

## For Lease

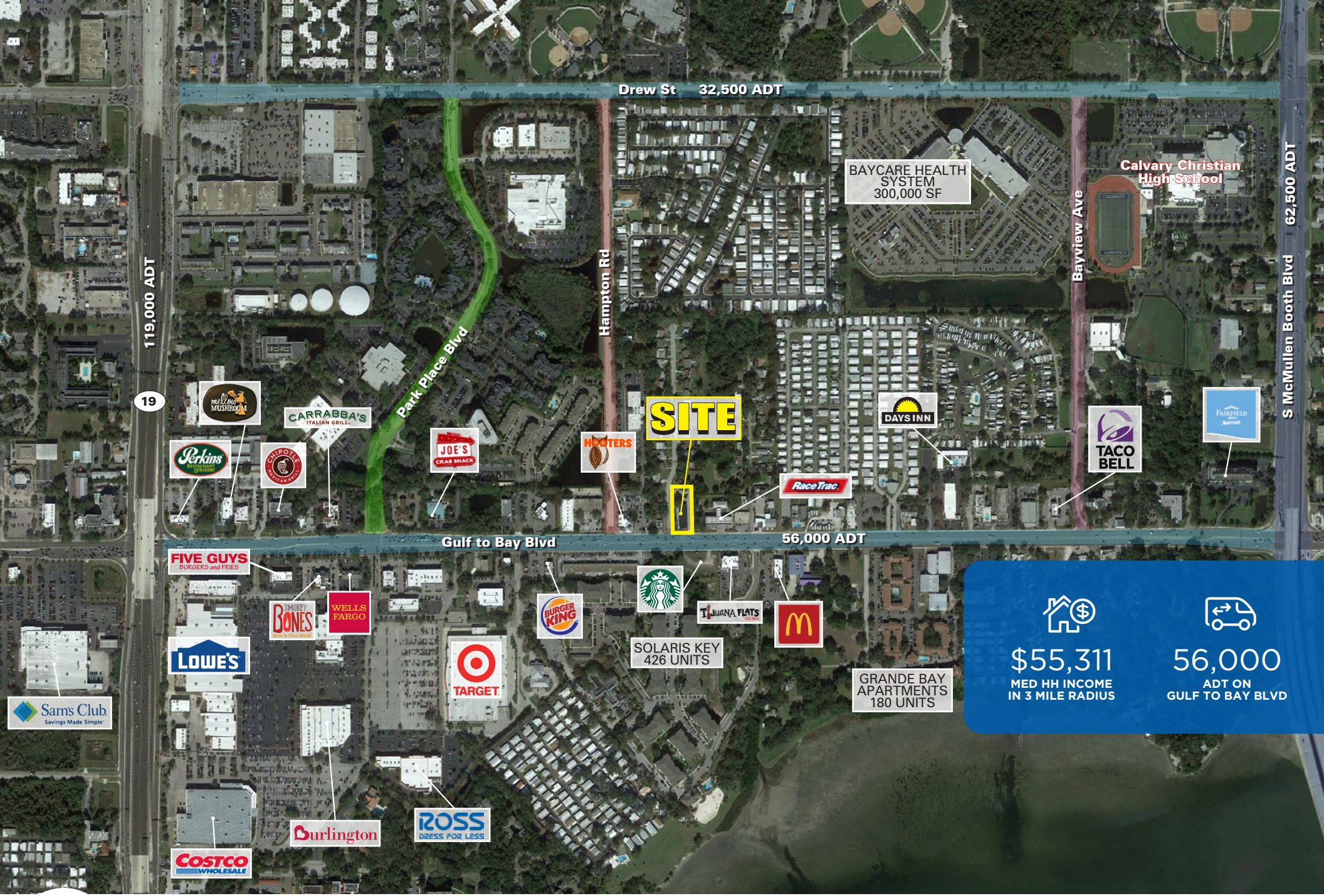
- 1.10 Acres on Gulf to Bay Blvd (56,000 ADT)
- High profile 6,720 SF freestanding TBA building
- Full ingress and egress with no median
- Strategically positioned near Clearwater Mall, east of US-19
- Proposed redevelopment with drive thru capability
- Operating Business- Do Not Alert the Employees


2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	7 MILE
Population	10,989	75,676	229,173	373,222
Med HH Income	\$49,438	\$55,311	\$53,561	\$56,261




Noah Jones

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**\$55,311**  
MED HH INCOME  
IN 3 MILE RADIUS



**56,000**  
ADT ON  
GULF TO BAY BLVD

**CLEARWATER, FL**  
**2838 Gulf to Bay Blvd**

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**SITE**  
1.10 ACRES  
(143'x306')

grow financial  
Personal credit solutions

**SUBWAY**

**HOOTERS**

**PIZZE & SUBS**

**RaceTrac**

Hampton Rd

David Ave

Gulf to Bay Blvd

56,000 ADT

The UPS Store

**BURGER KING**

**Starbucks**

**TIJUANA FLATS**  
TEA-MEX  
**EINSTEIN BROS**  
BABELS

**McDonald's**

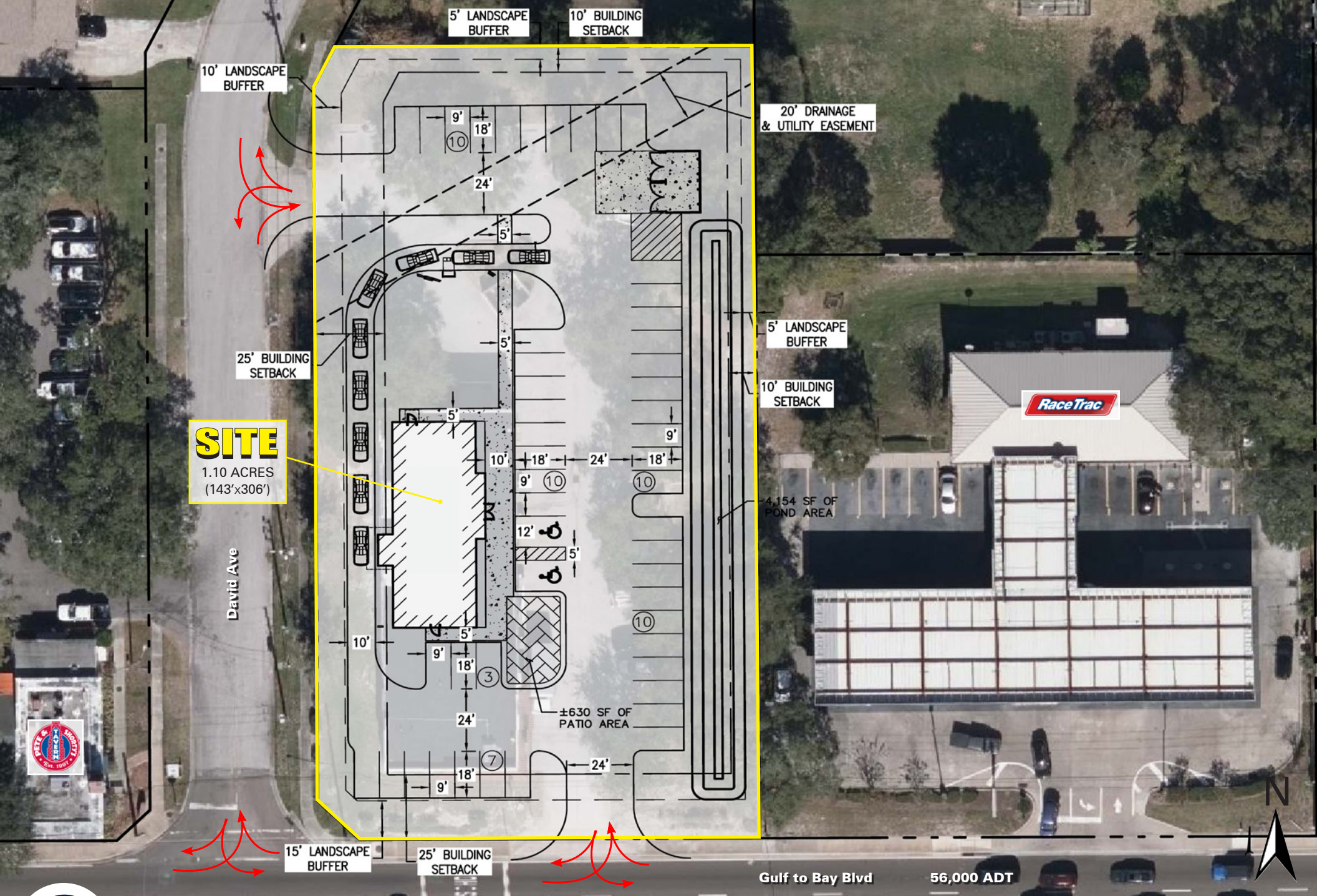


CLEARWATER, FL  
**2838 Gulf to Bay Blvd**

ZOOM AERIAL

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CONCEPTUAL SITE PLAN

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