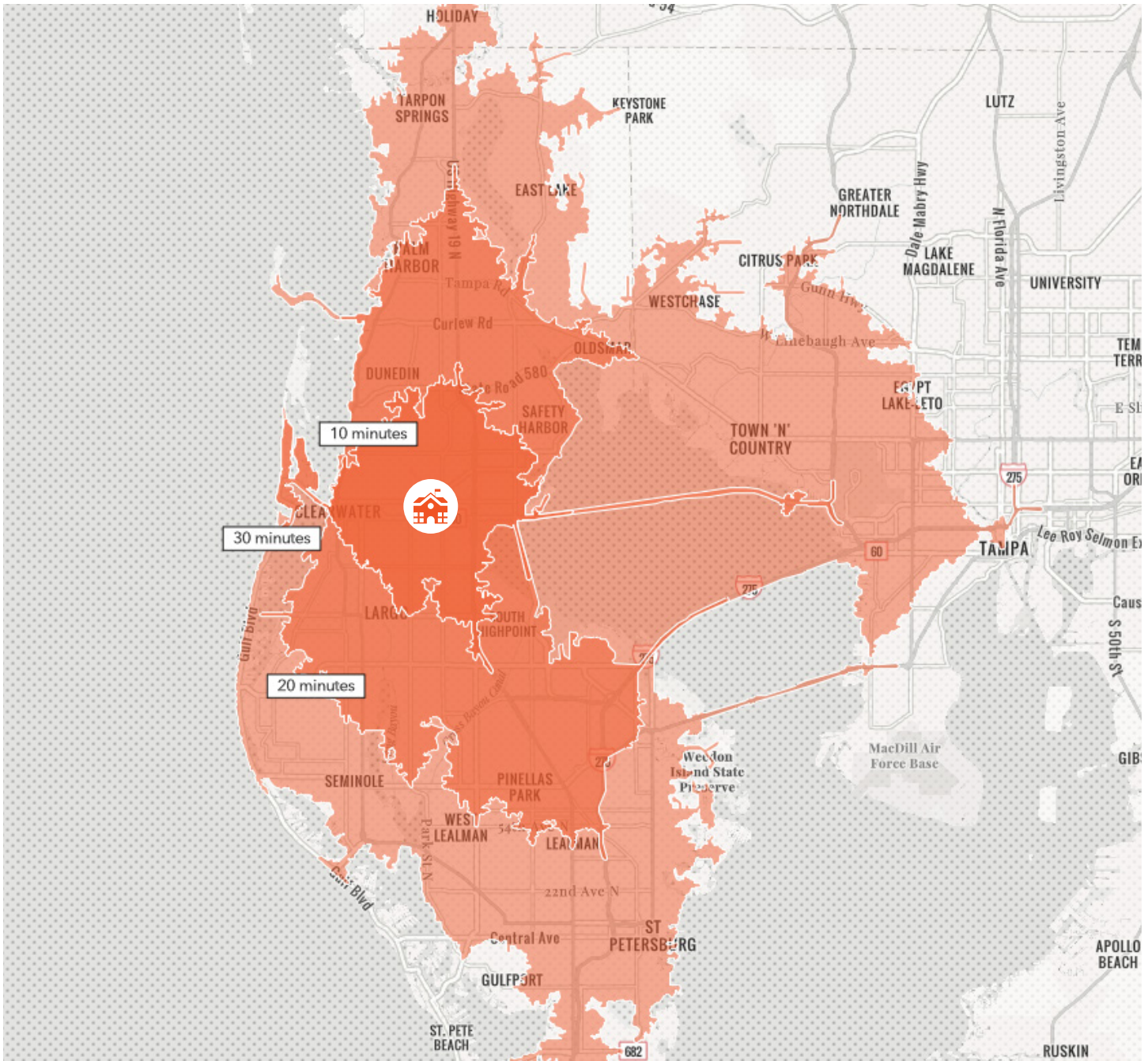
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DRIVE TIMES AND TRAFFIC COUNT



23,500 VEHICLES

Drew Street Annual Daily Traffic Count 2022

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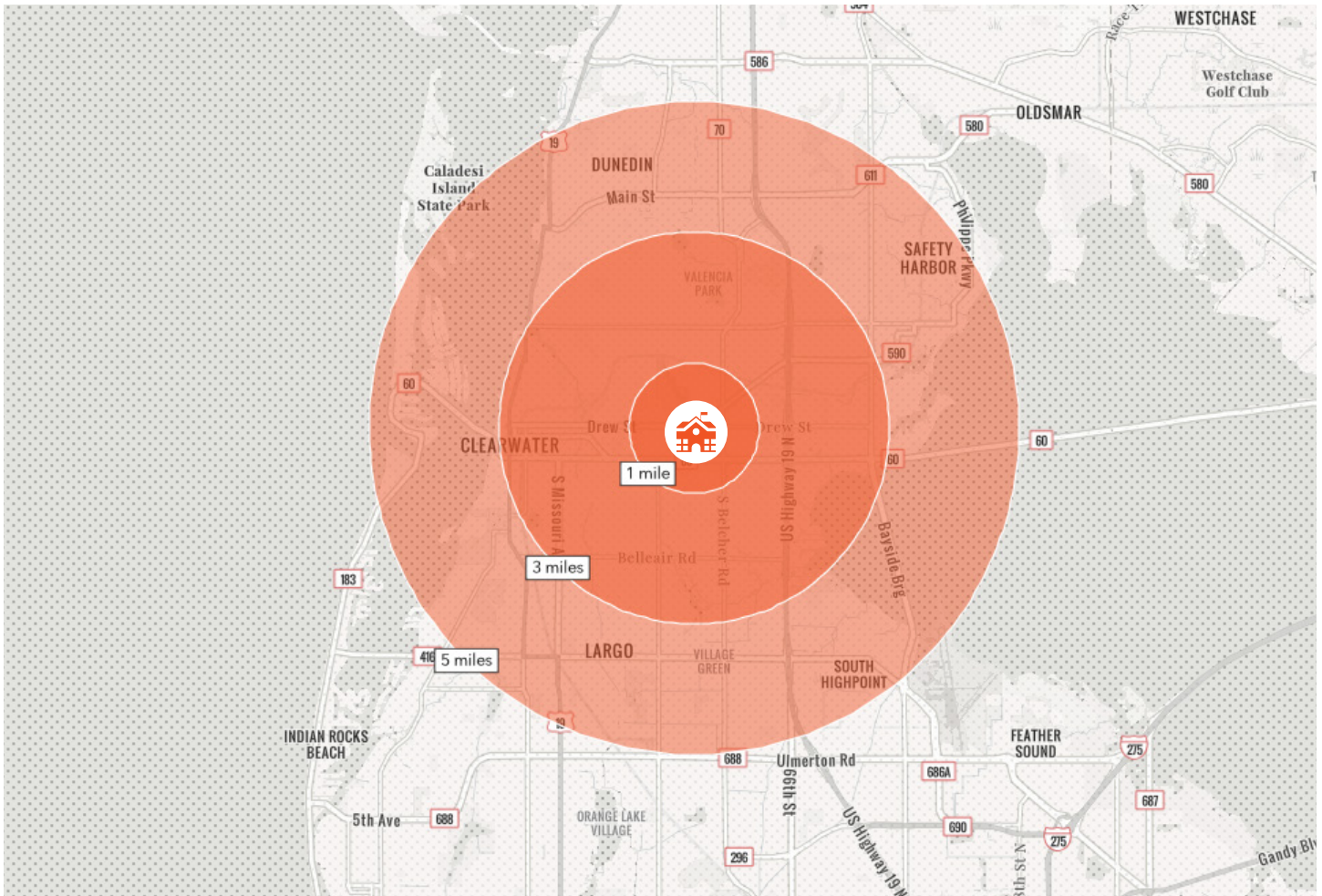
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DEMOGRAPHICS



1 MILE RADIUS

	12,365 ESTIMATED POPULATION 2025
	40.1 MEDIAN AGE
	\$313,881 MEDIAN HOME VALUE 2025
	4,632 ESTIMATED HOUSEHOLDS 2025
	\$100,433 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	121,937 ESTIMATED POPULATION 2025
	45.1 MEDIAN AGE
	\$332,665 MEDIAN HOME VALUE 2025
	54,670 ESTIMATED HOUSEHOLDS 2025
	\$95,464 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	256,783 ESTIMATED POPULATION 2025
	48.1 MEDIAN AGE
	\$348,459 MEDIAN HOME VALUE 2025
	121,388 ESTIMATED HOUSEHOLDS 2025
	\$103,667 AVG HOUSEHOLD INCOME

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