

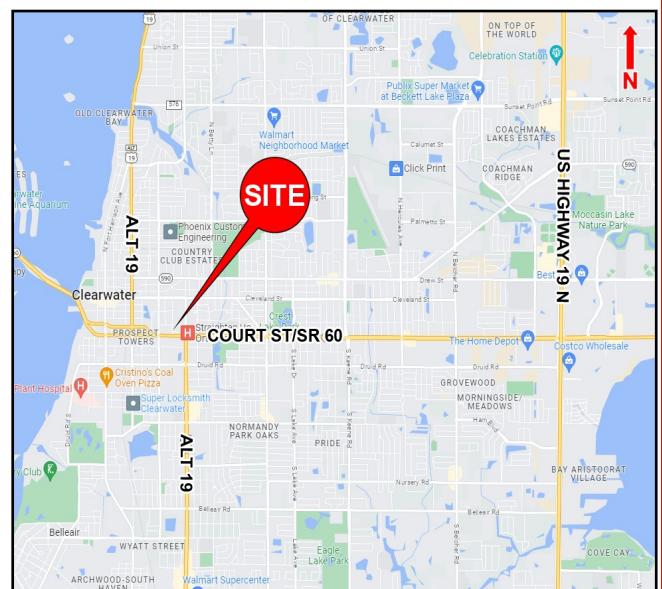
# FREE STANDING MULTI USE PROPERTY

CLEARWATER, FL  
FOR LEASE



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

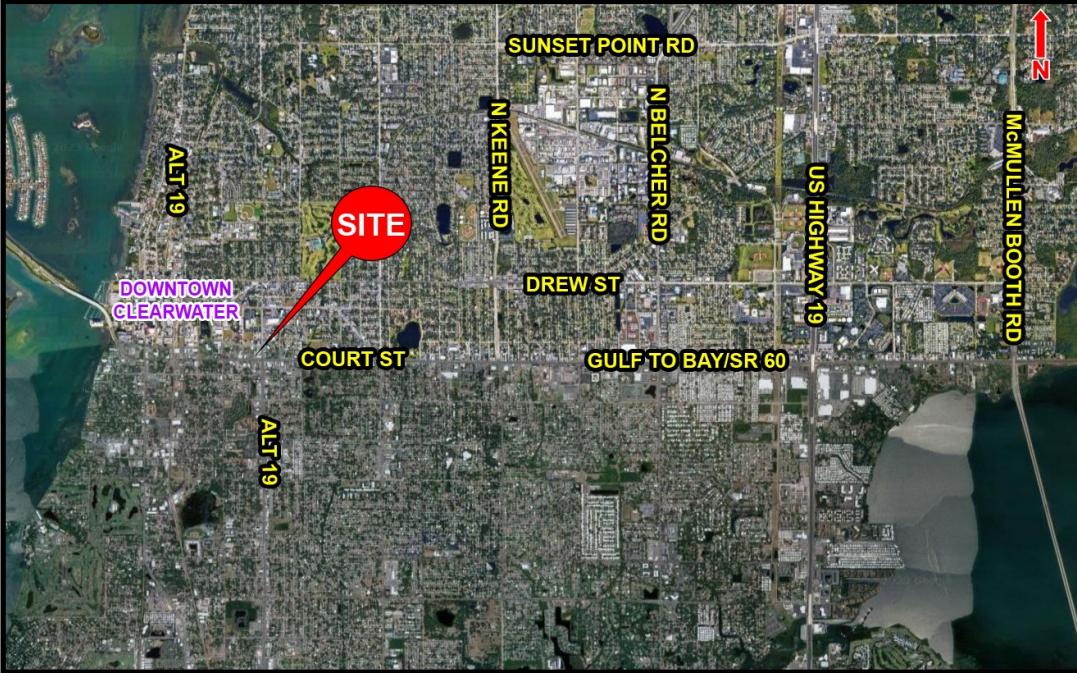
- **FOR LEASE**– Rare property in Clearwater's Central Business District (CBD), allowing for wide development use.
- Existing buildings approximately 3,500 SF
- Corner property with 150' fronting S Madison Ave. & 100' along Gould St.
- Central Clearwater location for your business or redevelopment with 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](http://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

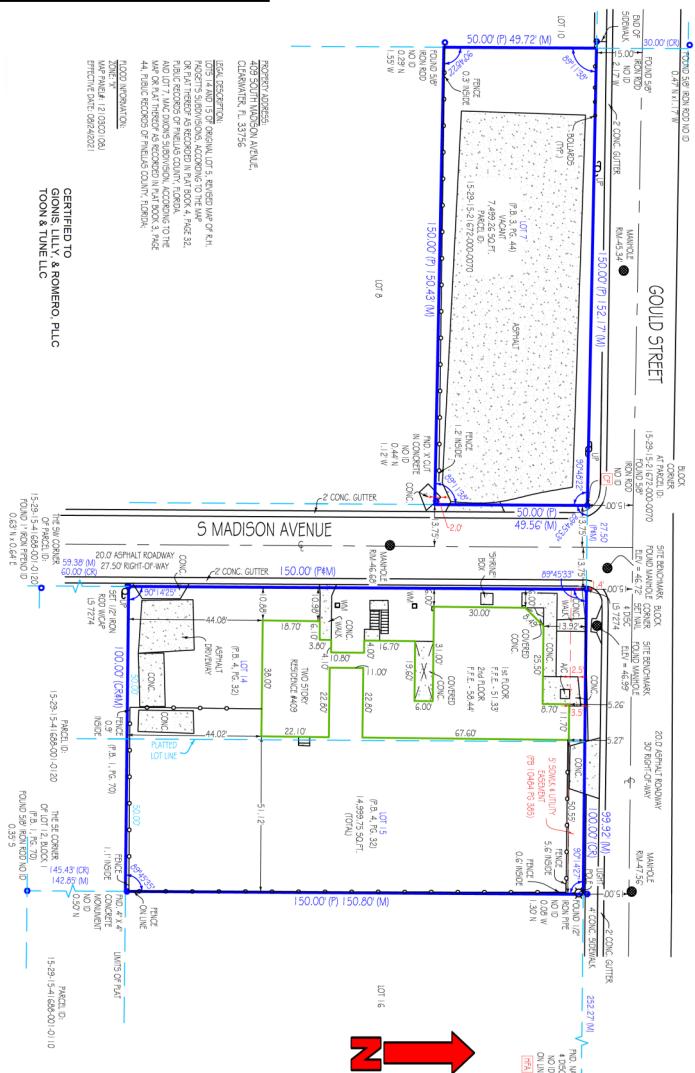
**Land Use:** CBD – Central Business District

**R.E. Taxes:** \$6,609.96

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

### 2023 DEMOGRAPHICS

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



**THE BOARDWALK  
COMPANY**

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

[www.boardwalkcompany.com](http://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.



## Property Images



31640 U.S. Highway 19 North, Palm Harbor, FL 34684 Tele:727.784.1007 Fax:727.784.1008  
[www.boardwalkcompany.com](http://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.