

# BELLEAIR BAZAAR

2901 West Bay Dr  
Belleair Bluffs, FL 33770



## PROPERTY HIGHLIGHTS:

- Premium frontage on high traffic road - 18,200 AADT on West Bay Dr
- Highly accessible with a 4 points of ingress/egress on West Bay Dr and Sunset Blvd
- Within a 5-mile trade radius there is a population of over 194,000 with an average household income of more than \$113,000
- Just over the bridge from Clearwater Beach, consistently one of the top 10 beaches in the country
- Ample Parking - 4.5/spaces/1,000 SF
- Pylon Signage Available

KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Estimated Population	9,915	77,053	194,050
2025 Estimated Households	4,865	37,238	90,453
<b>INCOME</b>			
2025 Estimated Avg HH Income	\$134,741	\$112,766	\$113,364
<b>AGE</b>			
Median Age	54	51	50
<b>DAYTIME DEMOS</b>			
Number of Businesses	763	5,098	13,389
Number of Employees	3,529	32,121	89,420
Total Daytime Population	7,495	63,912	164,353
<b>TRAFFIC COUNTS</b>			
West Bay Dr	18,200 AADT		
Indian Rocks Rd N	17,500 AADT		

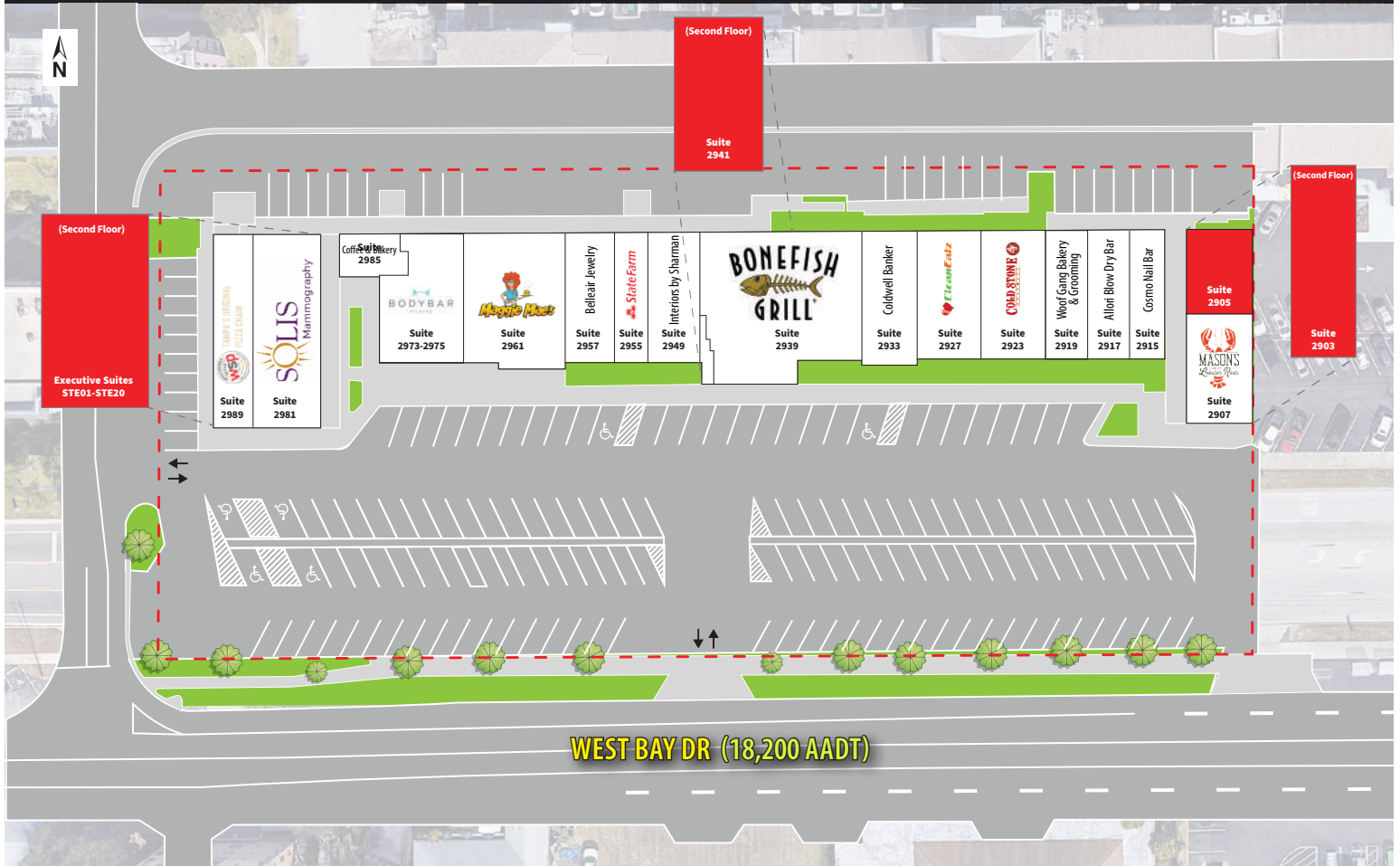


8902 N Dale Mabry Hwy  
Tampa, FL 33614  
800.728.5379  
www.RMCPG.com

**FOR LEASING INFORMATION:**  
David Moskovitz  
813.463.4658  
david@rmcpg.com

# BELLEAIR BAZAAR

2901 West Bay Dr  
Belleair Bluffs, FL 33770



UNIT	TENANT
2903	AVAILABLE -2ND FLOOR OFFICE SPACE
2905	AVAILABLE
2907	Mason's Famous Lobster Rolls
2915	Cosmo Nail Bar
2917	Allori Blow Dry Bar
2919	Woof Gang Bakery & Grooming
2923	Cold Stone Creamery
2927	Clean Eatz
2933	Coldwell Banker
2939	Bonefish Grill

UNIT	TENANT
2941	AVAILABLE -2ND FLOOR OFFICE SPACE
2949	Interiors by Sharman
2955	State Farm Insurance
2957	Belleair Jewelry
2961	Maggie Mae's on the Bluffs
2973-2975	BODYBAR Pilates
2981	Solis Mammography
2985	Le Merle Coffee Bar & Bakery
2989	Westshore Pizza
STE01-STE20	EXECUTIVE SUITES AVAILABLE

All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. UPDATED: 060926



8902 N Dale Mabry Hwy  
Tampa, FL 33614  
800.728.5379  
www.RMCPG.com

**FOR LEASING INFORMATION:**  
David Moskovitz  
813.463.4658  
david@rmcpg.com