



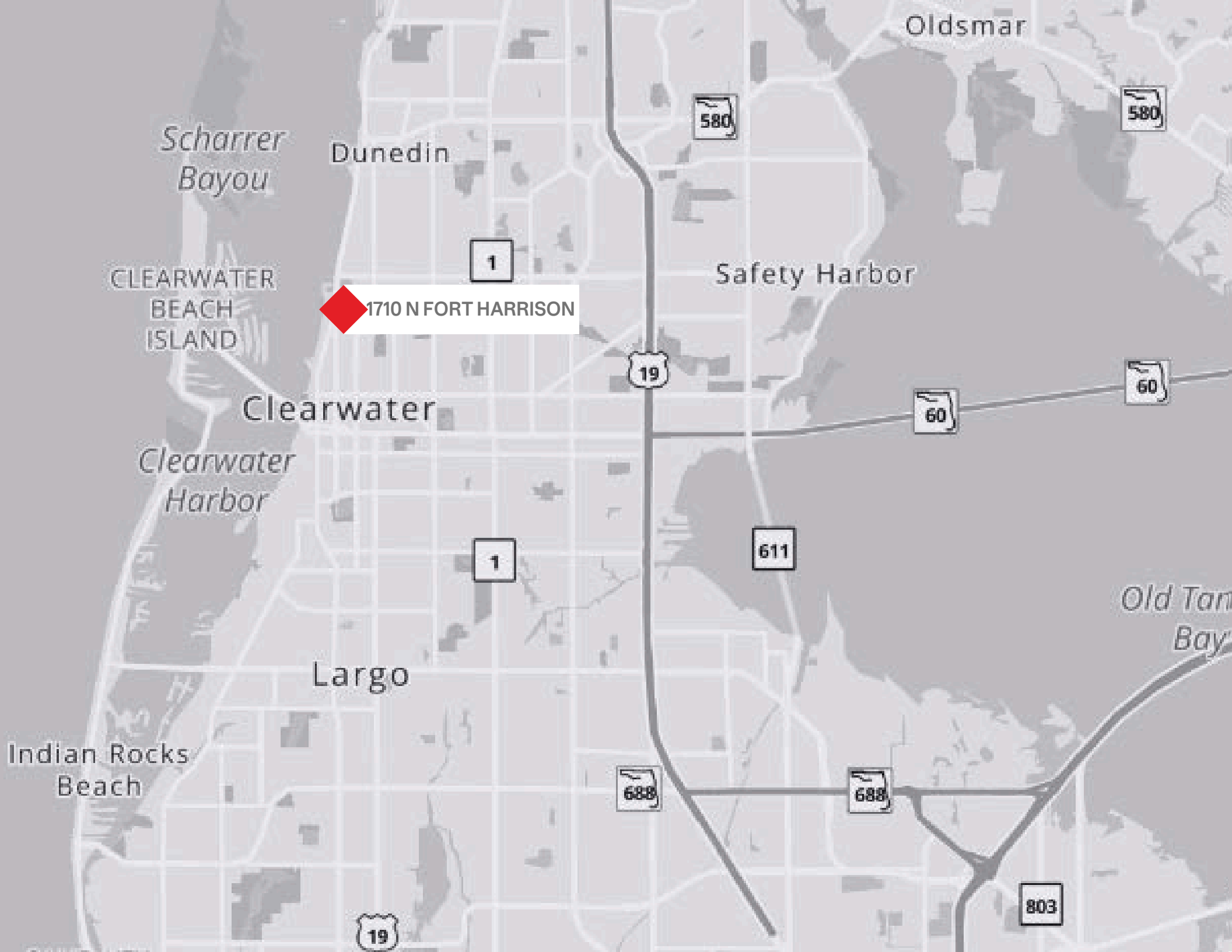
CLEARWATER, FL

10,148 sq.ft. Commercial Building



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## Commercial Building

1710 N FORT HARRISON AVE | CLEARWATER, FL

ENGEL & VÖLKERS<sup>®</sup> COMMERCIAL

**25**  
PARKING SPACES

**2024**  
REMODELED IN

**7**  
BATHROOMS

**CG**  
ZONING

**10,148 sq. ft.**  
TOTAL AREA

**0.49**  
LOT SIZE ACRES

**\$1,750,000**  
OFFERED AT  
OR

**\$20.00/Sqft**  
FOR LEASE

# Commercial building with CG Zoning

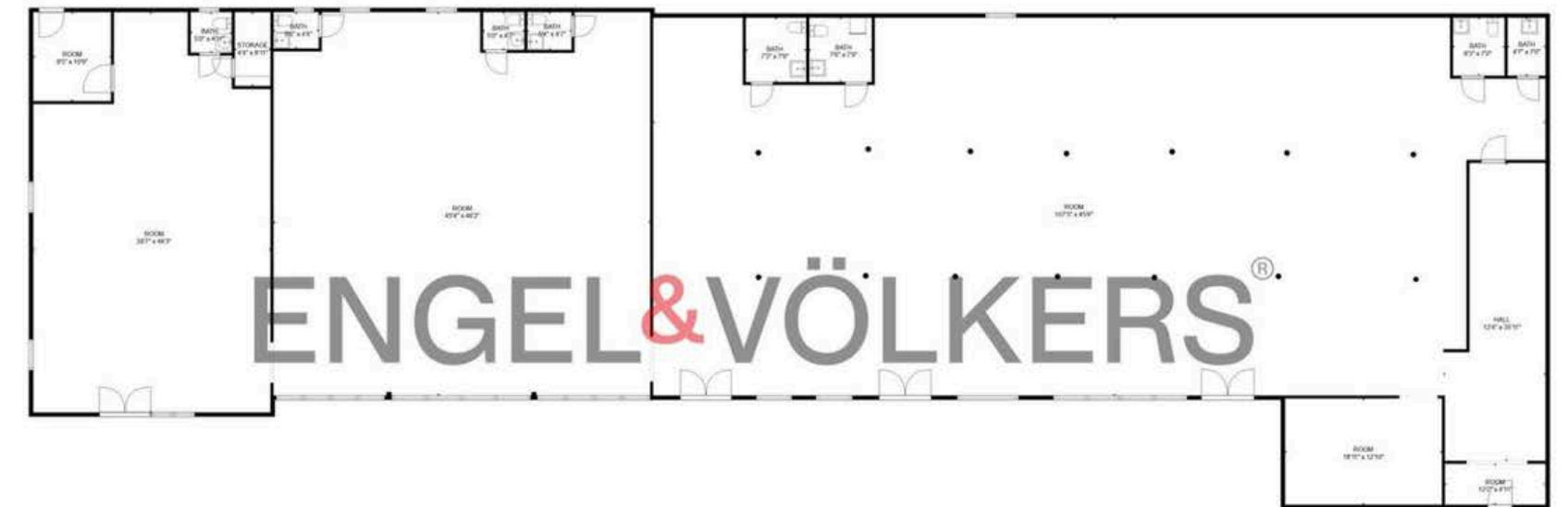
Clearwater commercial building waiting for your business. Situated on highly-visible, corner location on well-traveled street between Clearwater and Dunedin.

So many possibilities exist here with seven bathrooms and seven air conditioning mini-split units. Five entrances and lots of windows for storefront, advertising and natural light.

Ceilings are partially exposed and painted. An illuminated sign for additional exposure. CG (Commercial General) zoning and not in a flood zone.

## Key Facts

- 1 Situated on a highly-visible, corner location
- 2 Open plan with tons of possibilities
- 3 Illuminated pylon sign
- 4 New membrane roofing system with cooling agent in 2024
- 5 18,000 Average daily traffic count
- 6 3 phase electric
- 7 New window tint
- 8 Freshly painted in and out
- 9 Newly paved parking lot and striping
- 10 Located just south of Dunedin, FL



Floor Plan

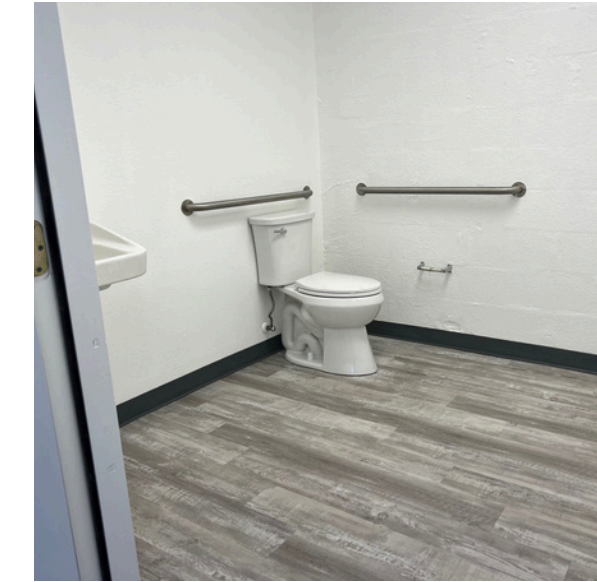
# Highlights



ENGEL & VÖLKERS  
COMMERCIAL  
AVAILABLE  
Kelly Montgomery-Kessler  
771-515-6387  
www.kellyengelv.com

# Interior/Exterior Features

- 1 Seven Bathrooms
- 2 7 Mini-split air conditioning units
- 3 Five entrances
- 4 Lots of windows for storefront, advertising and natural light
- 5 Partially exposed and painted ceilings
- 6 Illuminated pylon sign
- 7 25 parking spaces plus additional street parking
- 8 3 Phase Electric
- 9 New membrane roofing system with cooling agent in 2024
- 10 New window tint
- 11 Freshly painted inside and outside
- 12 Newly paved parking lot and striping



# Location

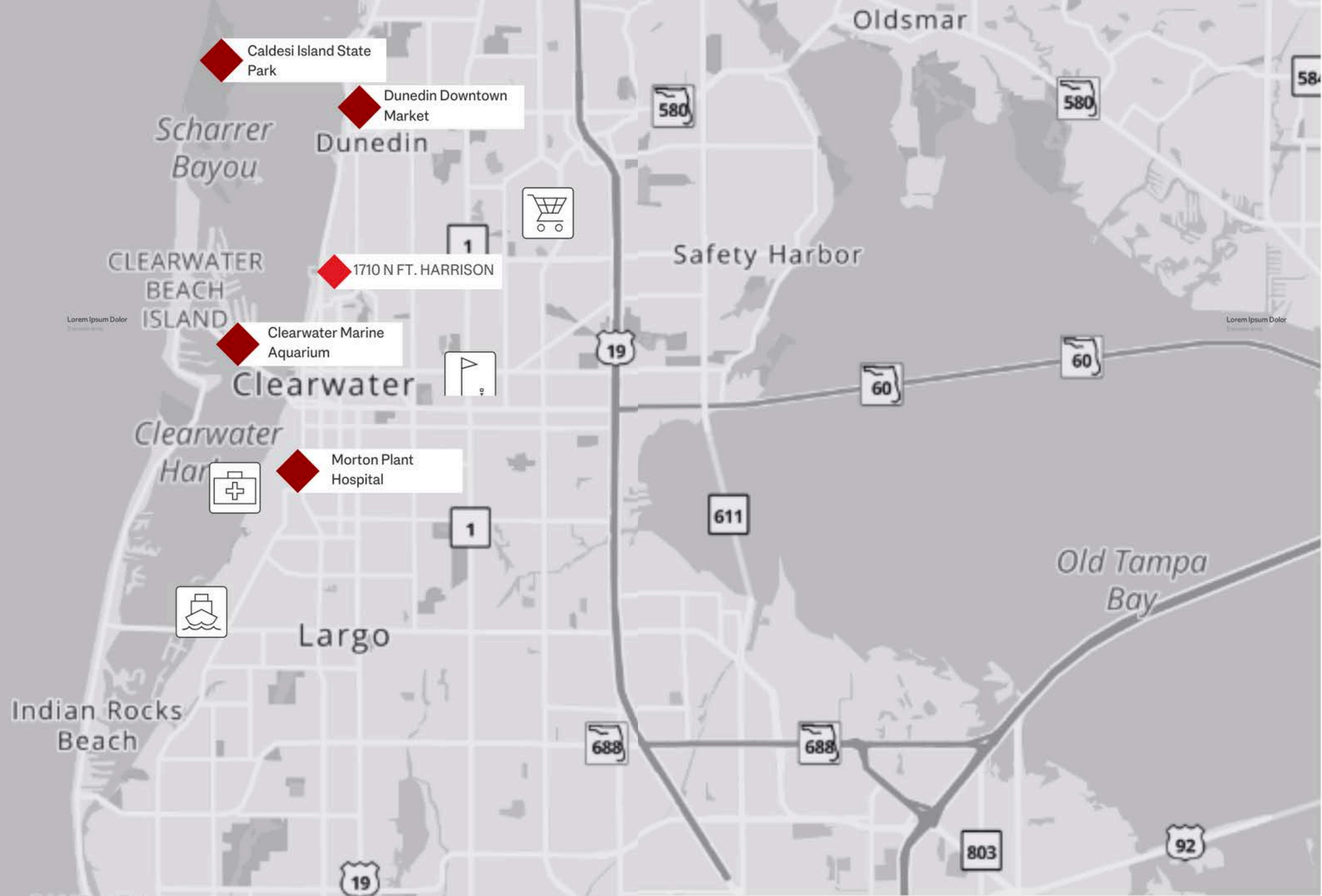
Clearwater, located on Florida's stunning Gulf Coast, is known for its pristine white sand beaches, crystal-clear waters, and vibrant community. It's home to the famous Clearwater Beach, often ranked among the best beaches in the United States, offering activities like sunbathing, water sports, and beachfront dining.

The city boasts a lively downtown area, the Clearwater Marine Aquarium, and the iconic Pier 60 with nightly sunset celebrations. Whether you're drawn by its coastal charm, outdoor adventures, or warm weather, Clearwater is a slice of paradise perfect for visitors and residents alike.



# Clearwater | Florida

This property is located just two blocks from the intracoastal waterway. Situated between downtown Clearwater and Dunedin.



## Population of Clearwater

**3,160,627**

POPULATION OF TAMPA-ST  
PETERSBURG-CLEARWATER

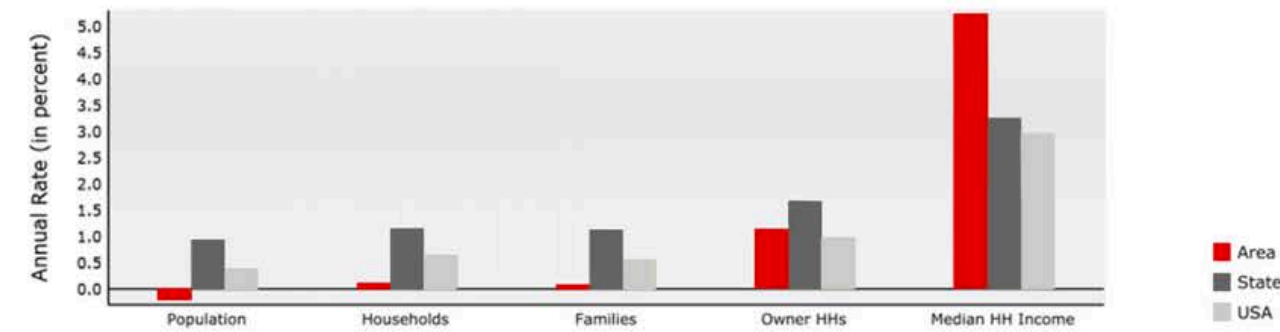
**117,000**

POPULATION OF CLEARWATER

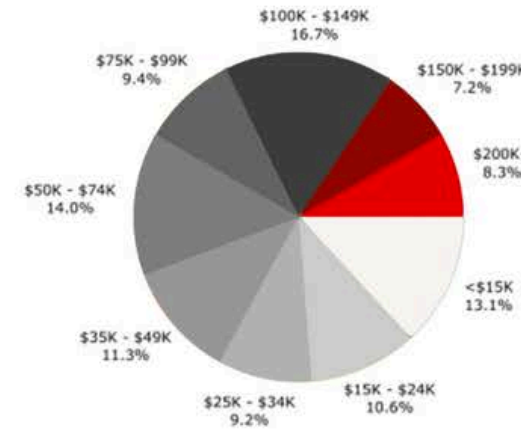
# Demographics

Households are increasing at an annual rate of about .25%, lower than the state. Families are also seeing a slight growth rate of around 0.25%. Owner-occupied households have an annual growth rate just over 1.25%, which is lower than the state's rate. The median household income, however, is rising at a notable 5.0% annually, which is well above both the state and national averages.

Trends 2024-2029



2024 Household Income



# Traffic Report

The area within a 5-mile radius of 1710 N Fort Harrison experiences significant traffic flow, with an average daily traffic volume of approximately 18,000 vehicles passing directly by the property. This high visibility offers substantial exposure for businesses and residents in the vicinity.





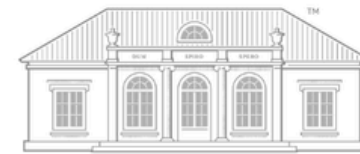
## Primary Contact

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