

For Sale or Lease

**1849 Gulf to Bay Blvd
Clearwater, FL 33765**

- High-visibility parcel fronting Gulf To Bay Blvd, one of the most highly sought-after corridors in both Clearwater and the Tampa Bay MSA
- Two parcels totaling 2.33 acres zoned for Commercial General in front and medium-density residential in the rear
- 165 feet of frontage
- Existing off-site detention
- Strategic position to capture commuter and beach traffic
- High-traffic counts along Gulf to Bay Blvd (49,000± AADT)
- Strong retail corridor surrounded by dense residential housing
- Close proximity to Clearwater High School (1,664± students)

For more information, please contact:

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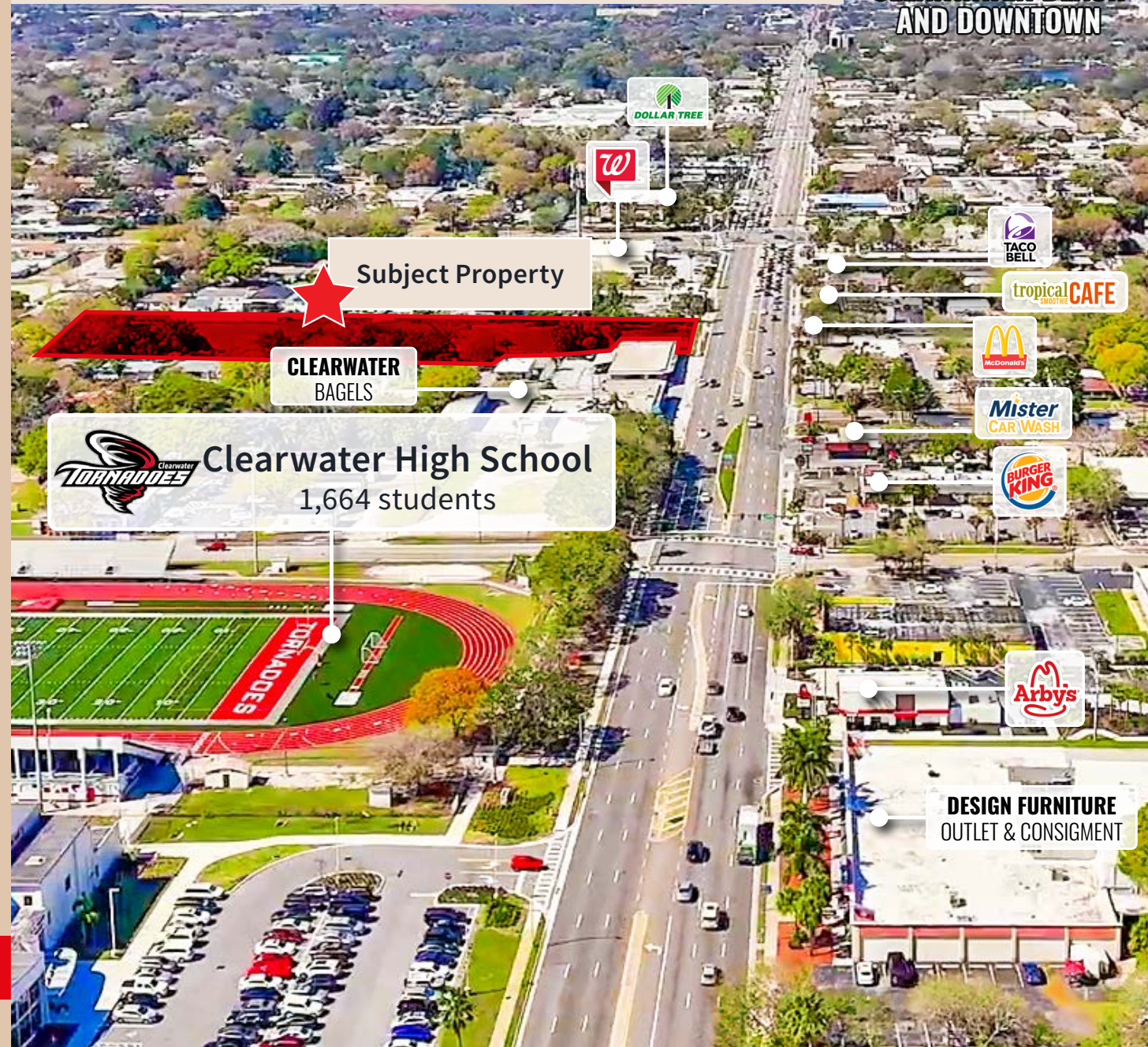


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on Google Maps](#)



GULF TO BAY BLVD Retail Pad

**CLEARWATER BEACH
AND DOWNTOWN**



Subject Property

**CLEARWATER
BAGELS**



Clearwater High School
1,664 students



tropical CAFE



**Mister
CAR WASH**

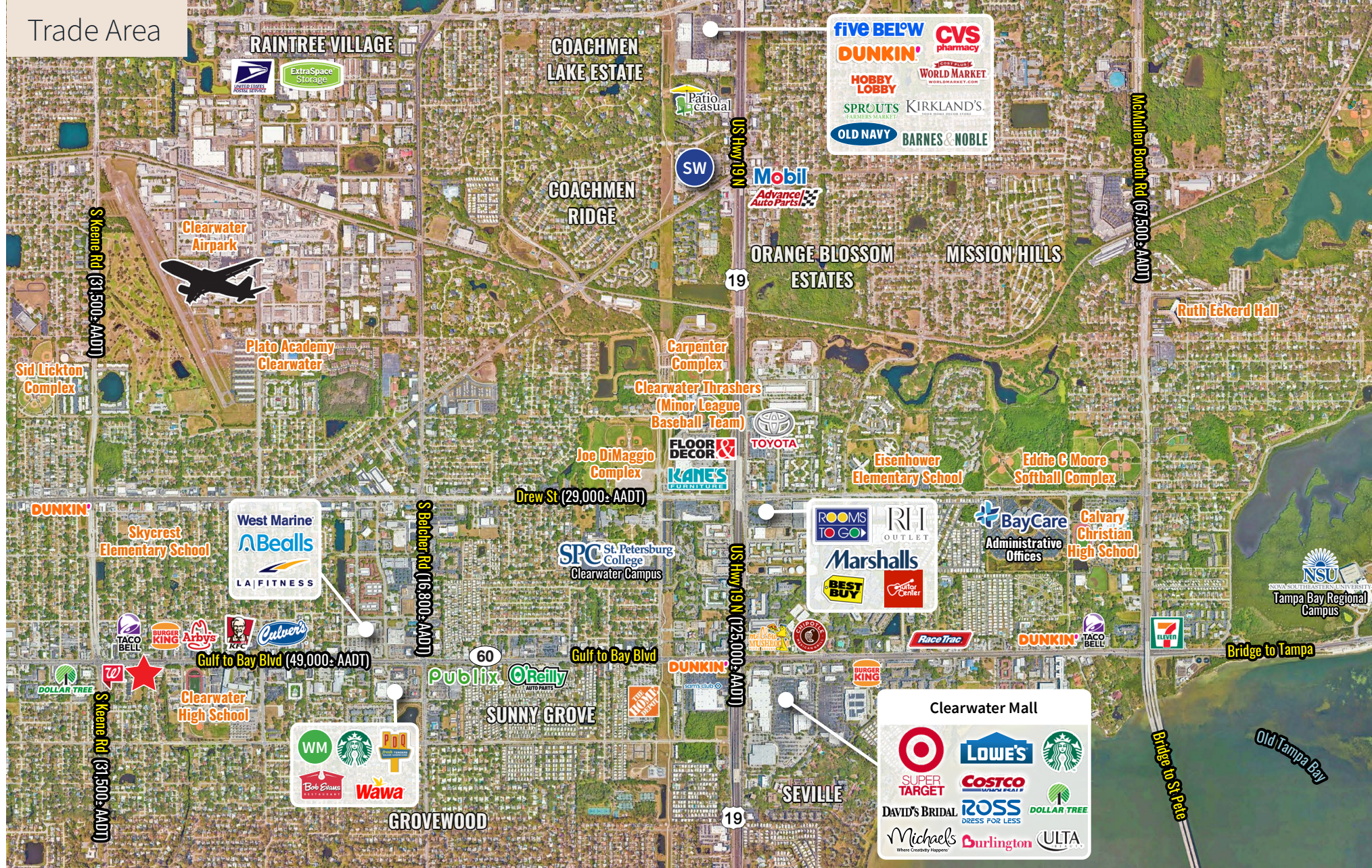


**DESIGN FURNITURE
OUTLET & CONSIGNMENT**

GULF TO BAY BLVD

Retail Pad

Trade Area



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GULF TO BAY BLVD

Retail Pad



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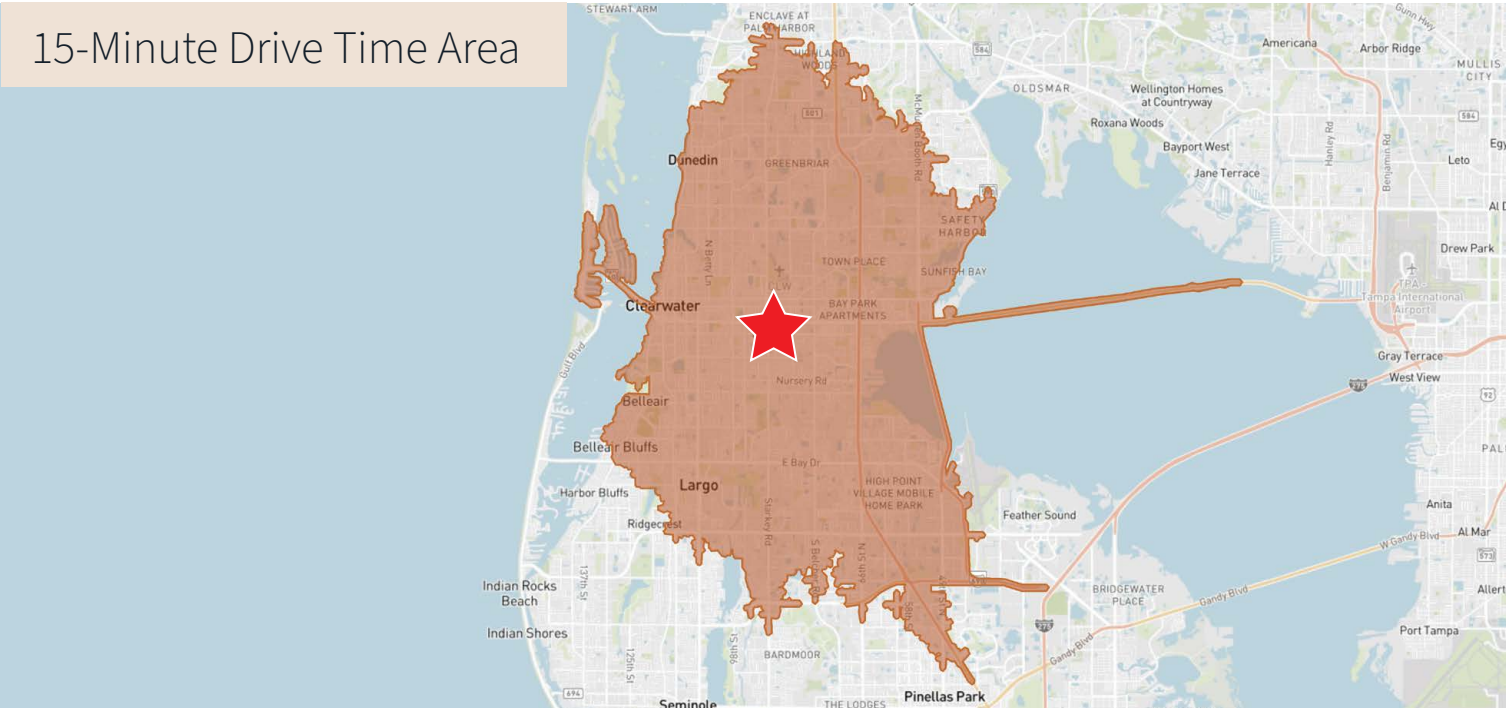
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GULF TO BAY BLVD

Retail Pad



Population Summary		
5 Min.	10 Min.	15 Min.
24,910	135,438	281,870

Number of Households		
5 Min.	10 Min.	15 Min.
9,546	60,572	131,275

Average Household Income		
5 Min.	10 Min.	15 Min.
\$86,885	\$87,715	\$91,777

Daytime Population		
5 Min.	10 Min.	15 Min.
25,463	138,316	311,083

Median Age		
5 Min.	10 Min.	15 Min.
42.8	46.1	49.6



COMFORTABLE EMPTY NESTERS: Professionals with a comfortable living, physically and financially active

Median Age: 48.0

Median HH Income: \$75,000

LifeMode Group: GenXurban

Socioeconomic Traits: *Comfortable Empty Nester* denizens are mainly comprised of Baby Boomers who are benefiting from years of prudent investing and saving with a net worth well above the average. They value their health and financial well-being.



METRO FUSION: Young, highly-connected, trendy and brand-oriented, quick to spend on what's currently hot

Median Age: 29.3

Median HH Income: \$35,700

LifeMode Group: Midtown Singles

Socioeconomic Traits: *Metro Fusion* denizens are highly mobile with over three quarters of these households occupying rental space. Social status is important to them, including impressing others with fashion, electronics and other new, viral trends.



RUST BELT TRADITIONS: Mix of married-couples and singles, white-collar workers, hardworking consumers

Median Age: 39.0

Median HH Income: \$51,800

LifeMode Group: GenXurban

Socioeconomic Traits: *Rust Belt Tradition* denizens have a high concentration of workers in manufacturing, retail trade and health care. They are family-oriented individuals who favor American-made products and a higher Labor participation higher than the U.S. average.



FRONT PORCHES: Friends and family-oriented, experience-seeking, price-savvy shoppers

Median Age: 34.9

Median HH Income: \$43,700

LifeMode Group: Middle Ground

Socioeconomic Traits: *Front Porch* denizens make up a blend of household types, especially young families with children. Their friends and family are central to their influence with buying decisions. Price is more important than brand names to these consumers.

For more information, please contact:



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