



**ARCHER**  
R E A L E S T A T E

**RETAIL SPACE AVAILABLE**

1200 N MYRTLE AVENUE | CLEARWATER, FL 33755





# QUICK FACTS

**THE SITE IS WELL-POSITIONED  
FOR RETAIL, OFFICE OR  
RECREATIONAL USE.**

**346 FT OF FRONTAGE**  
ON A HIGH-TRAFFIC CORRIDOR

**1 MILE NORTH OF DOWNTOWN CLEARWATER**  
HOME TO RESTAURANTS, SHOPS PARKS AND THE CAPITOL THEATRE

**11,500 VEHICLES PER DAY**  
PASS THE SITE

**DIRECT ACCESS TO THE 47-MILE PINELLAS TRAIL**  
POPULAR WITH PEDESTRIANS AND CYCLISTS

**4 MILES FROM CLEARWATER BEACH**  
WHICH SEES 15+ MILLION VISITORS ANNUALLY

**IN 2024, \$11.2 BILLION WAS GENERATED**  
BY CLEARWATER'S TOURISM ECONOMY



AVAILABLE FOR LEASE

8,320 SF

LOT SIZE 1.19 ACRES

ZONING C-COMMERCIAL

YEAR BUILT 2014

PARKING 38 SPACES; PARKING  
RATIO 4.6/1000

RATE \$22 PSF- BUILDOUT  
OPTIONS NEGOTIABLE

LEASE NNN  
SPACE CAN BE DIVIDED





# DEMOGRAPHICS

## POPULATION

|         |         |
|---------|---------|
| 1 MILE  | 9,665   |
| 3 MILES | 82,085  |
| 5 MILES | 201,038 |

## AVG HH INCOME

|         |           |
|---------|-----------|
| 1 MILE  | \$88,123  |
| 3 MILES | \$103,697 |
| 5 MILES | \$98,921  |

## DAYTIME POPULATION

|         |         |
|---------|---------|
| 1 MILE  | 12,702  |
| 3 MILES | 96,276  |
| 5 MILES | 212,359 |

## MEDIAN AGE

|         |      |
|---------|------|
| 1 MILE  | 43.6 |
| 3 MILES | 48.7 |
| 5 MILES | 51.1 |



VISIT FLORIDA



# AROUND TOWN







# ARCHER

## REAL ESTATE

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