

1230 S MYRTLE AVE CLEARWATER, FL 33756



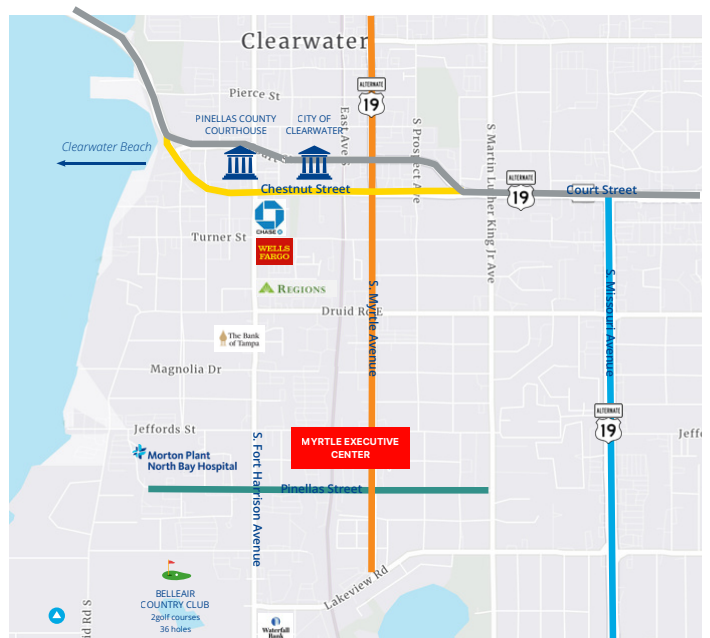
OFFICE SPACE FOR LEASE | 2 UNITS | 777-1,396 SQFT

PLEASE REACH OUT FOR PRICING INQUIRIES

OVERVIEW

Position your business in a centrally located Clearwater office property at 1230 S Myrtle Ave, offering convenience, accessibility, and a professional setting. Located just minutes from Downtown Clearwater with easy access to Gulf-to-Bay Blvd and US Hwy 19, this property provides strong connectivity, ample parking, and a practical space solution for a variety of office users.

Units Available	SQFT
Unit 305A	777
Unit 400/401	1,396



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AERIAL VIEW



TENANT OVERVIEW



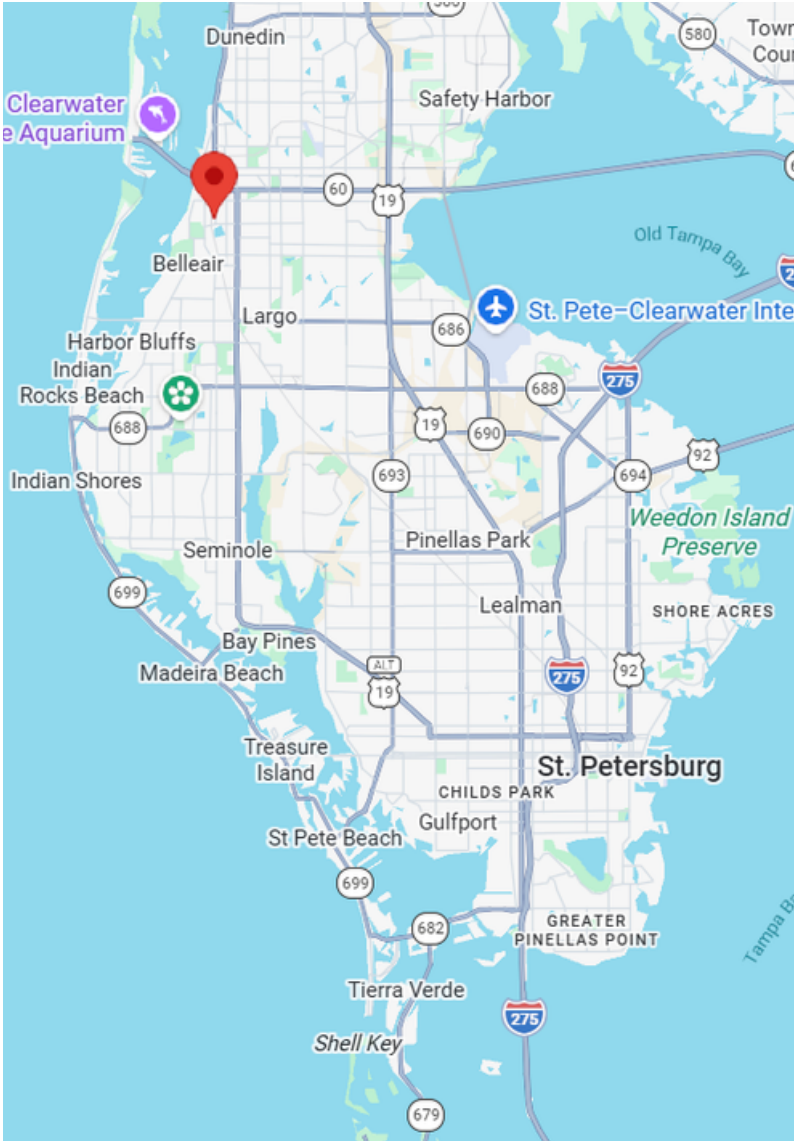
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,817	95,273	233,487
Average Household Income	\$62,500	\$78,900	\$88,700
Daytime Population	12,904	101,215	292,640

Source: 2024 demographic data from LoopNet / CRE market reports (PopStats / Trade Area Systems).

KEY TAKEAWAYS

- Strong Central Clearwater Density: Over 233K residents within 5 miles, supporting retail, office, and service demand.
- Workforce-Driven Daytime Population: Daytime population approaches ~293K, indicating strong commuter and employment activity.
- Moderate Income Base: Lower incomes near the 1-mile radius with growth outward, typical of downtown Clearwater transitioning to suburban trade areas.



PHOTOS

