

For Sale

4,058± SF

Versatile Clearwater Office Asset

Offered at \$1,300,000

Occupy, Invest, or Both!

Contact

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COMMERCIAL
ADVISORS**

STRATEGIC REAL ESTATE SOLUTIONS



2729 SR 580
Clearwater, FL 33761

Contemporary Free Standing
Office Building
with Multi-Suite Flexibility



Property Information

List Price: \$1,300,000

- **Property Address:** 2729 State Road 580, Clearwater, FL
- **Location and Access:** Prime Clearwater corridor on SR 580, minutes from downtown, Countryside, and major highways
- **Total Land Area** (acres): 0.32
- **No of Buildings:** 1
- **Building SF:** 4,058 ±
- **Year Built:** 2000 Renovated: 2018 & 2021
- **Construction:** Concrete Block
- **No of Stories:** 2
- **Slab to Slab:** 10'
- **Parking:** 10 Dedicated Spaces for a Ratio of 2.5/1,000 SF
- **Zoning:** O – Office District
- **Property Type:** Office
- **Flood Zone:** X, Area with Minimal Flood Risk

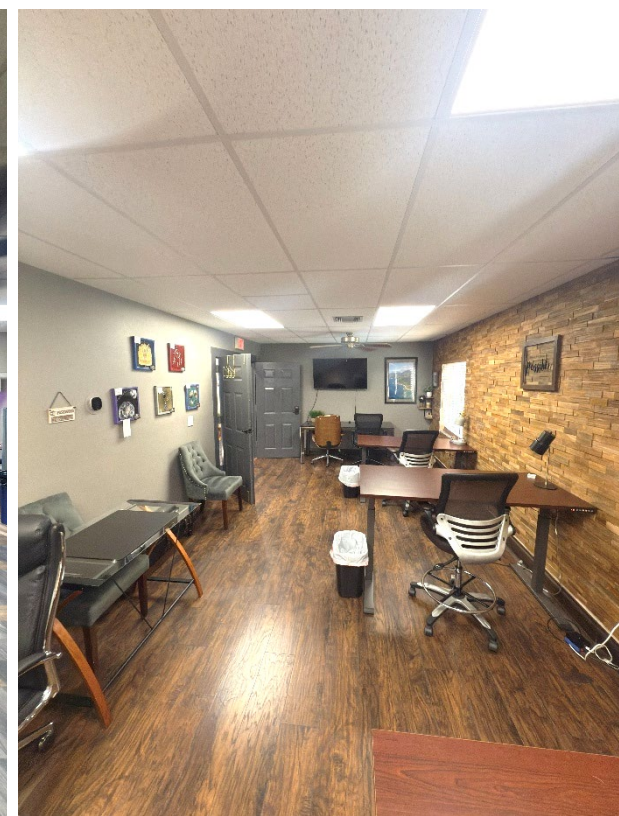


2729 SR 580
Clearwater, FL

Turnkey Office Solution

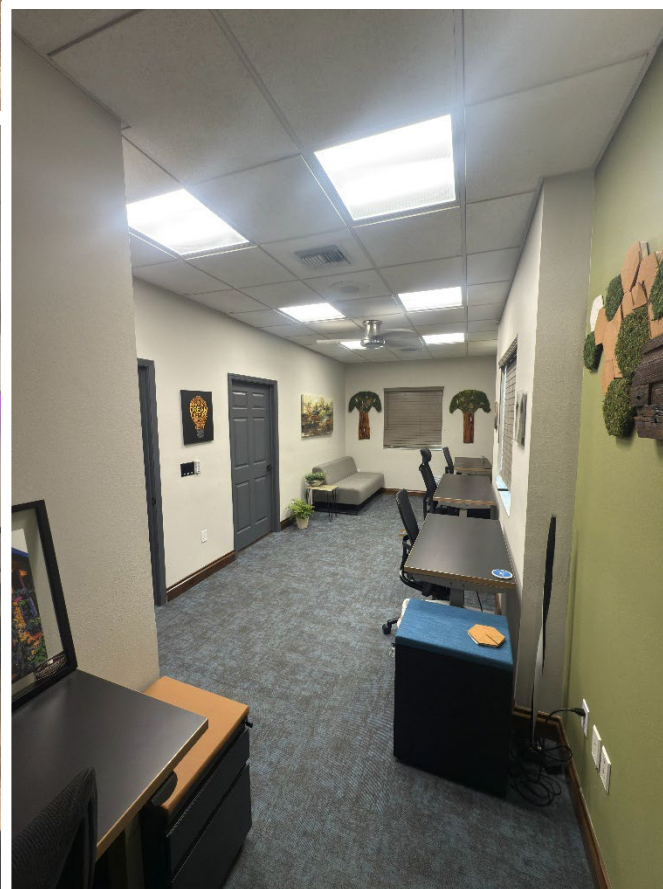
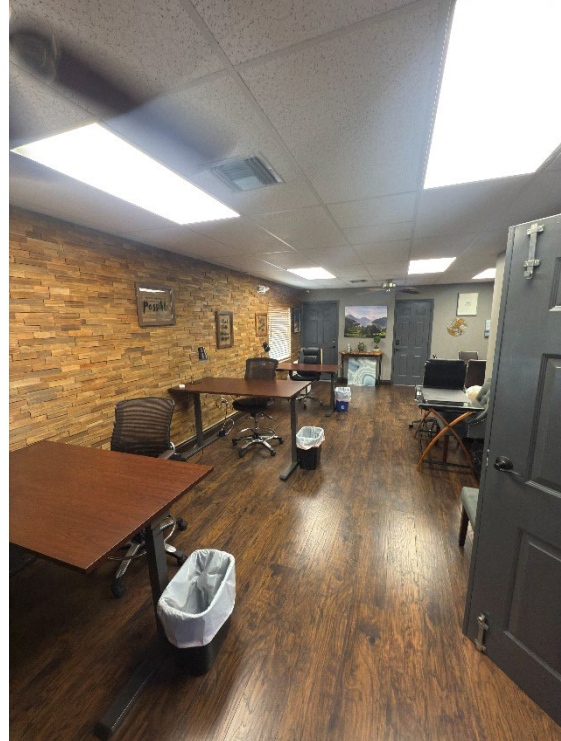
Discover a Turnkey Office Opportunity in the heart of Clearwater.

Step into a space that's been fully transformed for today's professional. This 4,058 SF Clearwater office building combines modern finishes, flexible design, and immediate functionality. Featuring three separate suites, upgraded restrooms, a renovated kitchen, and stylish interiors, it's ideal for owner-user or investor looking for multi-tenant potential. With furniture included, 10 on-site parking spaces, this property is ready for your business—or your next investment move on day 1.



Space Highlights

Move-In Ready Office Building with Modern Appeal



- 4,058 SF Office Building
- 3 Separate Suites – Ideal for owner-user or multi-tenant use
- Fully Renovated in 2018 & 2021
- Move-In Ready – Furniture Included
- 10 On-Site Parking Spaces
- Delivered Vacant – No Tenant Obligations
- Renovated Kitchen & Modern Restrooms
- Prime Clearwater Location

Demographics

Ring of 0-1 mile



4,095
Households

8,821
Population



Median Age



\$93,964
Median Household
Income



\$65,946
Per Capita
Income

Ring of 1-3 miles



39,756
Households

82,050
Population



Median Age



\$75,269
Median Household
Income



\$50,580
Per Capita
Income

Ring of 3-5 miles



53,944
Households

118,633
Population



Median Age



\$74,393
Median Household
Income



\$48,259
Per Capita
Income

Location Highlights

- High Visible SR 580 Address – Prominent Exposure along one of Clearwater's main east-west corridors
- Excellent Accessibility – Quick access to U.S. Highway 19, McMullen Booth Road, and Gulf-to-Bay Boulevard
- Central Clearwater Location – Minutes from Downtown, Countryside, and Safety Harbor
- Surrounded by Amenities – Close to restaurants, banks, retail centers, and professional services
- Convenient for Business – Approximately 20 minutes to Tampa International Airport and St. Pete-Clearwater International Airport
- Thriving Commercial Area – Established corridor with strong professional and medical office presence



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