



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

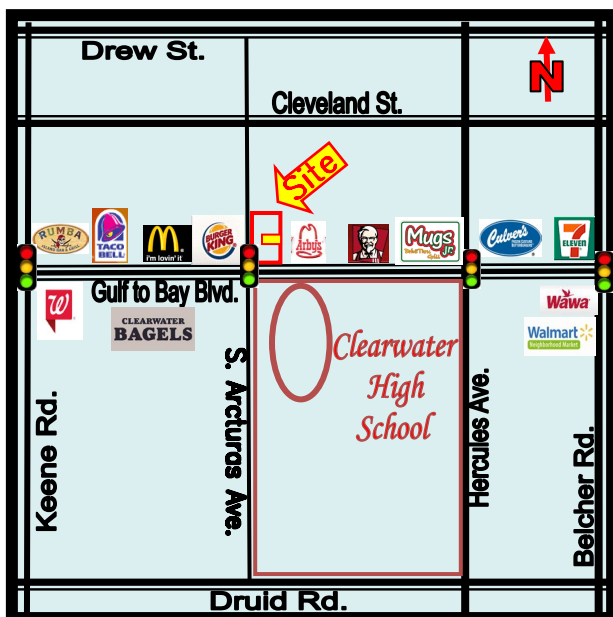
LO-1253-A

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



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

ASSOCIATE: Tom Duncan /Angel Calkins

K&H SIGNAGE: 3' x 4'

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:

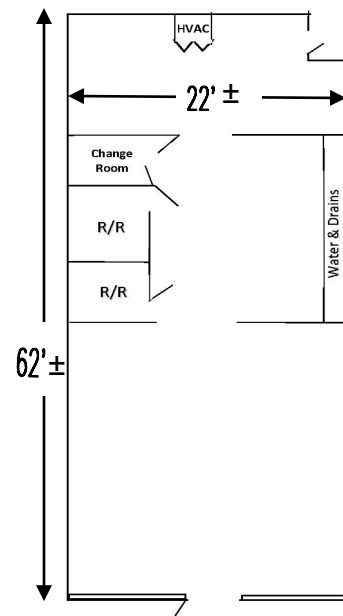
Unit # 1912 – 1,359 SF \$1,585.50/Mo. + CAM (\$631.94/Mo.*)

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