

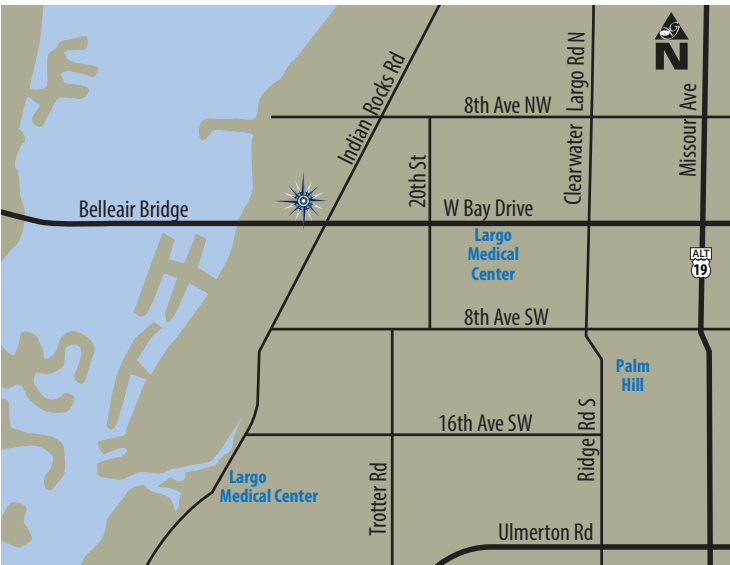

BELLEAIR BAZAAR

2901 West Bay Drive, Belleair Bluffs, FL 33770 • 41,944 SF Retail Center with Flexible Office Space



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BELLEAIR BAZAAR



BUILDING SPECIFICATIONS

Total Retail Space Available	33,477 SF
Total Office Space Available	8,467 SF
Total Space Available	41,944 SF

AMENITIES

- Ample Parking – 4.5 spaces/1,000 SF
- Great visibility on West Bay Drive
- Pylon signage available
- Major tenants include Bonefish Grill, Cold Stone Creamery, Premier Sotheby's, Westshore Pizza, and Clean Eatz

LOCATION

- Premium frontage on high traffic road – 24,205 VPD on West Bay
- Highly accessible with 4 points of ingress/egress on West Bay Drive and Sunset Blvd
- Class A location in affluent City of Belleair Bluffs
- Average household Income of \$90,471 within 1-mile
- Just over the bridge from Clearwater Beach, consistently one of the top 10 beaches in the country

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Avg. HH Income	\$90,471	\$80,492	\$90,854
Population	9,274	73,891	190,615
Number of Households	4,344	34,904	86,267
Traffic Counts (VPD)			
W Bay Drive	24,205		
Indian Rocks Road	15,133		



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