



# MEDICAL AND PROFESSIONAL OFFICE IN CLEARWATER

1250 Rogers St , Clearwater, FL 33756

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	750 - 1,500 SF
Lease Rate:	\$750 - 1,625 per month (MG)
Lot Size:	0.55 Acres
Year Built:	1973
Building Size:	9,360 SF
Renovated:	2023
Market:	Pinellas County
Submarket:	Mid-Pinellas

### PROPERTY OVERVIEW

Unparalleled investment opportunity in Clearwater, Florida – a strategically positioned 12 unit office Center priced aggressively. This hidden gem presents investors with substantial upside potential, coupled with a proforma double-digit capitalization rate. Nestled in the heart of Clearwater minutes from the beach, this property not only offers a prime location but also promises a lucrative return on investment. Seize the chance to capitalize on the thriving real estate market in this sought-after coastal destination, where the fusion of a competitive purchase price and significant growth prospects converges, making it an ideal venture for savvy investors seeking a strategic and lucrative addition to their portfolio.

Downtown Clearwater is home to an exciting project called Imagine Clearwater, where the city is investing \$84 million in the downtown waterfront, the celebration to this project will begin on June 28th with an entire week of events ending with the fireworks of the 4th of July as the grand finale! "The park is designed to connect the waterfront with downtown and will include a gateway plaza and bluff walk, 19 acres of park space, a pedestrian promenade along the Intracoastal Waterway, and a playground with splash pad. A focal point will be the 4,000-seat covered amphitheater with lawn space for 5,000 people. Ruth Erkerd Hall. which will operate the facility. last week unveiled the name of the

### Kari L. Grimaldi/ Broker

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## COMPLETE HIGHLIGHTS

### LEASE HIGHLIGHTS

- 1500sf to 3000SF Spaces Available
- \$84M Imagine Project of the downtown Clearwater Business District.
- Within 3.6 miles to Clearwater Beach!
- Within Minutes to Many Hospitals and ALF



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## PROPERTY DESCRIPTION

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Excellent opportunity to rent an office in Clearwater, Florida. Lease rates starting at only \$750 a month with NO HIDDEN NNN FEES!

Tenant only pays their own Electricity and water is free. This building has two oversized parking lots located on the west and east end of the building.

Contact Kari Grimaldi for a Showing.

### LOCATION DESCRIPTION

Only 3.6 miles to Clearwater Beach! Clearwater Beach is home to many restaurants, shops, and hotels. Clearwater was the leading destination on the Gulf Coast in the U.S., drawing more than 6.5 million overnight visitors to the area and contributed more than \$4 billion directly to the economy - which is more than 75% of the total direct visitor spending to the economy! Clearwater is home to a large array of dining options and culinary experiences, but is most well known for its fresh selection of Gulf Coast seafood, especially the grouper sandwich, a local favorite.

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Located 1.6 miles from Saint Petersburg College, making it ideal for workforce recruitment!

Site is within minutes away from Morton Plant Hospital, HCA Florida Largo hospital, Mease Dunedin Hospital, HCA Florida Largo West, with many assisted living facilities such as Twin Oaks ALF, Americus Total Care ALF, Midway manor and many more! High daytime population of 124,793 within 3 miles. Current Tenants Include, Accounting/CPA office, Mens Health Doctor, Chiropractor and other professional services. Beautiful courtyard with two ample parking lots.



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## PROPERTY DETAILS

Sale Price	<b>\$1,400,000</b>
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Lease Rate	<b>\$750 - 1,625 PER MONTH</b>
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### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Lot Size	0.55 Acres

### PARKING & TRANSPORTATION

### UTILITIES & AMENITIES

### LOCATION INFORMATION

Building Name	MEDICAL AND PROFESSIONAL OFFICE IN CLEARWATER
Street Address	1250 Rogers St
City, State, Zip	Clearwater, FL 33756
County	Pinellas
Market	Pinellas County
Sub-market	Mid-Pinellas

### BUILDING INFORMATION

Building Size	9,360 SF
NOI	\$150,730.00
Cap Rate	10.77
Building Class	B
Number of Floors	2
Year Built	1973
Year Last Renovated	2023

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## ADDITIONAL PHOTOS



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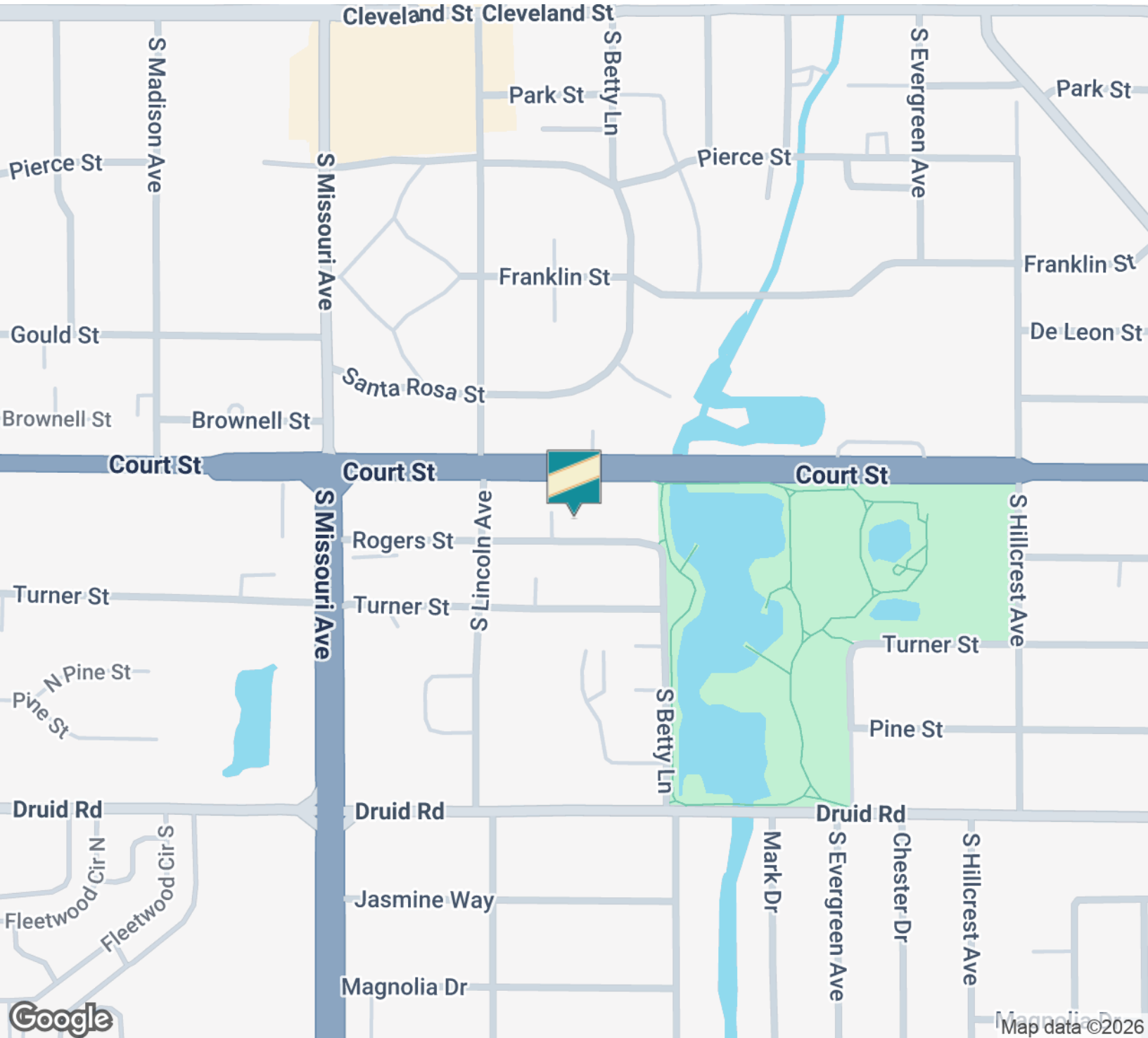
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## LOCATION MAP



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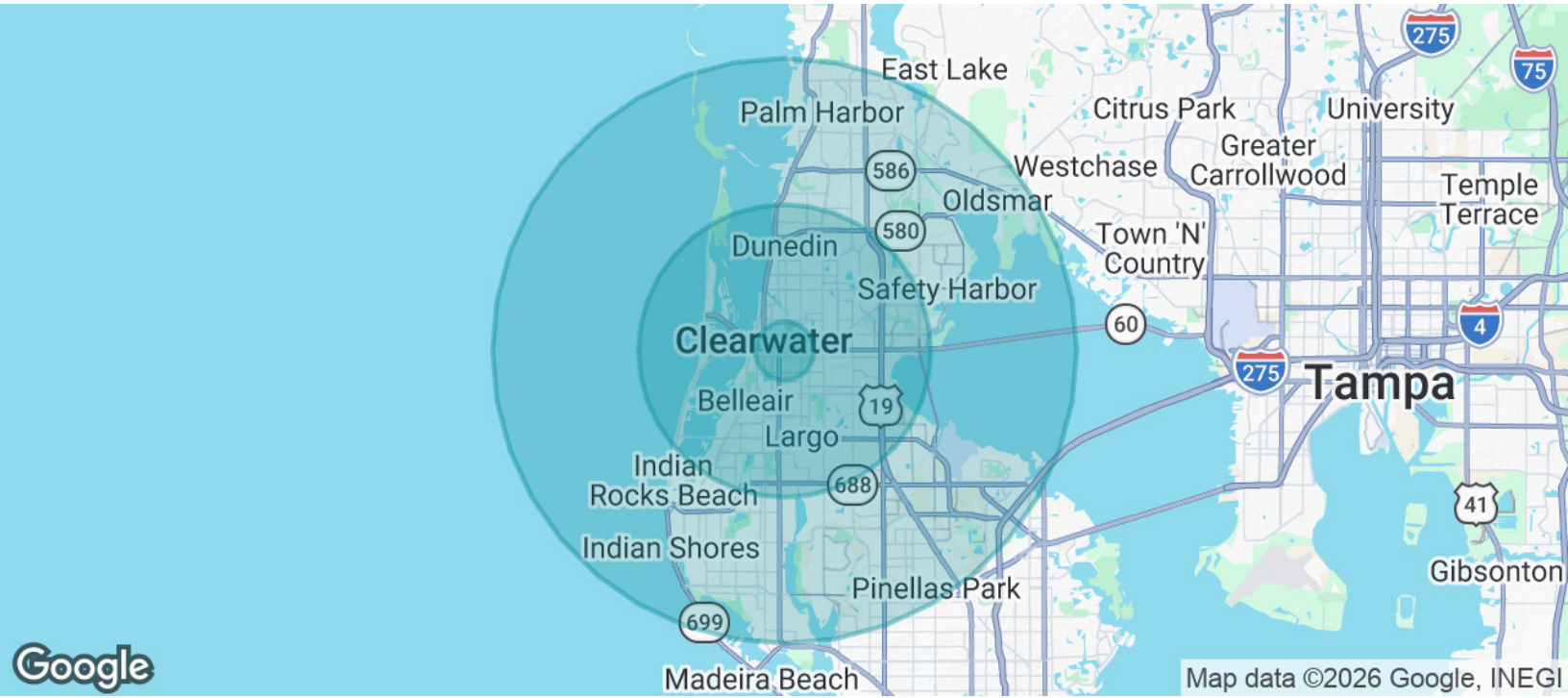
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	16,250	236,277	558,471
Average Age	43.2	48.2	48.1
Average Age (Male)	38.0	47.1	46.5
Average Age (Female)	46.5	49.5	49.5

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	7,936	126,157	284,388
# of Persons per HH	2.0	1.9	2.0
Average HH Income	\$44,193	\$57,350	\$64,750
Average House Value	\$157,265	\$205,945	\$228,589

2020 American Community Survey (ACS)

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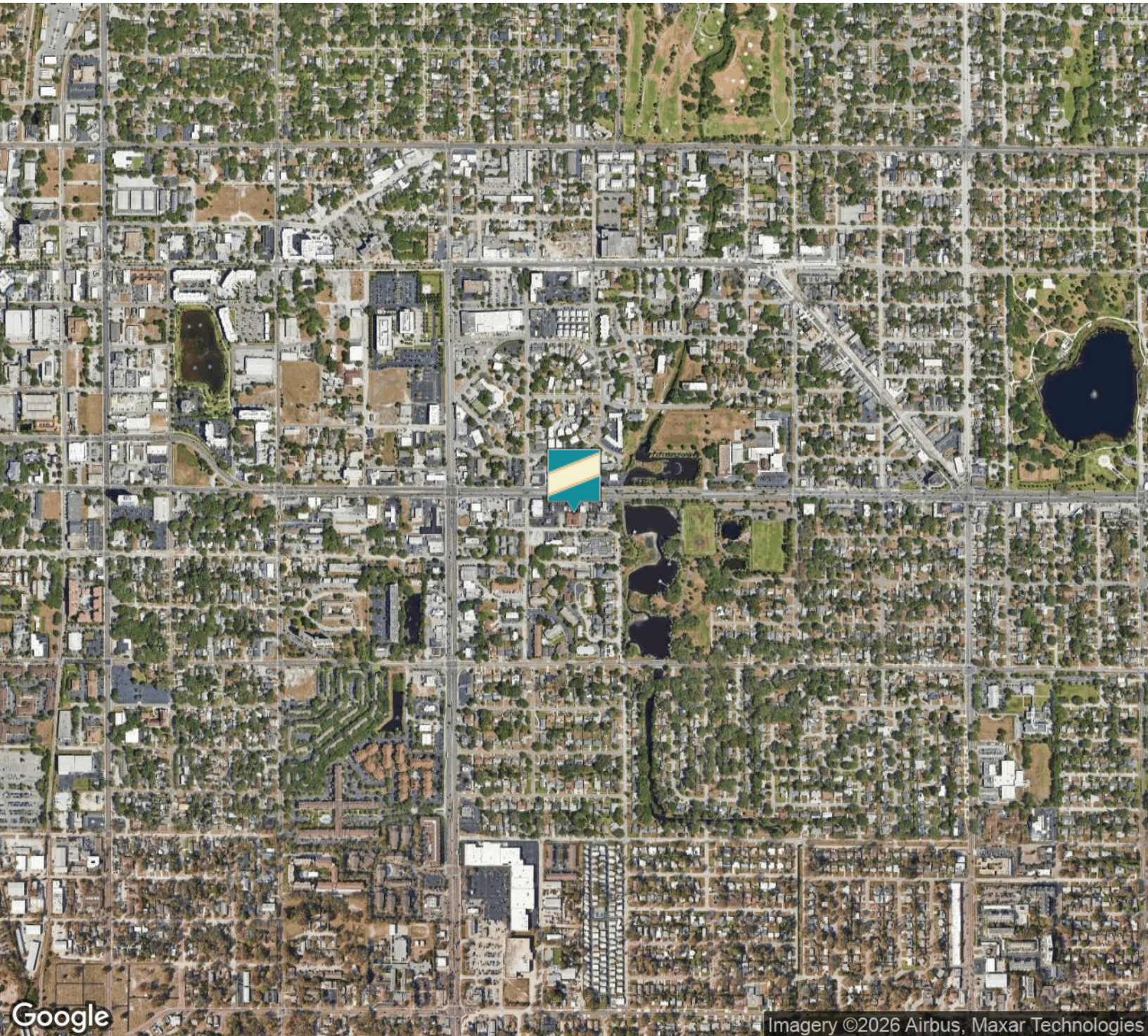
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**AERIAL MAP**



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[RETAILER MAP](#)

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## ADVISOR BIO & CONTACT 1

### KARI L. GRIMALDI/ BROKER

President



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### PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

### EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

### MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member  
International Council of Shopping Centers (ICSC) - Member

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