



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

Commercial/Investment/Real Estate Services

LO-1253-A

# GULF TO BAY COMMERCIAL RETAIL FOR LEASE



**1912 GULF TO BAY BLVD.  
CLEARWATER, FL 33765**

- SPACE AVAILABLE: 1,359 SF
- 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](http://www.kleinandheuchan.com)



**ADDRESS:** 1912 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:** \$14,252.41 (2024)

**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 Stadium. Space 1,359 SF, former hair salon – plumbing in place for four shampoo stations (water & drains). Two ADA restrooms, washer & dryer hookup. Ideal for barber shop, hair salon, pet groomer, any retail use. Located on the NE corner of Gulf to Bay Blvd., and S. Arcturas Ave., with traffic light on "going to the beach" side of Gulf to Bay. Indi's Spicy Chicken restaurant newly opened and bringing good traffic to the center. Boutique pharmacy opening soon. Area demographics are A+. Some restrictions on uses. Call for details.

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

**ASSOCIATE:** Tom Duncan /Angel Calkins  
**LISTING CODE:** LO-1253-A-3-21

**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

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

**PARKING:** 53 total spaces

**OCCUPANCY:** ASAP – Unit is vacant

**ESCALATION:** 5% Annual

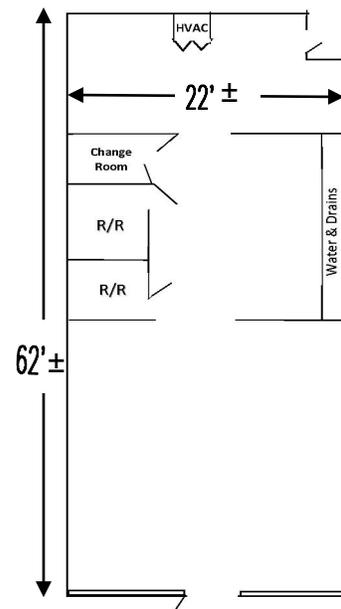
**FLOORPLAN:**

OTHER CHARGES	LESSOR	LESSEE
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

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
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



# 1912