

RETAIL SPACE FOR LEASE

Strategic Location
In Pinellas County's Bayside Market



18417 US Hwy 19 N
Clearwater, FL 33764

Property Story

Belleair Commons

18417 US Hwy 19 N., Clearwater, FL 33764

Built: 2008

Located just 100 yards north of Belleair Road in Clearwater, this prime, high-traffic property sits at the bustling intersection of Belleair and US Hwy 19, offering unparalleled visibility and exposure.

Belleair Commons was carefully developed in 2008 to serve the surrounding community, including over 1,000 residents from the prestigious Grand Bellagio at Bay Watch, a luxury residential complex with 336 upscale units. The area also includes established condominiums/mobile parks like Bay Aristocrat and Imperial Cove. The center is home to popular national tenants such as Dunkin' and Subway and has seen ongoing growth with the addition of modern apartment complexes, including The Vue and Arabella of Clearwater.

Whether you're looking to capitalize on the consistent foot traffic or repurpose the space for your own business, this exceptional location provides endless potential and is a perfect fit for a wide range of uses.



Key Features: Prominent Location within the Bayside Micro-market



Retail Space for Lease
2,434 SF | \$25.00 SF NNN OPEX



Heavy Daily Traffic: ADT 89,831+ Vehicles on US 19



Major Retail Corridor including Walmart, Publix, Esporta, Ross, Costco, BJ's, Village Inn, Kitsune Sushi, Hair Mechanix, Subway and Dunkin'



5-Mile Population: 227,985 Residents (2024)



Median Household Income: \$55,115



Florida has No State Income Tax

Direct Access to Residential Communities

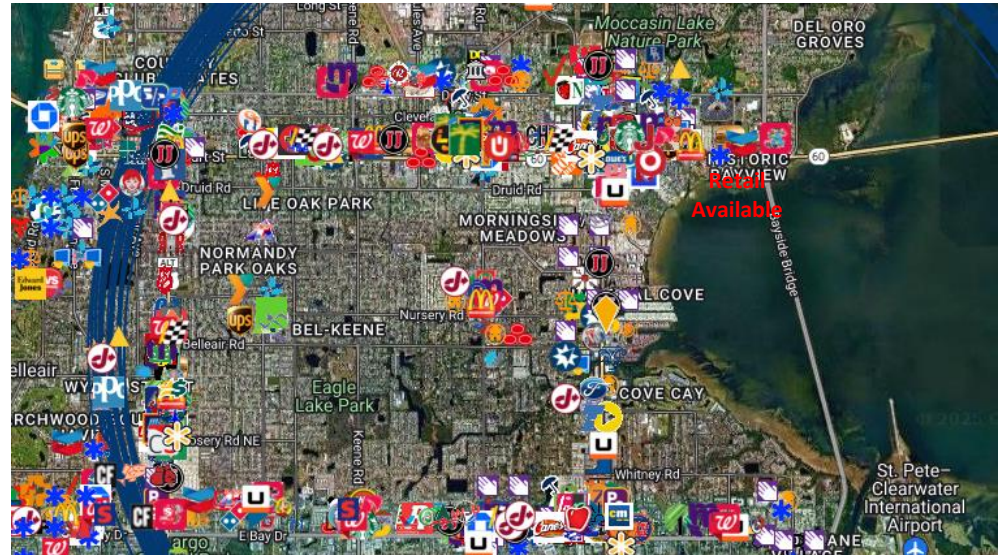


In-line Space Available



Demographics: Population Profile & Traffic

	2 Miles	5 Miles	10 Miles	Traffic	Cross	Traffic	Count	Distance from
				Collection Street	Street	Volume	Year	Property
Population								
2020 Population	42,330	228,046	680,478	US Hwy 19	Nursery Rd N	89,330	2018	0.05 mi
2024 Population	45,501	227,985	679,519	Belleair Rd	Hwy 19 E	12,512	2022	0.11 mi
2029 Population Projection	46,392	229,384	686,006	Nursery Rd	Hwy 19 E	8,557	2022	0.18 mi
Annual Growth 2020-2024	1.90%	0%	0%	Belleair Rd	Laconia Dr W E	10,715	2022	0.18 mi
Annual Growth 2024-2029	0.40%	0.10%	0.20%	US Hwy 19	Belleair Rd N	89,831	2022	0.22 mi
Median Age	45.8	46.7	48.4	Harn Blvd	Hwy 19 E	4,183	2022	0.50 mi
Bachelor's Degree or Higher	29%	27%	30%	Haines Bayshore Rd	Cardinal Dr E	5,802	2022	0.60 mi
				I 4	Nursery Rd N	111,000	2020	0.68 mi
					Stewart Blvd			
Households				Harn Blvd	NW	1,389	2022	0.75 mi
2020 Households	20,079	103,849	312,235	Harn Boulevard	Stewart Blvd SE	3,662	2022	0.78 mi
2024 Households	21,621	103,357	311,390					
2029 Household Projection	22,052	103,899	314,192					
Annual Growth 2020-2024	2.40%	0.60%	0.20%					
Annual Growth 2024-2029	0.40%	0.10%	0.20%					
Owner Occupied Households	12,505	61,743	204,231					
Renter Occupied Households	9,548	42,156	109,961					
Avg Household Size	2	2.1	2.1					
Avg Household Vehicles	2	1	2					
Total Specified Consumer Spending (\$)	\$577.7M	\$2.7B	\$8.8B					
Income								
Avg Household Income	\$79,337	\$74,843	\$83,118					
Median Household Income	\$57,600	\$55,115	\$60,543					



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