



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

Commercial/Investment/Real Estate Services

LO-1253-A

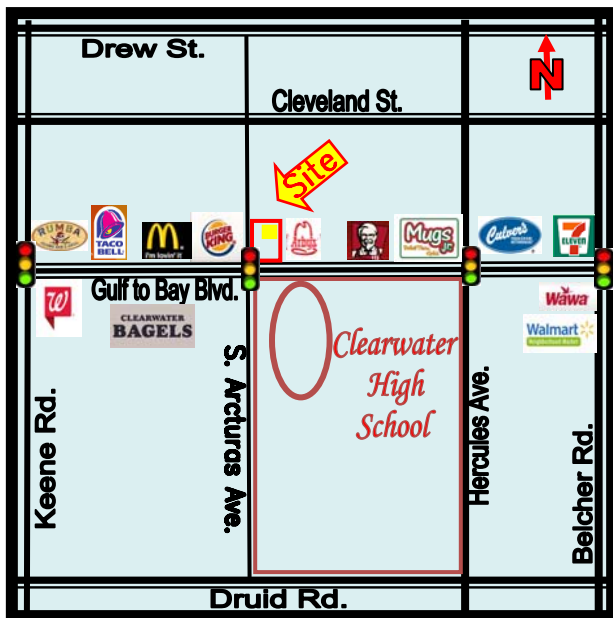
# GULF TO BAY COMMERCIAL

## RETAIL FOR LEASE



**1916 GULF TO BAY BLVD.**  
**CLEARWATER, FL 33765**

- 1,800 SF
- ZONED COMMERCIAL
- HARD CORNER WITH TRAFFIC SIGNAL
- GREAT VISIBILITY – END CAP
- ACROSS FROM CLEARWATER HIGH SCHOOL STADIUM
- **LEASE RATE: \$17.50/SF NNN**



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Rev. 1/24/2024

**PROPERTY OVERVIEW**

LO-1253-A

**ADDRESS:** 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:** 36 total spaces = 5.3/1,000**UTILITIES:** Electric – Duke Energy

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

**PRESENT USE:** Vacant**TAXES:** \$14,746.31 (2023)**LEASE RATE:** \$2,625.00/Month NNN**CAM:** \$5.58/SF – (Approx. \$837.00/month)**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., across from Clearwater High School athletic stadium and in line with Taco Bell, McDonald's Burger King, Arby's & Mugs. On the "going to the beach" side of Gulf to Bay at lighted intersection. \* Use restriction: Food. New Restaurant under construction, opening soon, will draw much traffic to site.**KEY HOOK #:** Lockbox**K&H SIGNAGE:** 3' x 4'**ASSOCIATE:** Tom Duncan**LISTING CODE:** LO-1253-A-3-21**SHOWING INFORMATION:** By appointment only, call or text Tom Duncan @ 727-424-5666.**LEASING INFORMATION****PROJECT SIZE:** 6,832 SF**SPACE AVAILABLE:** 1,800 SF**PARKING:** 36 spaces**OCCUPANCY:** ASAP – Unit is vacant**RENT:** \$17.50/SF NNN

\$2,625.00/Month

**ESCALATION:** 5% -Annual**CAM:** \$5.58/SF approx., subject to change**OTHER CHARGES****LESSOR LESSEE**

Real Estate Taxes

CAM

Insurance

CAM

Insurance: Personal Property &amp; Liability

X

Trash

CAM

Exterior Maintenance

CAM

Interior Maintenance

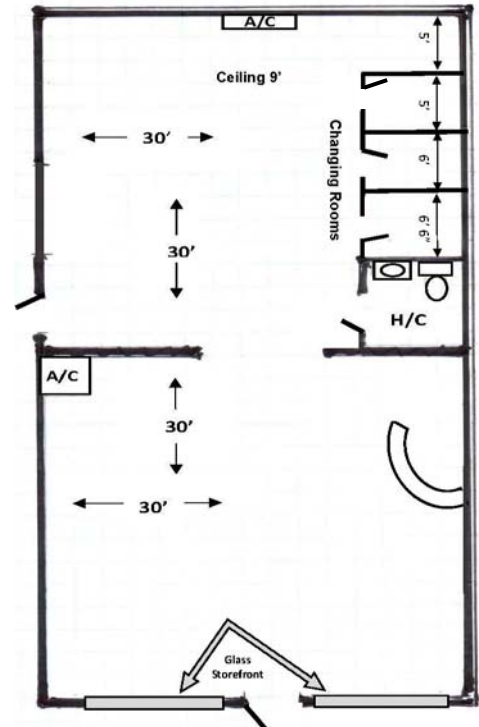
X

Water ( Has sub-meter)

X

Electric

X

**MINIMUM TERM:** 3 years (Personal Guarantee Required)**SIGNAGE:** Pylon Menu Board & Front Awning**FLOORPLAN:**

<b>DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
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

The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.

# INTERIOR PHOTOS 1916 GULF TO BAY BLVD., CLEARWATER, FL



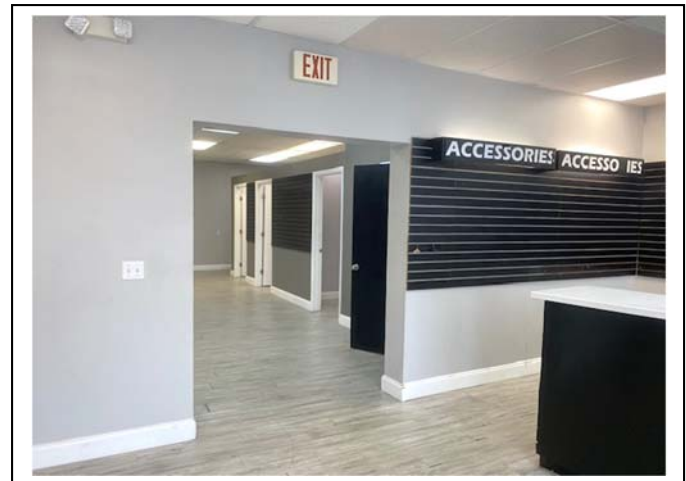
FROM BEHIND FRONT SALES COUNTER



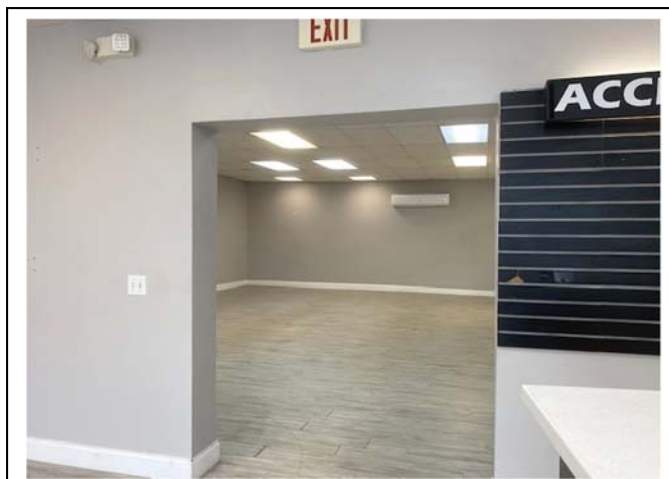
FROM JUST INSIDE THE ENTRANCE DOOR



FRONT SALES / DISPLAY AREA



LOOKING FROM FRONT TOWARDS REAR



ENTRY TO REAR SALES / DISPLAY AREA



REAR WITH CHANGING ROOMS & RESTROOM



## INTERIOR PHOTOS 1916 GULF TO BAY BLVD., CLEARWATER, FL - CON'T



REAR AREA LOOKING TOWARDS FRONT DOOR



REAR SALES / DISPLAY AREA



FRONT SALES / DISPLAY TOWARDS ENTRY