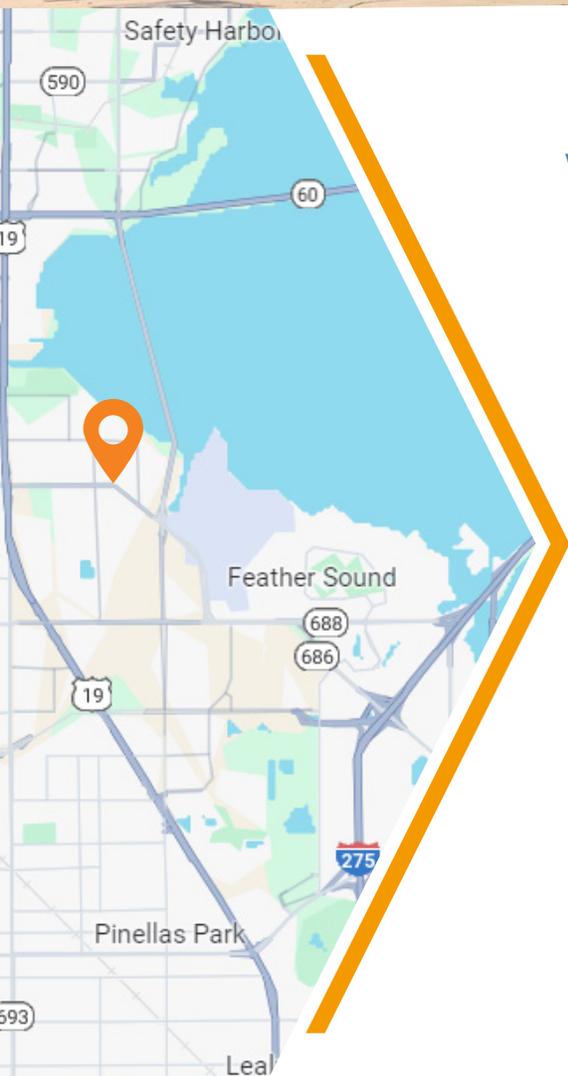


5501-5545 Roosevelt Blvd., Clearwater, FL 33760

BAY VISTA



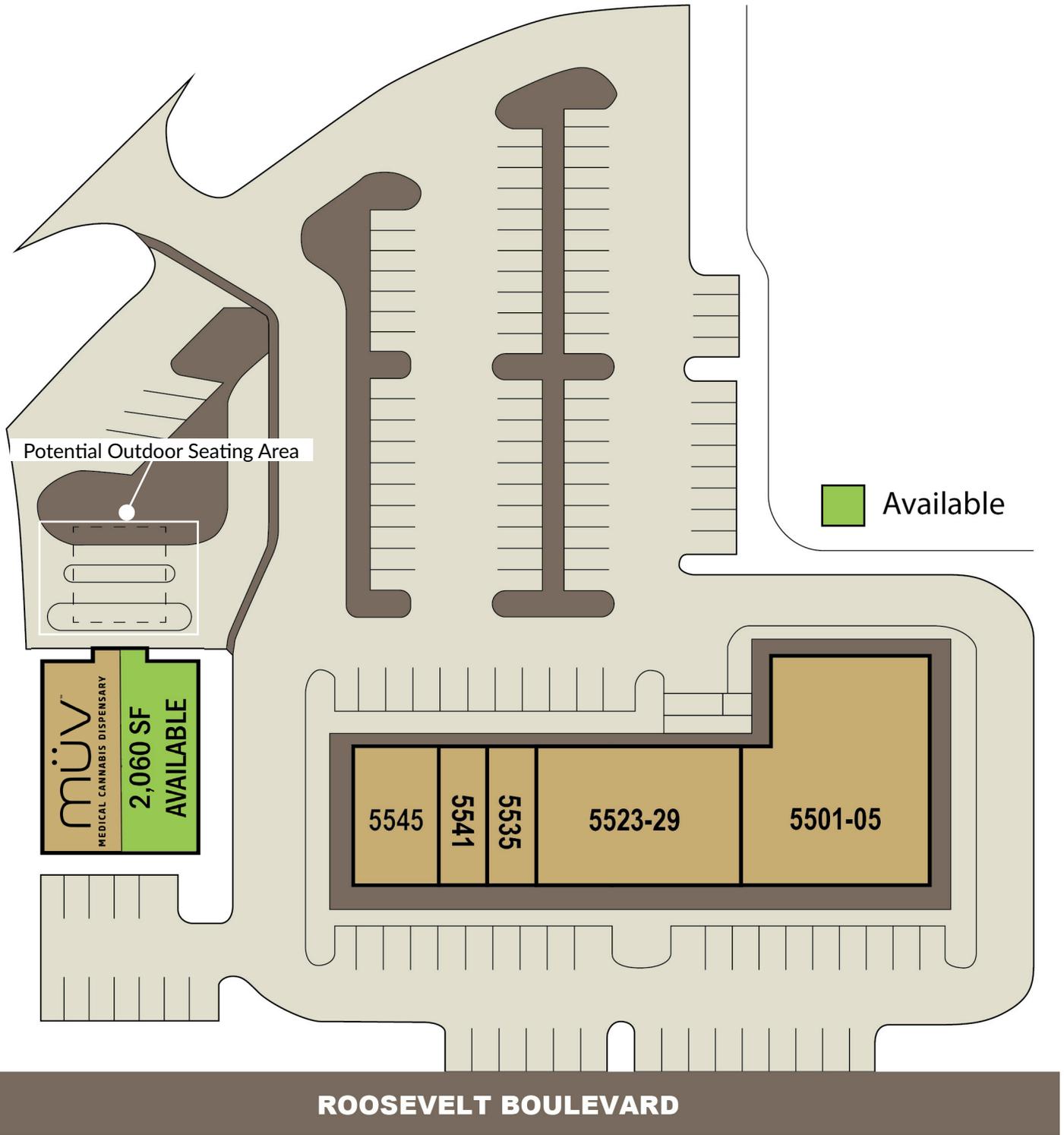
2,060 SF ENDCAP AVAILABLE AMAZING WINE BAR OPPORTUNITY, WITH POTENTIAL COVERED OUTDOOR SEATING

- » In two-tenant, freestanding building with direct frontage to Roosevelt Blvd
- » Join MÜV Dispensary & Bay Vista Ballroom
- » Strategic location between the Bayside Bridge & US 19
- » Located at the entrance to Bay Vista Business Park with 350,000+ SF
- » Benefits from 39,500 AADT on Roosevelt Blvd.
- » Prominent pylon signage

Demographics	1-mile	3-mile	5-mile
2024 Population	10,503	63,611	184,091
Daytime Employment	6,766	51,385	137,590
Average HH Income	\$72,286	\$75,677	\$76,515
Median Age	37.6	45.7	46.1

Leasing Contact: Heather McMillin | Senior Vice President, Retail Leasing
(Office) 813-533-0852 | hmcmillin@rpm-realty.com



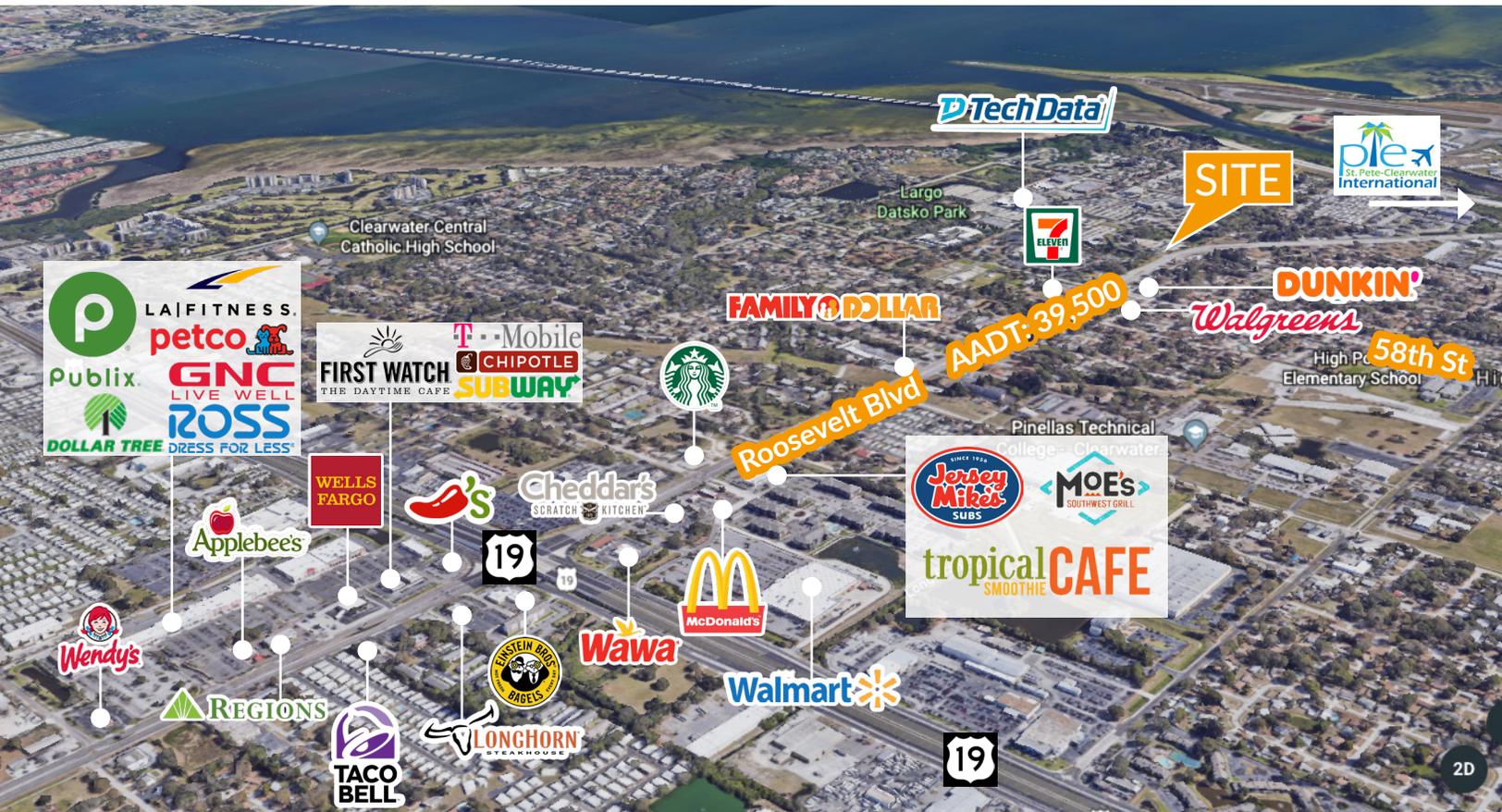


The information contained herein was obtained from sources believed reliable; however, RPM Realty Management, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



BAY VISTA

5501-5545 Roosevelt Blvd., Clearwater, FL 33760



The information contained herein was obtained from sources believed reliable; however, RPM Realty Management, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

