



# ARCHER

REAL ESTATE

**1200 N MYRTLE AVENUE | CLEARWATER, FL 33755**

**OFFER MEMORANDUM**



# QUICK FACTS

**346 FT OF FRONTAGE**  
ON A HIGH-TRAFFIC CORRIDOR

**1 MILE NORTH OF DOWNTOWN CLEARWATER**  
HOME TO RESTAURANTS, SHOPS PARKS AND THE CAPITOL THEATRE

**11,500 VEHICLES PER DAY**  
PASS THE SITE

**DIRECT ACCESS TO THE 47-MILE PINELLAS TRAIL**  
POPULAR WITH PEDESTRIANS AND CYCLISTS

**4 MILES FROM CLEARWATER BEACH**  
WHICH SEES 15+ MILLION VISITORS ANNUALLY

**IN 2024, \$11.2 BILLION WAS GENERATED**  
BY CLEARWATER'S TOURISM ECONOMY

## REDEVELOPMENT OPPORTUNITY

THE SITE IS WELL-POSITIONED FOR RETAIL,  
OFFICE, HOSPITALITY OR MIXED-USE.

AVAILABLE FOR PURCHASE

8,320 SF

LOT SIZE	1.19 ACRES
ZONING	C-COMMERCIAL
YEAR BUILT	2014
PARKING	38 SPACES; PARKING RATIO 4.6/1000
FLOOD ZONE	NOT IN A FLOOD ZONE
ROOF	BUILT IN 2015
HVAC	BUILT IN 2015
CEILING HEIGHT	14 FT



SALE PRICE \$1,975,000

*SELLER FINANCING AVAILABLE*

VIEW REDEVELOPMENT POTENTIAL 

# MAXIMUM DEVELOPMENT POTENTIAL

COUNTRYWIDE FUTURE LAND USE DESIGNATION	MAXIMUM DWELLING UNITS PER ACRE OF LAND	MAXIMUM FLOOR AREA RATIO/IMPERVIOUS SURFACE RATIO	OVERNIGHT ACCOMMODATIONS UNITS PER ACRE
COMMERCIAL NEIGHBORHOOD	10 DWELLING UNITS PER ACRE	FAR .40/ISR .80	N/A
COMMERCIAL LIMITED	18 DWELLING UNITS PER ACRE	FAR .45/ISR .85	30 UNITS PER ACRE
COMMERCIAL GENERAL	24 DWELLING UNITS PER ACRE	FAR .55/ISR .90	40 UNITS PER ACRE
RESIDENTIAL/OFFICE RETAIL	18 DWELLING UNITS PER ACRE	FAR .40/ISR .85	30 UNITS PER ACRE
RESORT FACILITIES HIGH	30 DWELLING UNITS PER ACRE	FAR 1.0/ISR .95	50 UNITS PER ACRE

# DEMOGRAPHICS

## POPULATION

1 MILE	9,665
3 MILES	82,085
5 MILES	201,038

## AVG HH INCOME

1 MILE	\$88,123
3 MILES	\$103,697
5 MILES	\$98,921

## DAYTIME POPULATION

1 MILE	12,702
3 MILES	96,276
5 MILES	212,359

## MEDIAN AGE

1 MILE	43.6
3 MILES	48.7
5 MILES	51.1



# AROUND TOWN





# ARCHER

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