



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

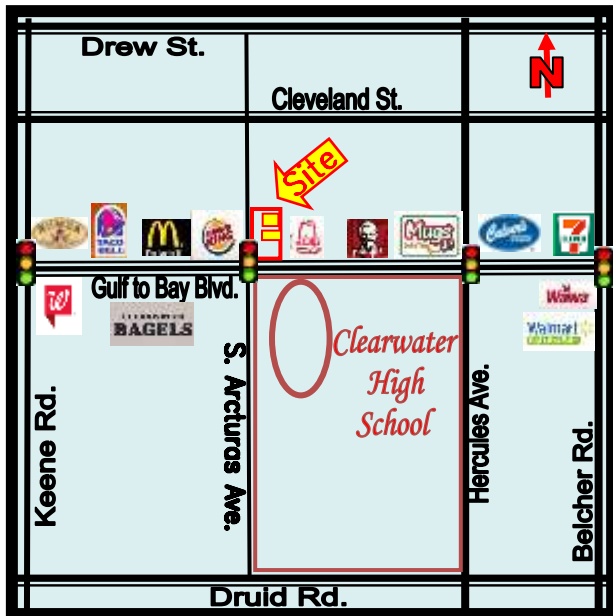
LO-1253-A

GULF TO BAY COMMERCIAL RETAIL FOR LEASE



1912 & 1916 GULF TO BAY BLVD. CLEARWATER, FL 33765

- SPACE AVAILABLE:
 - ❖ 1,359 SF
 - ❖ 1,860 SF - END CAP
- ZONED COMMERCIAL
- HARD CORNER WITH TRAFFIC SIGNAL
- GREAT VISIBILITY
- ACROSS FROM CLEARWATER HIGH SCHOOL STADIUM
- **LEASE RATE: \$14.00/SF NNN**



1744 N Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

www.kleinandheuchan.com



ADDRESS: 1912 & 1916 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
DIMENSIONS: 170' Gulf to Bay
180' Arcturas

ZONING: "C" Commercial – City of Clearwater
LAND USE: CG
FLOOD ZONE: X – Non-Flood

IMPROVEMENTS: 6,832 SF

LEGAL DESCRIPTION: Lengthy, in file

YEAR BUILT: 1997
PARKING: 53 total spaces

UTILITIES: Electric – Duke Energy
Water, Sewer, Gas & Trash – City of Clearwater

PRESENT USE: Vacant

TAXES: \$14,746.31 (2023)

LEASE RATE: \$14.00/SF NNN
CAM: \$5.58/SF (Approx.*)

PARCEL ID # 13/29/15/00000/240/0100
TRAFFIC COUNT: Approx. 50,000 A.A.D.T. (2022)

NOTES: Rare opportunity on Gulf to Bay Blvd. Clearwater, across from Clearwater High School Athletic Stadium. Unit #1912, 1,359 SF former beauty salon – 4 shampoo stations water & drains remain covered. Unit #1916, 1,860 SF space End cap in four unit strip center located on a hard corner with traffic signal. Indi's Spicy Chicken, out of Kentucky, is open and bringing a good amount of traffic to the center. Location on Gulf to Bay is on the "going to the beach" side of Gulf to Bay. Area demographics are ideal for any retail use.

KEY HOOK #: Lockbox
K&H SIGNAGE: 3' x 4'

ASSOCIATES: Tom Duncan (727) 424-5666 or
Angel Calkins (727) 483-2512
LISTING CODE: LO-1253-A-3-21/14

SHOWING INFORMATION: By appointment only, call or text Tom Duncan @ (727) 424-5666 or Angel Calkins @ (727) 483-2512

LEASING INFORMATION

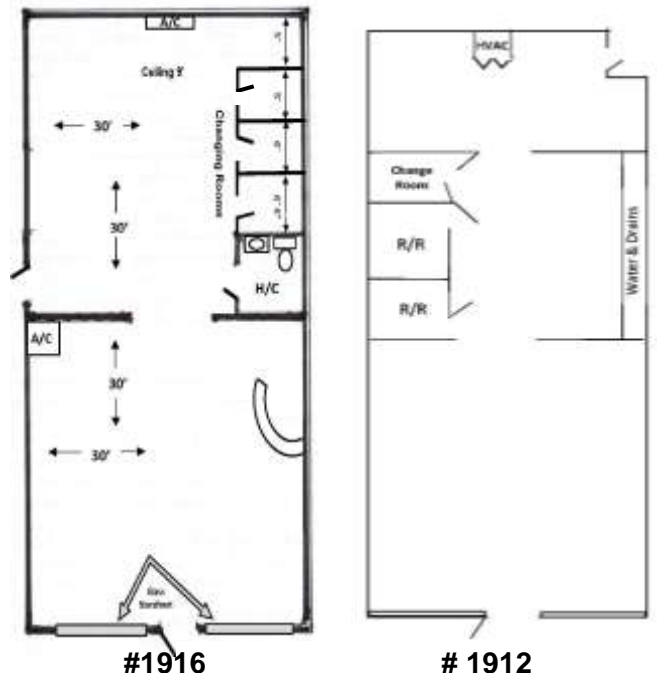
PROJECT SIZE: 6,832 SF
PARKING: 53 total spaces
OCCUPANCY: ASAP – Units are vacant
ESCALATION: 5% Annual

SPACE AVAILABLE:
Unit # 1912 – 1,359 SF \$1,585.50/Mo. + CAM (\$631.94/Mo.*)
Unit # 1916 – 1,860 SF \$2,170.00/Mo. + CAM (\$864.90/Mo.*)

| <u>OTHER CHARGES</u> | <u>LESSOR</u> | <u>LESSEE</u> |
|--|----------------------|----------------------|
| Real Estate Taxes | | CAM |
| Insurance | | CAM |
| Insurance: Personal Property & Liability | | X |
| Trash | | CAM |
| Exterior Maintenance | | CAM |
| Interior Maintenance | | X |
| Water (Has sub-meter) | | X |
| Electric | | X |

MINIMUM TERM: 3 years
SIGNAGE: Pylon Menu Board & Front Awning

FLOORPLANS:



| <u>DEMOGRAPHICS</u> | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|----------------------------|----------------------|----------------------|----------------------|
| 2023-Population | 14,271 | 127,872 | 259,828 |
| Average HH Income | \$81,686 | \$79,051 | \$85,360 |
| Median Age | 44.3 | 46.7 | 50.6 |