CLEARWATER CO-ANCHOR RETAIL SPACE

2174 Gulf to Bay Boulevard | Clearwater, FL 33764

LQ Commercial Group
BROKERAGE | PROPERTY MANAGEMENT
LQCRE.COM

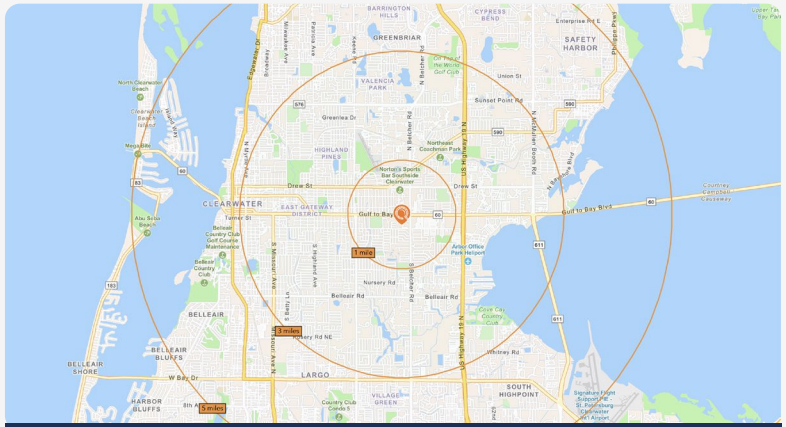


FINAL RETAIL OPPORTUNITY
AVAILABLE NOW 3,200 SF

- **LEASE RATE: $30 PSF**
- **NNN CHARGES: $8 PSF**
- **YEAR BUILT: 2021**
- **GLA: 57,000 SF**
- **TOTAL LAND AREA: 6 AC**
- **GULF TO BAY BLVD: 48,500 AADT**
  S BELCHER RD: 19,400 AADT

- Last available retail space in a 57,000 SF ALDI-anchored center
- Join ALDI, VEG Veterinary Emergency, F45 Training, Paragon Infusion Centers, Grain & Berry, GTE Financial and Andy's Frozen Custard
- Shadow-anchored by LA Fitness, Bealls Florida and West Marine
- 6-acre site with prominent pylon signage opportunities
- Positioned on the Clearwater Beach-bound side of Gulf to Bay Blvd
- Built in 2021, with modern construction and ample on-site parking

https://lqcre.com/property/?listing=4787-retail-for-lease-clearwater-fl



GOOGLE MAP

5-MILE POPULATION	5-MILE AVERAGE HH INCOME	5-MILE EMPLOYEES	ANNUAL RETAIL SPENDING
261,045	**$105,735**	**149,927**	**$5.45B**

ELI DIOSO
Senior Associate
D: (813) 999-1947 | C: (727) 642-3696
EDioso@LQCRE.com

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Florida Focused, Nationally Aligned | **LQCRE.COM**

Information from reliable sources, but not guaranteed. Terms may change.

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AVAILABLE NOW
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Four-Sided Access.

Signalized Corner.

Constant Visibility.

Ingress and egress points on all four bordering roads

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