

# 47th St Warehouse



10581 47TH ST, CLEARWATER, FL 33762

COVER PAGE

For Lease



For more information please contact:

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Broker

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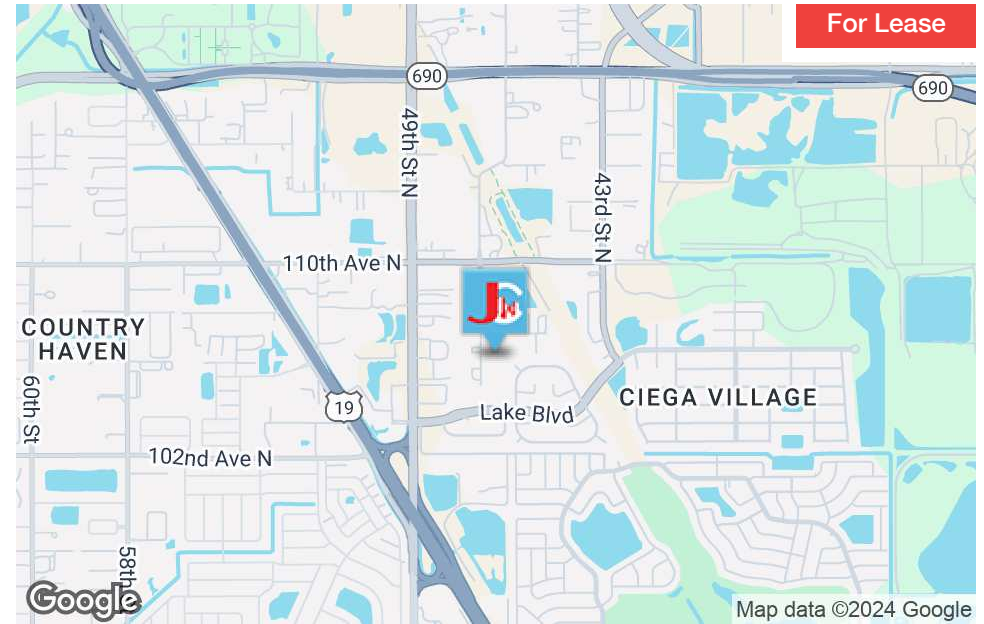
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## EXECUTIVE SUMMARY



For Lease

### OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Building Size:	20,794 SF
Available SF:	11,397 SF
Lot Size:	1.032 Acres
Number of Units:	2
Zoning:	Light Industrial
Market:	Tampa/St Petersburg
Submarket:	South Pinellas

### PROPERTY OVERVIEW

Warehouse space for lease in Clearwater Florida.

### PROPERTY HIGHLIGHTS

- 1,290 sq ft office w/ AC.
- Private Bathroom & Shower.
- 24' Tall Drive-In Bay.
- High Dock Bay.
- Break-room.

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LEASE SPACES

For Lease



## LEASE INFORMATION

Lease Type: NNN      Lease Term: Negotiable  
Total Space: 11,397 SF      Lease Rate: \$9.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A	Available	11,397 SF	NNN	\$9.00 SF/yr	End-Cap.

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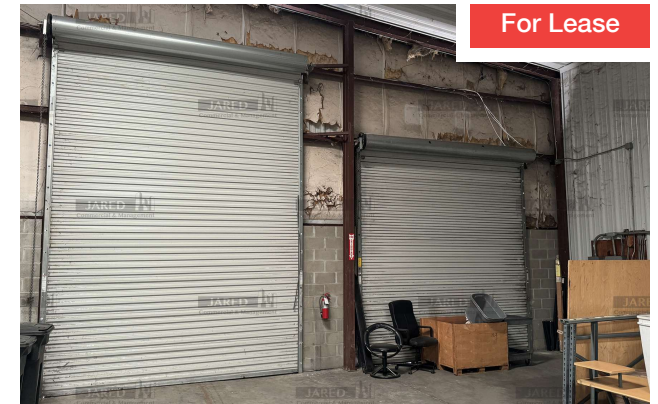
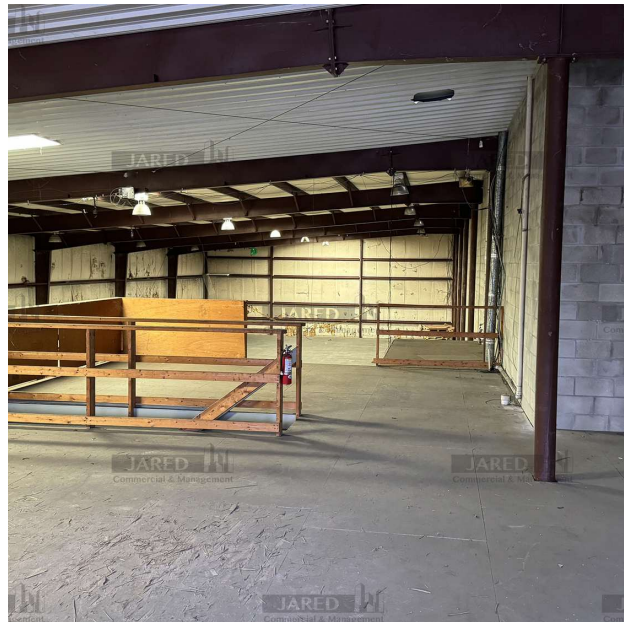
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ADDITIONAL PHOTOS



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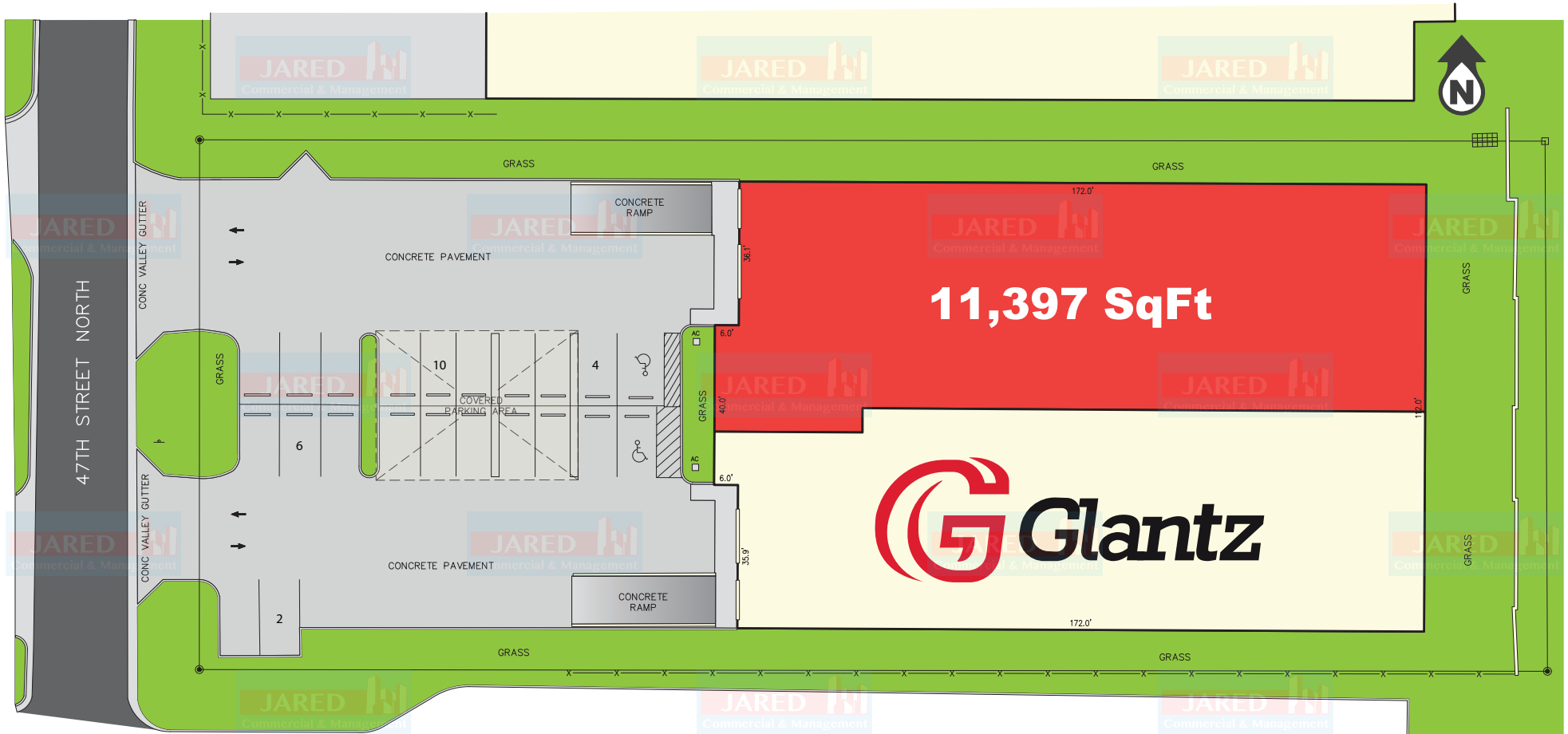
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SITE PLAN



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## FLOOR PLAN

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RETAILER MAP

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Google

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## DEMOGRAPHICS MAP & REPORT

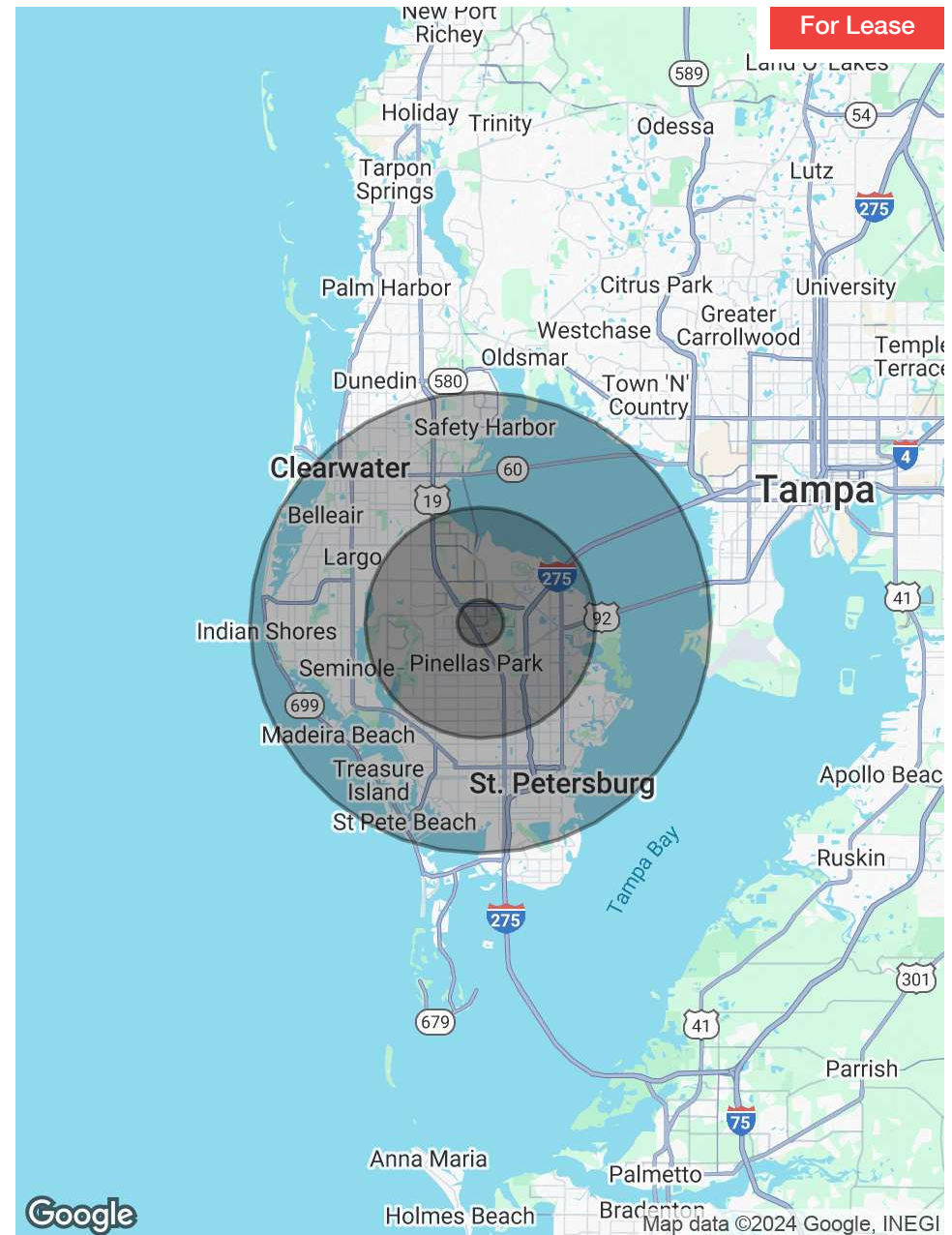
### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,365	222,154	701,958
Average Age	47.9	42.8	44.4
Average Age (Male)	47.9	41.6	42.8
Average Age (Female)	47.9	44.2	45.7

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,418	93,642	306,125
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$50,624	\$52,634	\$57,387
Average House Value	\$151,433	\$178,112	\$226,538

\* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO

For Lease



## CURTIS JARED

President & CEO

[cjared@jaredcommercial.com](mailto:cjared@jaredcommercial.com)

**Direct:** 417.877.7900 x111 | **Cell:** 417.840.9001

MO #2012016985

## EDUCATION

BA - Drury University  
Real Estate License

## MEMBERSHIPS

BOMA International  
ICSC  
Missouri Realtors  
National Association of Realtors

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