

### RETAIL SPACE AVAILABLE

1200 N MYRTLE AVENUE | CLEARWATER, FL 33755



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 MILE3 MILES5 MILES201,038

#### **AVG HH INCOME**

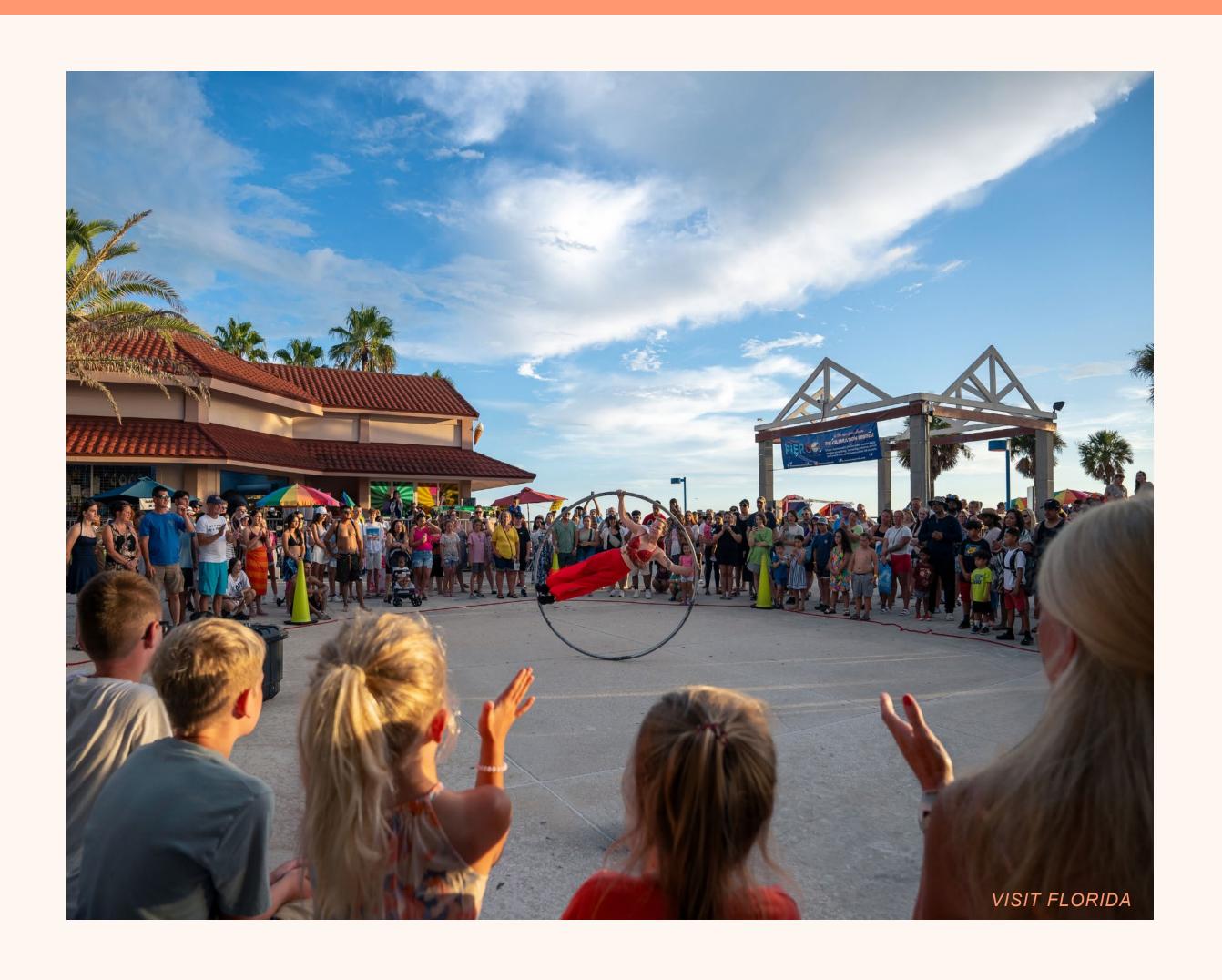
1 MILE \$88,123 3 MILES \$103,697 5 MILES \$98,921

#### **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



## AROUNDTOWN





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