

OFFERING MEMORANDUM

Highland Professional Center
1201 S Highland Ave
Clearwater, FL 33756



Offered **For Sale** at \$600,000 or **For Lease** at \$13.50/NNN (\$5,383/Mo Total)



SALIENT FACTS

• Offered at \$600,000 (\$177/SqFt)	• Large Reception Area (Can Accommodate Lg Staff)
• Medical Office	• Large Waiting Room
• 3,400 Square Feet	• 3 Bathrooms
• All Rooms Have Sinks	• Private Carport
• 4-6 Exam Rooms	• Large Parking Lot
• 3 Large Procedure Rooms	• 6:1+ Parking Ratio
• Conference Room	• Large Gated Center Atrium
• 2 Kitchens / Break Rooms	• Can Be Devised Into 2 Spaces
• Condominium	• Condo Fees: \$883/Mo

Executive Summary

Highland Professional Center is a small, professional office complex located at 1201 S Highland Ave in Clearwater, Florida. Centrally located, just south of Gulf-To-Bay Blvd (60) and close to US Highway 19. Traffic count is 19,344 Vehicles-Per-Day.

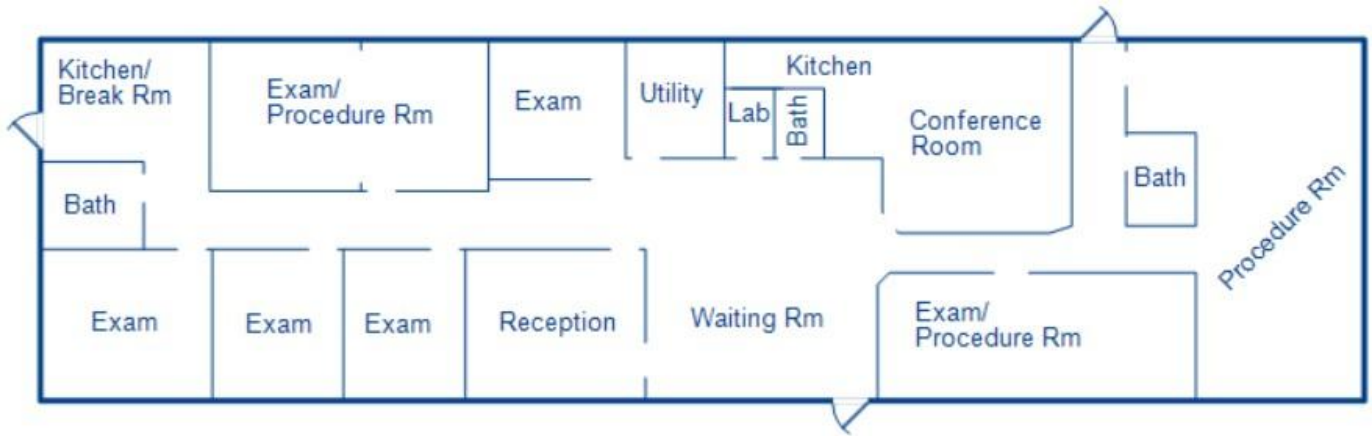
This is a multi-tenanted condo office building comprised of eleven (11) offices, with a large parking lot, allowing for Medical Use. The property consists of eleven (11) individual office suites arranged within a courtyard campus setting. All suites are occupied by a mix of professional users, including medical, legal, and other professional practices. The complex is designed for low-intensity office operations and maintains a quiet environment throughout the day.

This is a courtyard building with meticulous landscaping in the atrium. Access to the property is controlled through three secured entry gates that operate via digital access systems. In addition to gate controls, the complex uses a network of thirteen (13) HD security cameras that monitor common areas and entry points. Individual suites operate independently but share responsibility for the overall functioning of the complex through the condominium association.

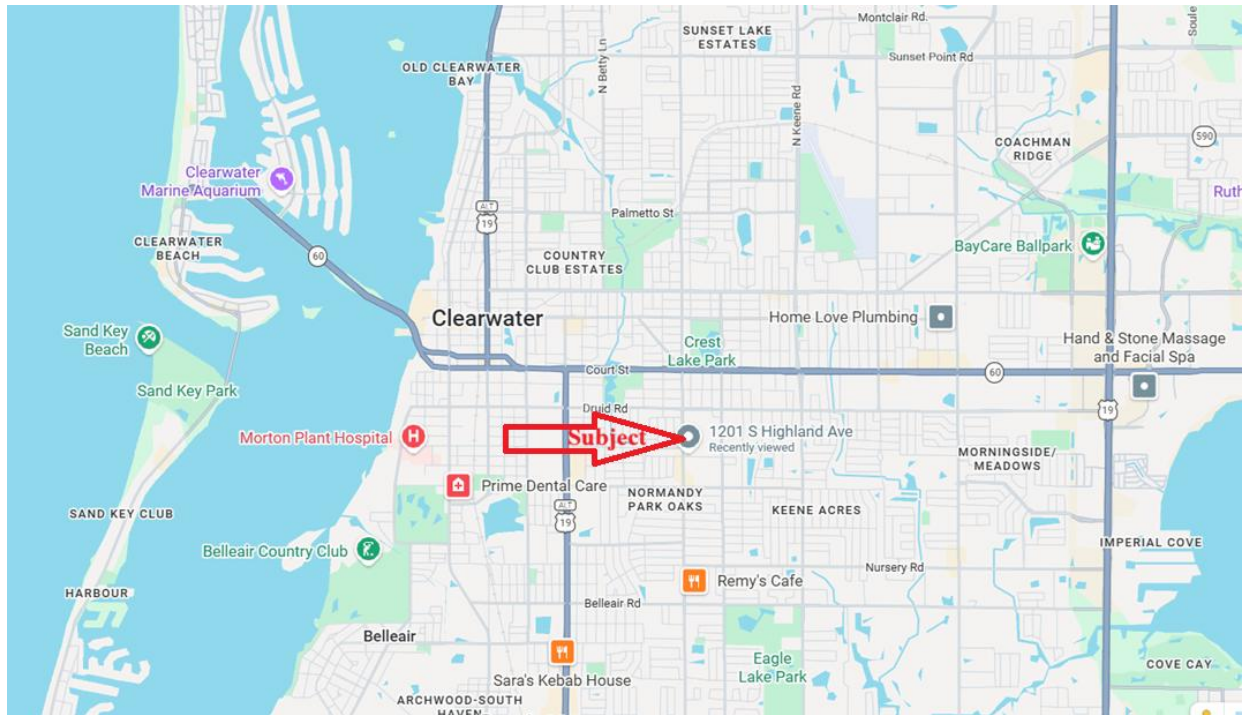
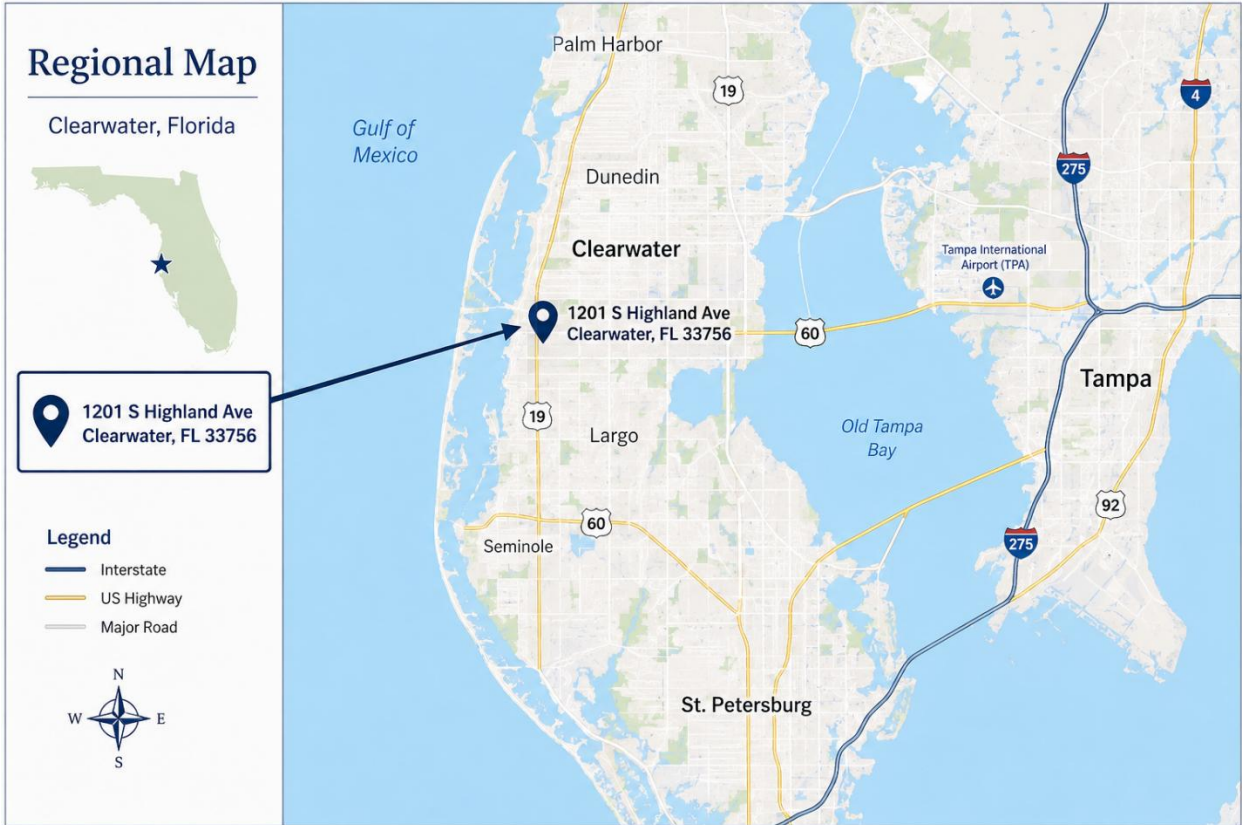
There are no shared interior amenities; each suite contains its own plumbing, restrooms, and other interior features as designed by its respective owner or tenant. Overall, Highland Professional Center functions as a small, professionally oriented office campus intended for businesses needing private offices within a quiet, well-maintained environment.

Carports for each unit are located on the east side of the building, abutting the subject space.

FLOOR PLAN







Demographic Snapshot

1, 3 and 5 Mile Radius Summary

Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	15,518	113,068	262,018
2025 Estimate	15,623	112,443	259,592
2020 Census	16,461	112,401	255,132
Growth 2025 - 2030	-0.67%	0.56%	0.93%
Growth 2020 - 2025	-5.09%	0.04%	1.75%
Households			
2030 Projection	6,473	49,121	121,549
2025 Estimate	6,527	48,892	120,469
2020 Census	6,929	49,126	118,748
Growth 2025 - 2030	-0.83%	0.47%	0.90%
Growth 2020 - 2025	-5.80%	-0.48%	1.45%
Owner Occupied	3,816 58.46%	27,025 55.27%	73,903 61.35%
Renter Occupied	2,712 41.55%	21,868 44.73%	46,566 38.65%
2025 Households by HH Income	6,527	48,892	120,467
Income: <\$25,000	860 13.18%	8,003 16.37%	19,230 15.96%
Income: \$25,000 - \$50,000	1,645 25.20%	11,345 23.20%	26,903 22.33%
Income: \$50,000 - \$75,000	985 15.09%	8,950 18.31%	22,426 18.62%
Income: \$75,000 - \$100,000	767 11.75%	5,454 11.16%	14,409 11.96%
Income: \$100,000 - \$125,000	844 12.93%	5,290 10.82%	12,428 10.32%
Income: \$125,000 - \$150,000	362 5.55%	2,994 6.12%	7,486 6.21%
Income: \$150,000 - \$200,000	784 12.01%	3,788 7.75%	9,544 7.92%
Income: \$200,000+	280 4.29%	3,068 6.28%	8,041 6.67%
2025 Average Household Income	\$87,695	\$85,841	\$87,386
2025 Median Household Income	\$70,153	\$64,417	\$65,575

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