

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 (49,500± 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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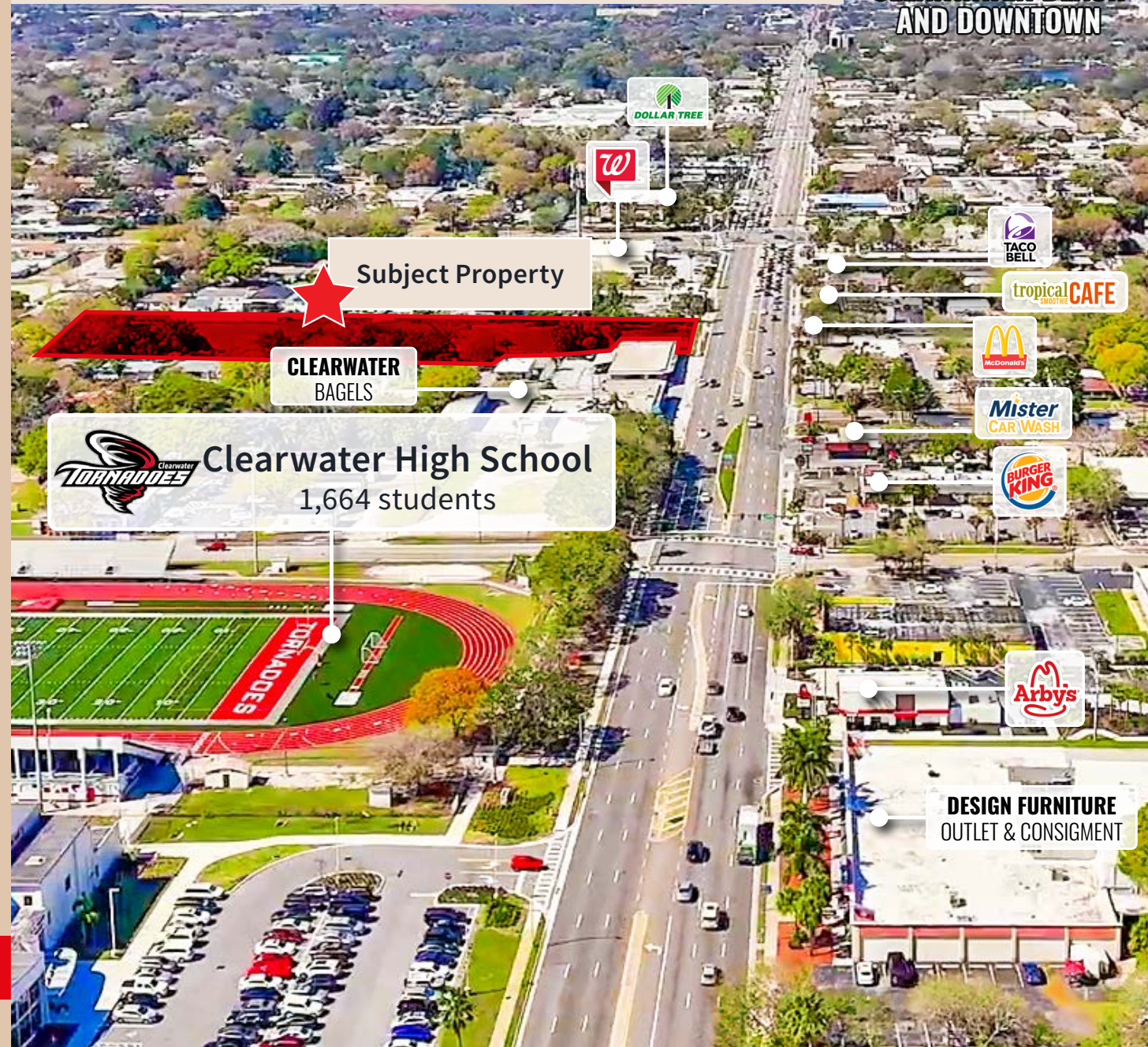


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on Google Maps](#)



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**

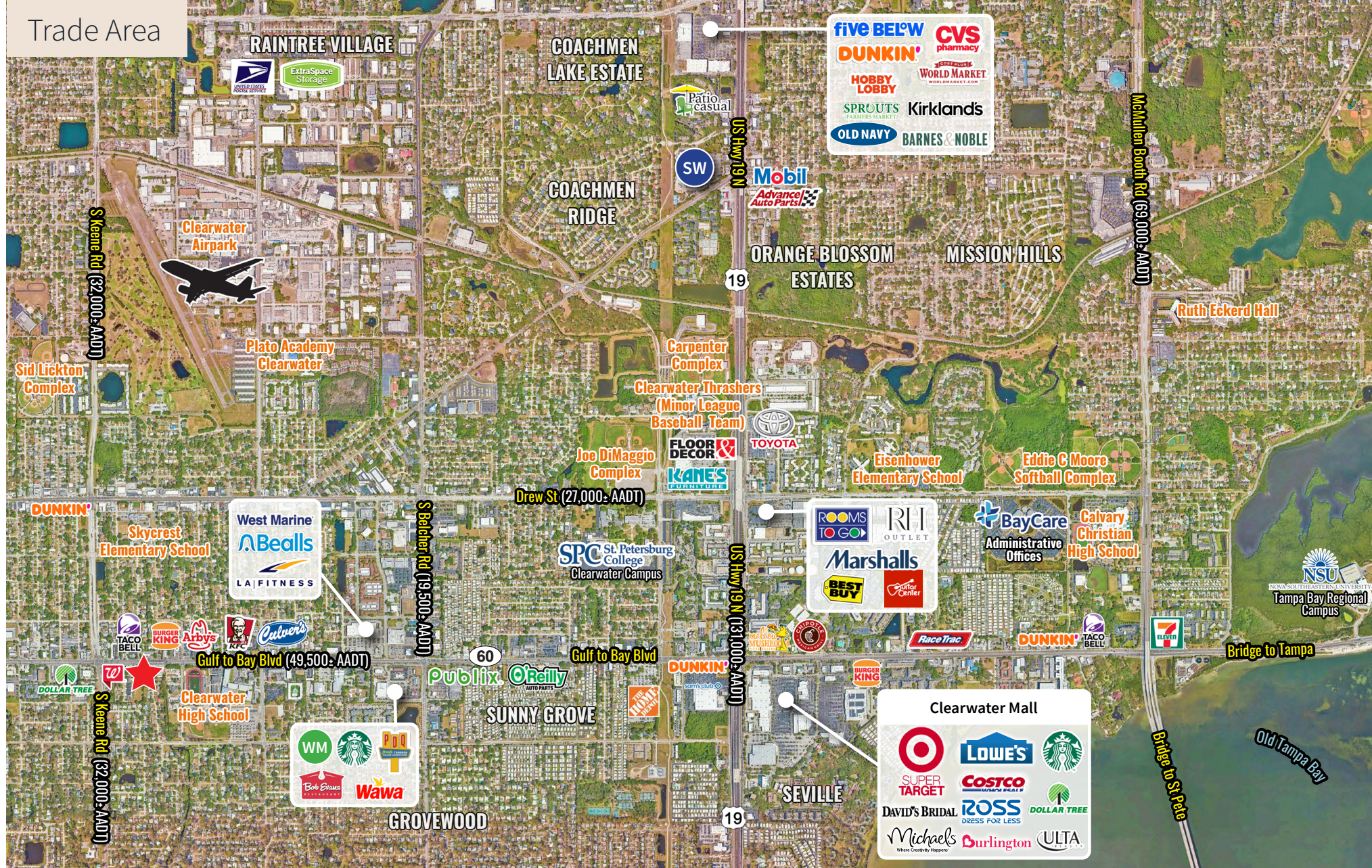


**DESIGN FURNITURE
OUTLET & CONSIGNMENT**

GULF TO BAY BLVD

Retail Pad

Trade Area



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GULF TO BAY BLVD

Retail Pad



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GULF TO BAY BLVD

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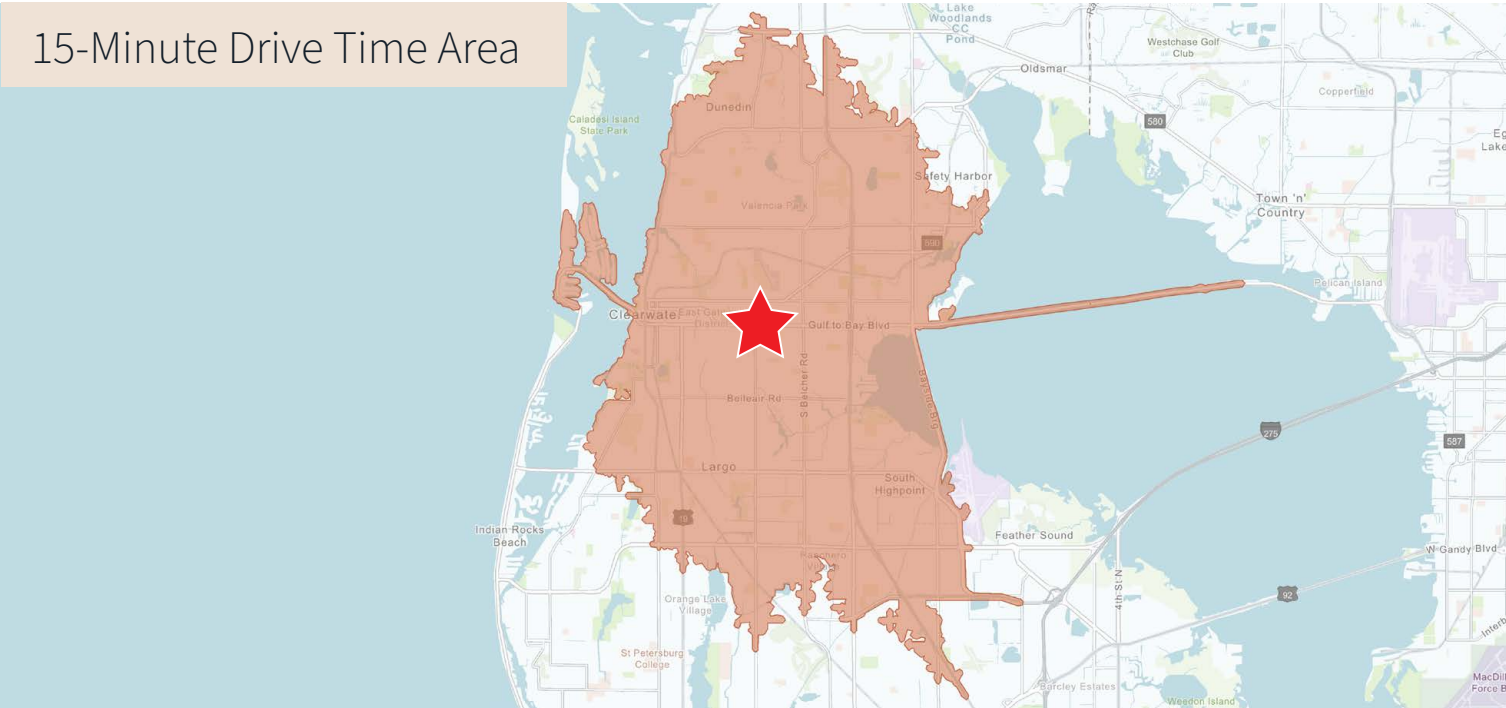
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GULF TO BAY BLVD

Retail Pad



RETIREMENT COMMUNITIES: Suburban settlers, prefer domestic brands, physically and socially active

Median Age: 55.0

Median HH Income: \$80,402

LifeMode Group: Mature Reflections

Socioeconomic Traits: *Senior Escapes* denizens are have a high composition of Baby Boomers who are benefiting from years of prudent investing and saving with a net worth well above the average. They value purchasing domestic products and trusted brands.



MODERATE METROS: Young, growing families, focused on purchasing the latest clothes and electronics

Median Age: 38.1

Median HH Income: \$70,055

LifeMode Group: Metro Vibes

Socioeconomic Traits: *Moderate Metro* denizens are located in the peripheries of metropolitan areas, often working in health care, retail, sales or administration. They are active in their communities with short commute times and many have preschool-aged kids.



DREAMBELT: Mix of married-couples and singles, white-collar workers, hardworking consumers

Median Age: 41.5

Median HH Income: \$94,802

LifeMode Group: Suburban Shine

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



SENIOR ESCAPES: Quickly-growing demographic, high homeownership rate, traditional retail consumer

Median Age: 61.5

Median HH Income: \$50,282

LifeMode Group: Mature Reflections

Socioeconomic Traits: *Senior Escapes* denizens are part of a demographic growing at twice the national rate. They are health and diet conscious, which guide their food purchases, and they often contribute within the local community when not traveling.

Population Summary		
5 Min.	10 Min.	15 Min.
23,771	133,147	276,818

Number of Households		
5 Min.	10 Min.	15 Min.
9,138	59,861	130,259

Average Household Income		
5 Min.	10 Min.	15 Min.
\$91,122	\$92,057	\$94,589

Daytime Population		
5 Min.	10 Min.	15 Min.
24,256	136,051	306,602

Median Age		
5 Min.	10 Min.	15 Min.
42.9	46.7	49.8

For more information, please contact:



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