



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

LO-1253

# FOOD SERVICE FACILITY

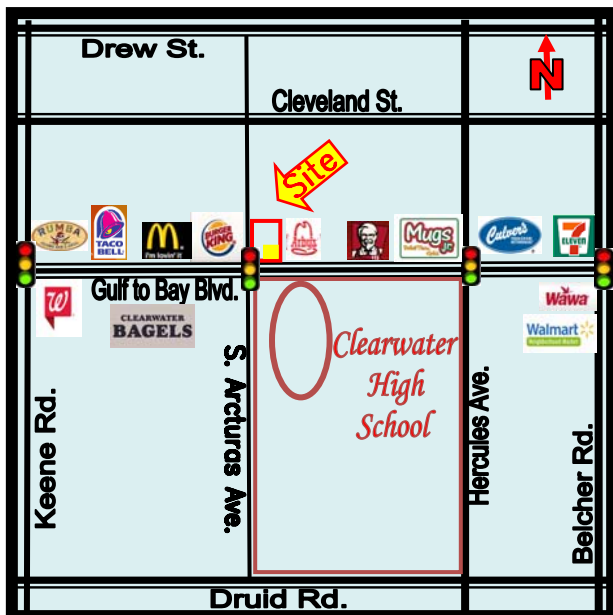
2,400 SF HIGH TRAFFIC SITE

**FOR LEASE**



**1900 GULF TO BAY BLVD.  
CLEARWATER, FL 33765**

- 2,400 SF
- SIGNALIZED INTERSECTION
- 51,500 VPD TRAFFIC COUNT
- FORMER COMPANY OPERATED BAGEL FRANCHISE
- GREAT VISIBILITY – END CAP
- **LEASE RATE: \$29.50/SF + CAM**



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Rev. 10/26/22

**PROPERTY OVERVIEW**

LO-1253

**ADDRESS:** 1900 Gulf to Bay Blvd.  
Clearwater, FL 33765**LOCATION:** NE corner of S. Arcturas Ave., & Gulf  
to Bay Blvd., (SR 60).**LAND AREA:** 30,600 SF**ZONING:** "C" Commercial – City of Clearwater**DIMENSIONS:** 170' Gulf to Bay  
180' Arcturas**LAND USE:** CG**FLOOD ZONE:** X – Non-Flood**IMPROVEMENTS:** 6,832 SF**LEGAL DESCRIPTION:** Lengthy, in file**YEAR BUILT:** 1997**UTILITIES:** Electric – Duke Energy**PARKING:** 36 total spaces = 5.3/1,000

Water, Sewer, Gas &amp; Trash – City of Clearwater

**PRESENT USE:** Vacant**TAXES:** \$14,326.61 (2021)**LEASE RATE:** \$29.50/SF + \$5.58 CAM  
\$7,016/Month + Sales Tax**PARCEL ID #** 13/29/15/00000/240/0100**TRAFFIC COUNT:** Approx. 51,500 A.A.D.T. (2020)**NOTES:** Rare opportunity to lease food service space on Gulf to Bay Blvd. In line with 8 other QSR sites within 6 blocks all on the same side of the street, between Burger King and Arby's. At the NE corner of a signalized intersection, across from Clearwater High School on the "going to the beach" side of Gulf to Bay Blvd. Walk in refrigerator/freezer approx. 200 SF, counters, display cases, soda-water station & many other fixtures in place. Former Einstein Bagel store. Grease interceptor 35/50 gpm, 400 amps electric service, 7 ton and 5 ton HVAC, natural gas. No hood or grill.**KEY HOOK #:** 10**ASSOCIATE:** Tom Duncan**K&H SIGNAGE:** 3' x 4'**LISTING CODE:** LO-1253-3-21**SHOWING INFORMATION:** By appointment only, call or text Tom Duncan @ 727-424-5666.**LEASING INFORMATION****PROJECT SIZE:** 6,832 SF**SPACE AVAILABLE:** 2,400 SF**PARKING:** 36 total spaces**OCCUPANCY:** To be determined**RENT:** \$7,016/Month + Sales Tax**ESCALATION:** 4%**FLOORPLAN:** 2,400 SF**OTHER CHARGES****LESSOR****LESSEE**

Real Estate Taxes

CAM

Insurance

CAM

Insurance: Personal Property &amp; Liability

X

Trash

CAM

Exterior Maintenance

CAM

Interior Maintenance

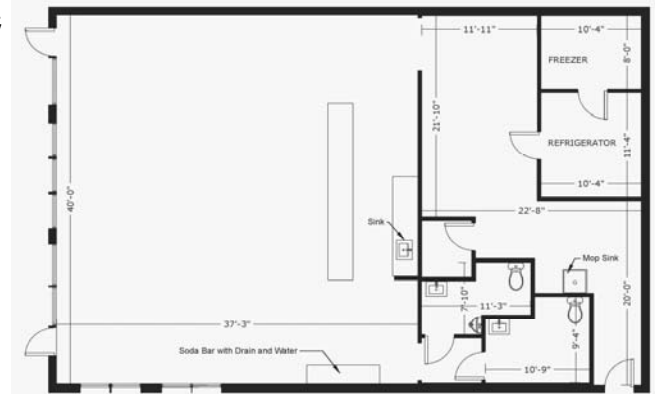
X

Water

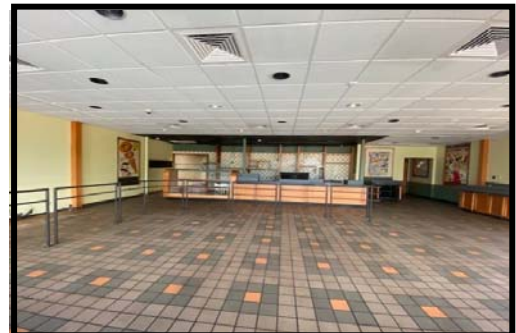
X

Electric

X

**MINIMUM TERM:** 3 years**SIGNAGE:** Pylon Menu Board

<b>DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2022-Population	14,322	127,013	258,604
Average HH Income	\$78,010	\$77,437	\$83,051
Daytime Employment	6,416	66,169	141,276



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