

RARE BIG BOX RETAIL FOR LEASE
2130 GULF TO BAY BOULEVARD
CLEARWATER, FL 33765



LISTING DATA

AVAILABLE SF:	40,000 SF	PARKING:	435 spaces (4.23/1,000 SF)
CLEAR HEIGHT:	18'	YEAR BUILT:	1979 - Renovated 2019
FRONTAGE:	200'	ZONING:	C (Commercial)

PROPERTY HIGHLIGHTS

- Big-box opportunity with 200' of store frontage in a dense retail corridor on Gulf to Bay Blvd.
- High traffic visibility along Gulf to Bay Blvd. 19,500 vehicles per day on Belcher Rd., and 50,000 vehicles per day on Gulf to Bay Blvd.
- Proven co-tenancy & demographics with over 259,000 residents within a 5-mile radius and a \$76,500 average household income.

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COMMERCIAL REAL ESTATE SERVICES
TAMPA BAY



DEMOGRAPHICS

1 MILE

POPULATION:	13,307
HOUSEHOLDS:	5,531
AVG HH INCOME:	\$75,636
BUSINESSES:	1,059
EMPLOYEES:	7,478

3 MILES

POPULATION:	119,374
HOUSEHOLDS:	52,896
AVG HH INCOME:	\$73,423
BUSINESSES:	6,699
EMPLOYEES:	56,117

5 MILES

POPULATION:	259,761
HOUSEHOLDS:	120,706
AVG HH INCOME:	\$76,514
BUSINESSES:	17,246
EMPLOYEES:	144,451

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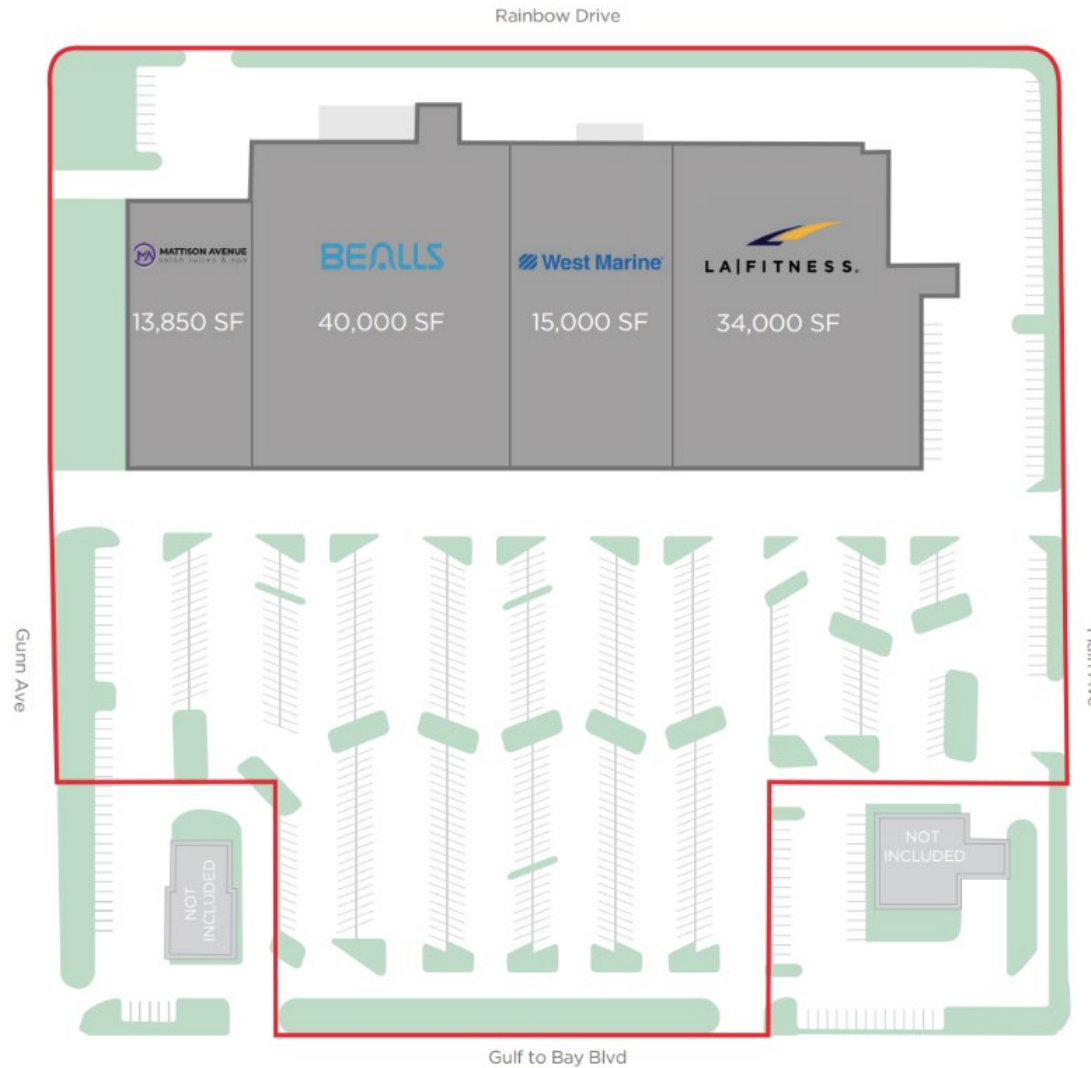


RETAIL SPACE FOR LEASE

GTB MAIN SHOPPING CENTER

2130 GULF TO BAY BLVD. CLEARWATER, FL 33765

SITE PLAN



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