

FREE STANDING MULTI USE PROPERTY

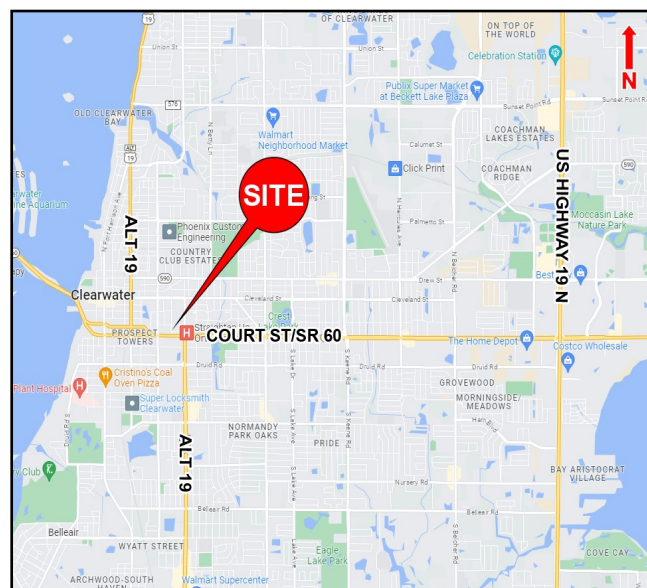
CLEARWATER, FL

FOR LEASE



**409 S. Madison Ave.
Clearwater, FL 33756**

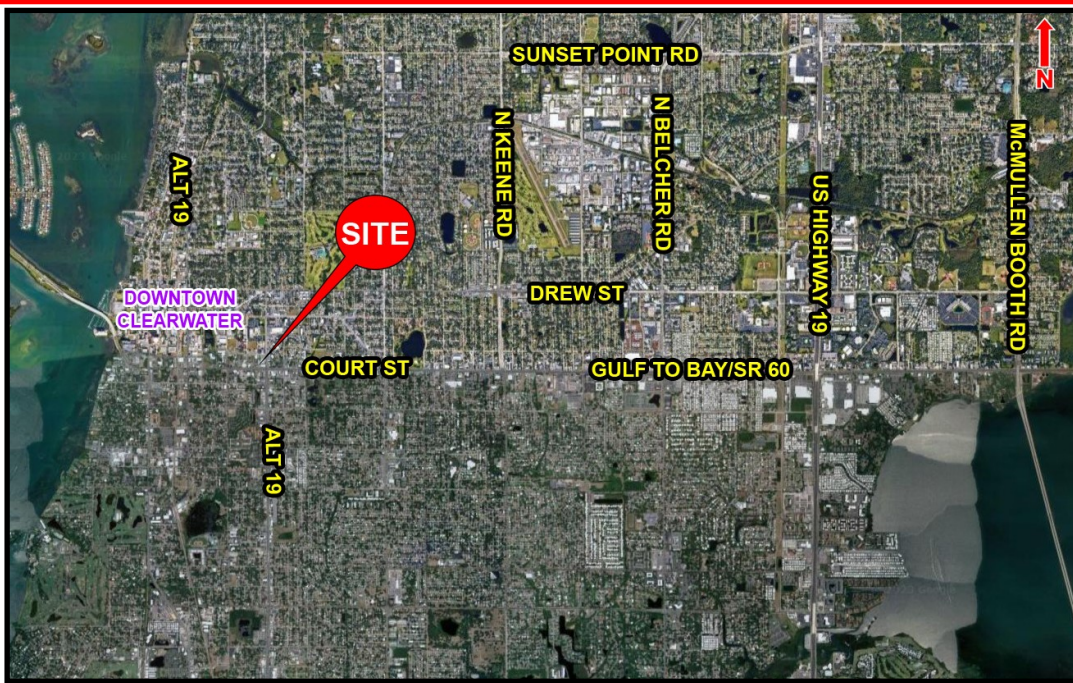
- **FOR LEASE**– Rare property in Clearwater's Central Business District (CBD), allowing for wide development use.
- Existing buildings approximately 3,500 SF
- Corner property with 150' fronting S Madison Ave. & 100' along Gould St.
- Central Clearwater location for your business or redevelopment with easy access to roadway systems.
- **LEASE PRICE: \$4,500 / month Modified Gross**



31640 U.S. Highway 19 North, Palm Harbor, FL 34684 Tele:727.784.1007 Fax:727.784.1008

www.boardwalkcompany.com

The information contained herein was collected from sources deemed to be reliable. The Boardwalk Company, its' Officers, Agents, Representatives and Sellers make NO warranties or representations of any manner as to the accuracy, misstatement of facts, errors or omissions, prior sale, change of price, terms, withdrawal from market without notice or other modifications. Buyer, Tenants, Prospects and ALL Parties shall verify ALL information independently.



This property is highly versatile, allowing owners to maximize development potential through the existing zoning and land use designation within the CBD - Central Business District. Providing for a wide arrange of uses and density allocation.

Address: 409 S Madison Ave
Clearwater, FL 33756

Property ID: 15-29-15-65214-005-0140

Building: 3,500 sf mol, mixed use

Year Built: 1939 & 1942

Land Dimensions: 100' x 150', 15,000 SF

Zoning: D- Downtown

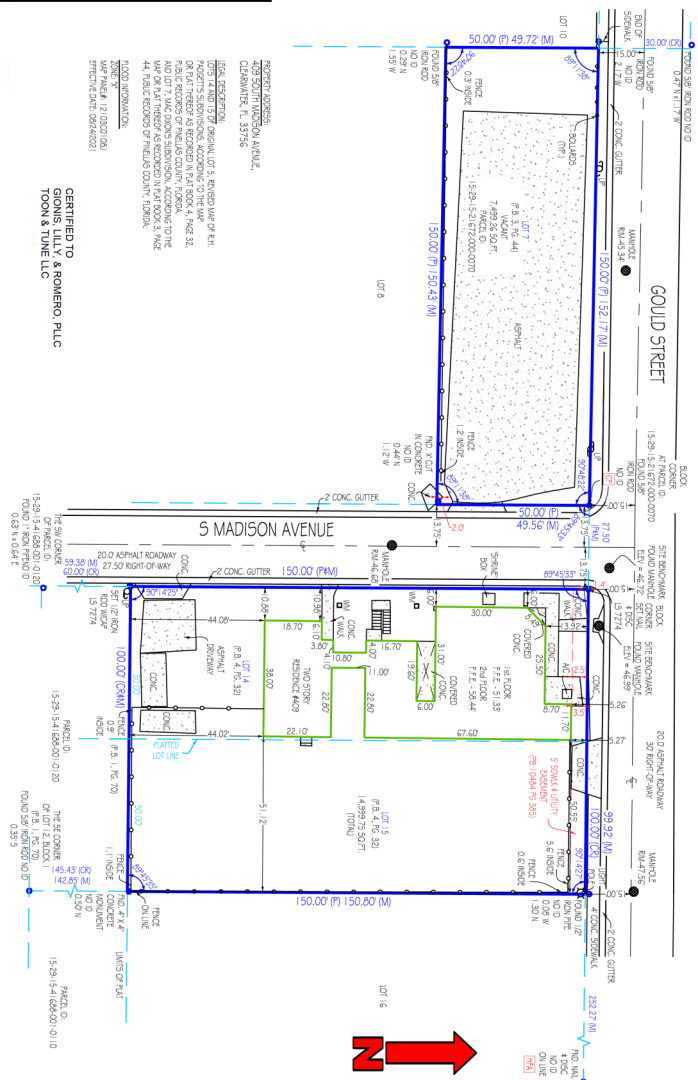
Land Use: CBD – Central Business District

R.E. Taxes: \$6,609.96

LEASE PRICE: \$4,500 / month Modified Gross

2023 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,522	98,921	236,578
Households	6,802	42,669	109,179
Avg HH Income	\$58,783	\$76,785	\$75,108



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Property Images



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