

For Lease: Retail

HAMPTON PLAZA

2790 Gulf to Bay Blvd., Clearwater, FL 33759



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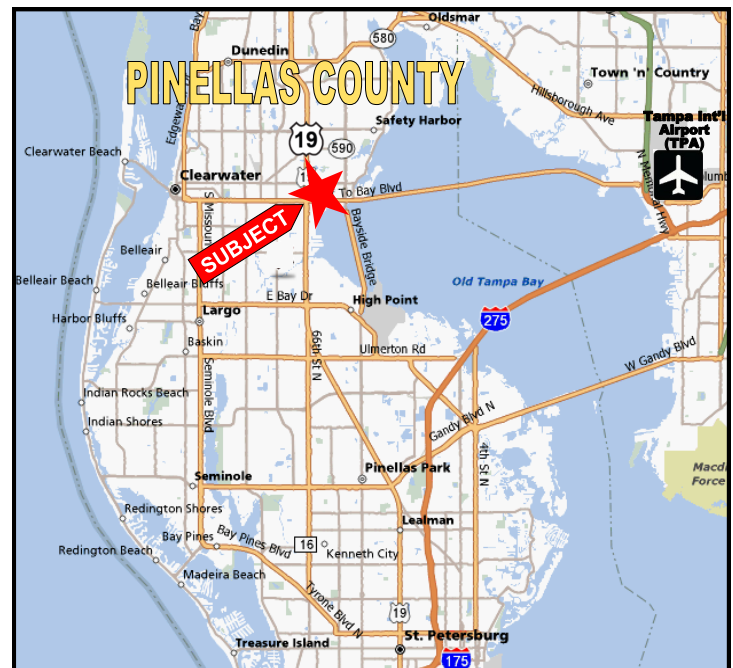
MARIJUANA DOC+OR	SUBWAY
Trulieve	AMSCOT
PATTAYA THAI RESTAURANT	SERENITY SPA Nails, Hair, Skin
AVAILABLE	Select PHYSICAL THERAPY
SMOKE SHOP	Escape Room

FEATURES

- ❖ Last Retail Unit—1,400 SF
- ❖ 1,795 SF Warehouse Available
- ❖ Highly Visible Retail Strip Center located at the signalized NW corner of Gulf to Bay Blvd and Hampton Rd
- ❖ Center has 283' of frontage on Gulf to Bay Blvd
- ❖ Strong Tenant mix includes Subway, AmScot, Thai Restaurant & Trulieve
- ❖ Excellent Demographics
- ❖ Average Annual Daily Traffic Count 56,000/Day
- ❖ Parking Ratio 5/1,000
- ❖ Estimated pass-through expenses: \$8.21/SF
- ❖ Leasing at \$24.00/SF NNN (Retail)

Demographics (2022)	1-Mile	3-Miles	5-Miles
Population	12,409	80,303	231,782
Median Age	43.1	48.3	48.4
Households	6,127	36,249	105,341

LOCATION MAP



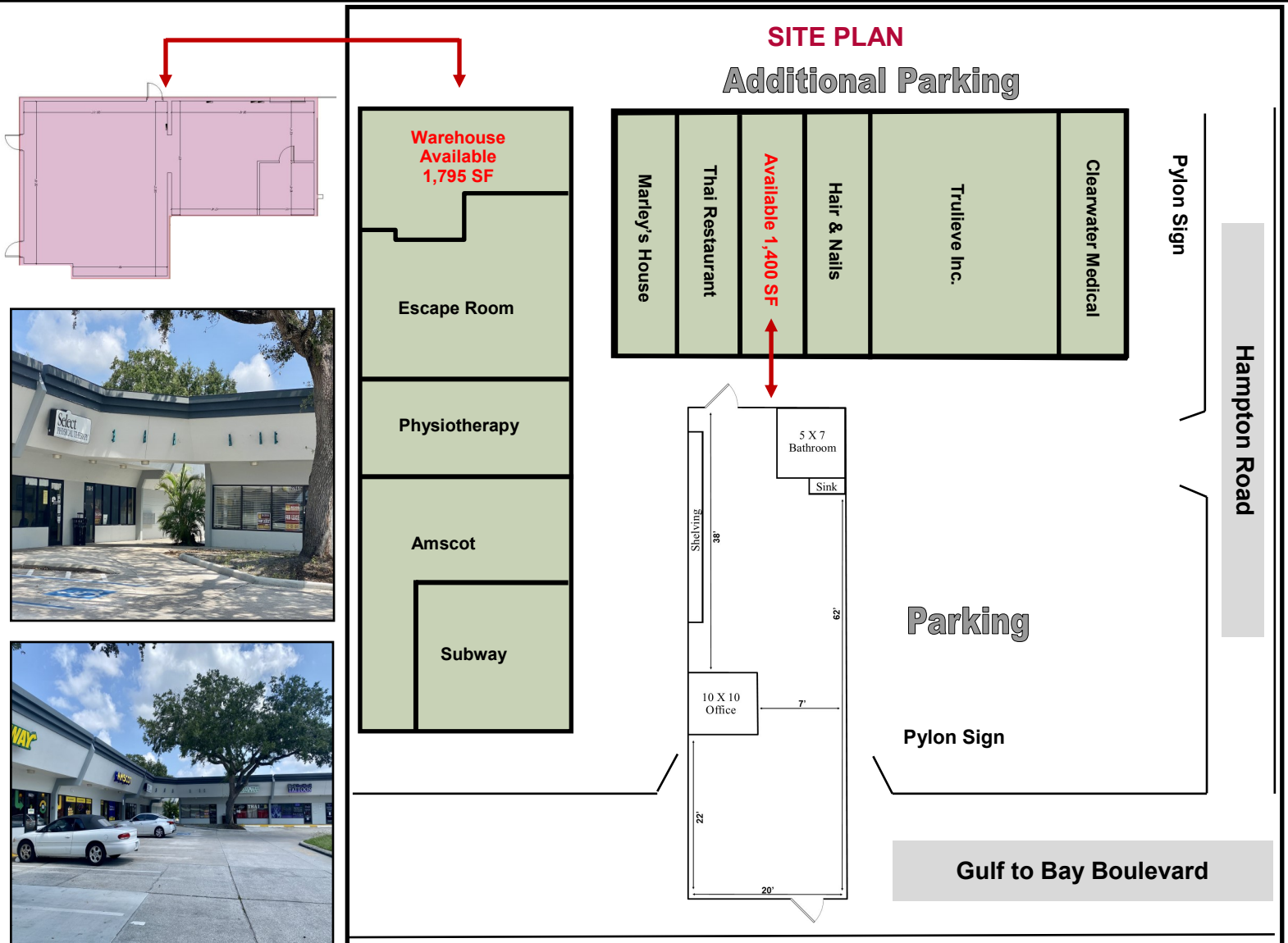
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