

ALDI ANCHORED SUBLEASE IN CLEARWATER

2170 GULF TO BAY BOULEVARD
CLEARWATER, FL 33765

RETAIL
SUBLEASE

PROPOSED FRONT ELEVATION (OVERALL)



8,756 SF



SUBLEASE



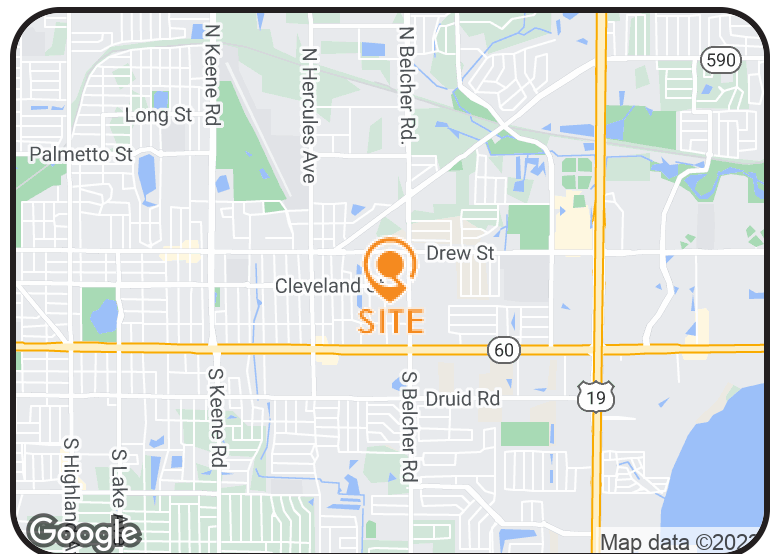
\$25.00 SF/YR

PROPERTY SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Space Size (SF):	8,756 SF
Min Size Available:	4,500 SF
Max Contiguous:	8,756 SF
Gulf to Bay Boulevard AADT:	46,000
S Belcher Road AADT:	18,500

- Shadow anchor by LA Fitness(Esporta) and Bealls.
- Aldi anchored shopping center along Gulf To Bay Blvd in Clearwater.
- New construction sublease opportunity to neighbor Aldi grocery store.
- Located directly on Gulf to Bay Blvd, with a traffic count of 46,000 cars per day.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	13,982	113,159	256,106
5-Yr Pop. Increase	0.2%	0.2%	0.3%
Average HH Income	\$64,832	\$66,999	\$69,873
# Households	5,999	50,855	118,660
# Employees	7,902	60,883	137,814



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PROPERTIES.LQWEST.COM/ALDI-ANCHORED-CLEARWATERSUBLEASE

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

TAMPA



ORLANDO



FORT MYERS



NAPLES

