



For Lease

RIPCO
RETAIL LEASING

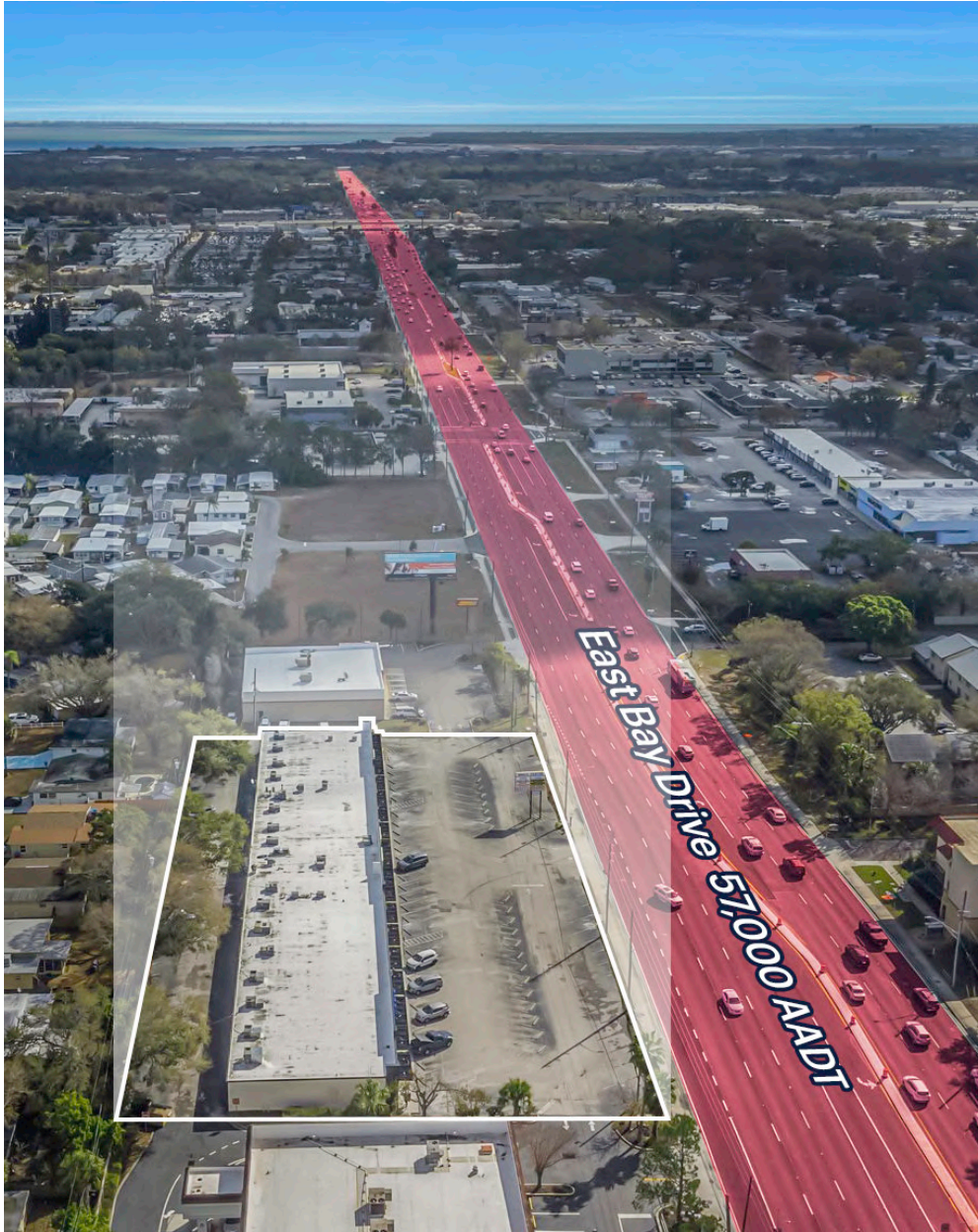
Winco Center

4100 East Bay Drive, Clearwater, FL 33764
Tampa MSA

±1,200 – 4,800 SF

Multiple retail spaces available for lease in established community center

Space Details



Location	East Bay Drive between Belcher Road North and Bedford Circle West	
Size	Unit 18	1,200 SF
	Unit 20	1,200 SF
	*Suitable for Medspa, Massage, and Professional use	
	Unit 30	1,200 SF
	Unit 32	1,200 SF
	Unit 36	1,200 SF
	Unit 38	1,200 SF
	Unit 40/42	2,400 SF
	*Prime end cap with ±40 FT exterior window frontage	
Frontage	±300 FT	
Possession	Immediate	
Term	Five (5) year minimum	
Rent	Upon request	
Co-Tenants	Amscot, Fashion Nails, Euro Food & Deli, Anytime Tan, East Bistro	
Neighbors	CVS, Advance Auto Parts, Publix, Verizon, Raising Canes, WaWa, Dutch Bros	
Comments	<p>Winco Center - Established Neighborhood Retail Center in Clearwater, FL.</p> <p>Spaces include prime end-cap space and multiple inline suites with wide window frontage fronting E Bay Dr.</p> <p>Center has been fully renovated with new exterior elevation, façade work, and parking lot improvements with Building and pylon signage available.</p> <p>Situated along the south side of the corridor at E Bay Dr and Belcher Rd N with aggregate traffic counts in excess of 75,000 AADT, multiple points of ingress/egress, and ±300 FT of frontage.</p> <p>Clearwater, FL is a major city within the Pinellas County submarket of the Tampa MSA, which has experienced 1% stabilized annual growth.</p>	

Site Plan



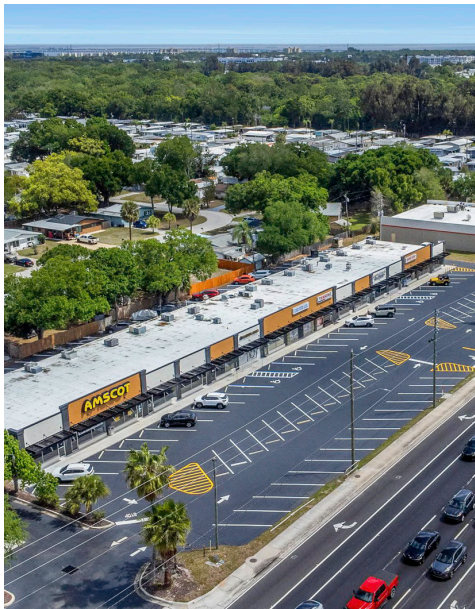
Suite	Tenant	Size
10	Amscot Financial	4,800
18	Available	1,200
20	Available	1,200
22	Fashion Nails	1,200

Suite	Tenant	Size
24/26	Euro Food & Deli	2,700
28	Anytime Tan	1,200
30	Available	1,200
32	Available	1,200

Suite	Tenant	Size
34	East Bistro	1,200
36	Available	1,200
38	Available	1,200
40/42	Available	2,400

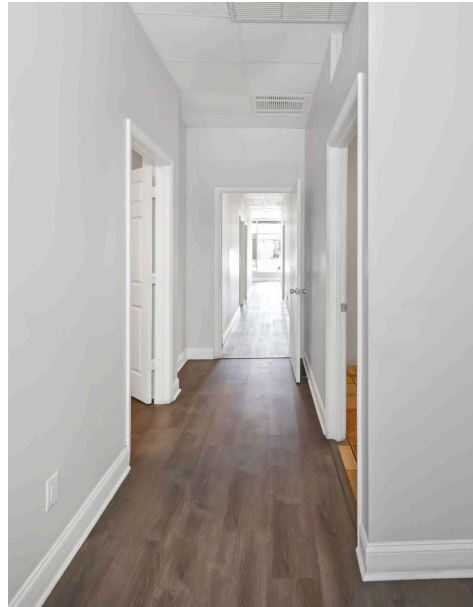
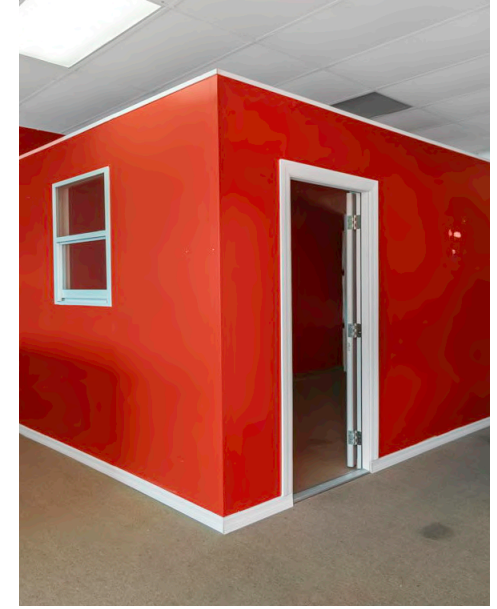
Exterior

Additional photos

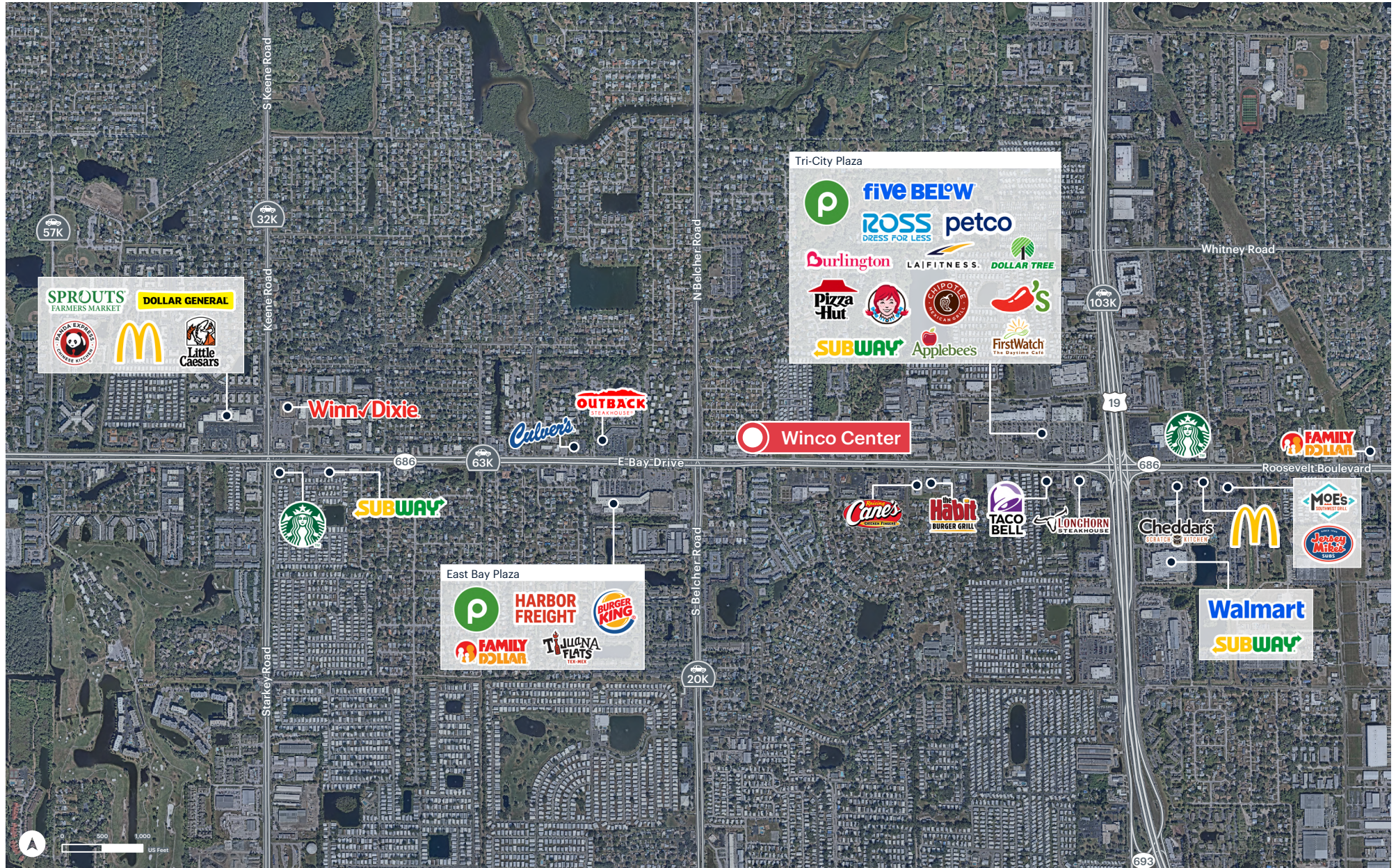


Interior

Additional photos

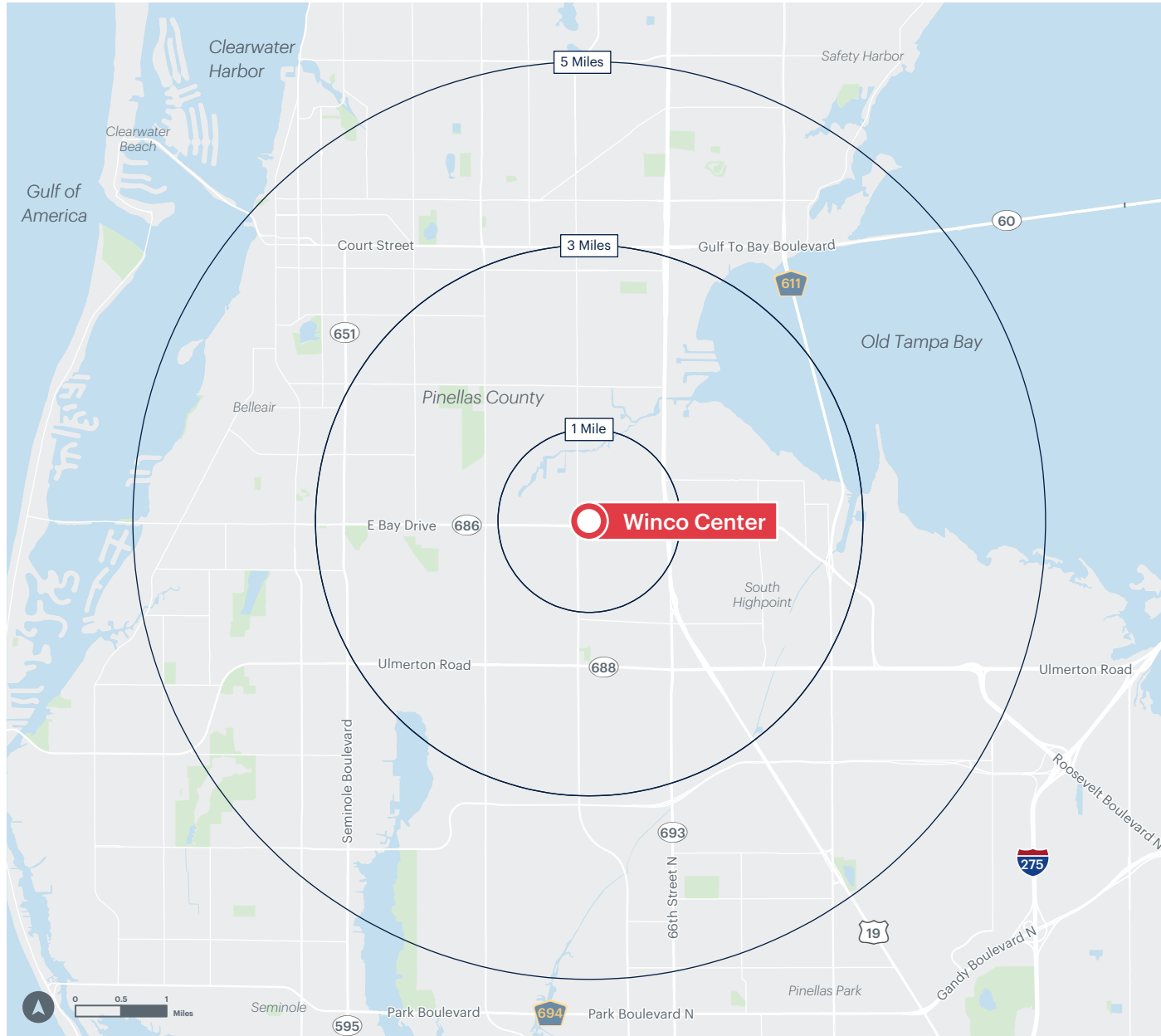


Market Retail



Area Demographics

2025 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	15,581	108,115	252,752
Total Households	7,313	50,483	114,816
Daytime Population	12,437	109,009	285,200
Average Household Income	\$86,228	\$89,517	\$93,963
Per Capita Income	\$41,075	\$41,853	\$42,797
Total Employees	5,101	58,456	161,440
Total Businesses	577	5,222	14,243