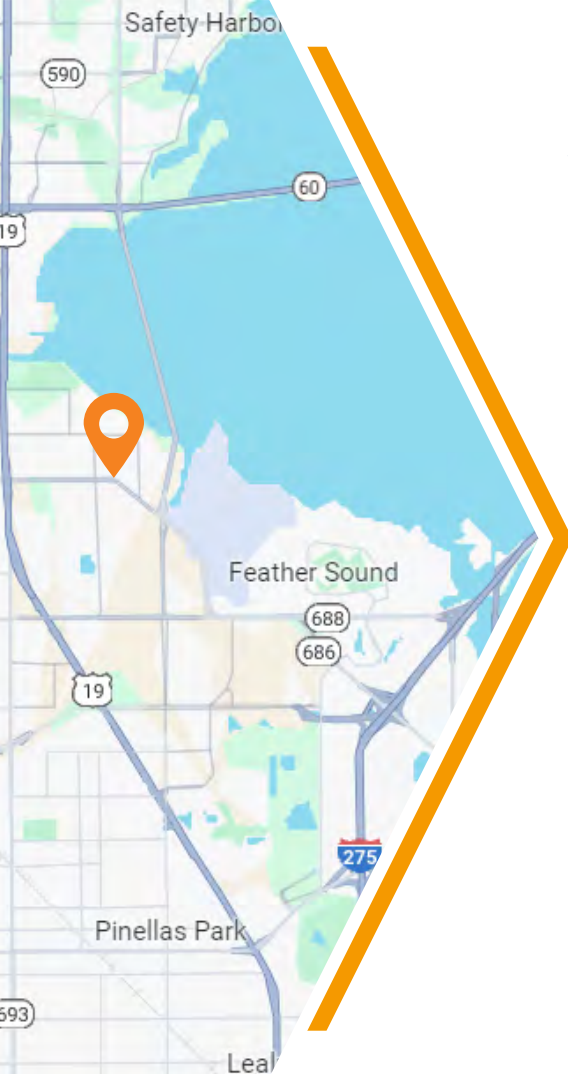


5555 Roosevelt Blvd., Clearwater, FL 33760

BAY VISTA



2,008 SF ENDCAP AVAILABLE AMAZING WINE BAR OPPORTUNITY, WITH POTENTIAL COVERED OUTDOOR SEATING

- » In two-tenant, freestanding building with direct frontage to Roosevelt Blvd (42,500 AADT)
- » Close proximity to major retailers including Starbucks, Chipotle, McDonalds, and more
- » Strategic location between the Bayside Bridge & US 19
- » Located at the entrance to Bay Vista Business Park with 350,000+ SF
- » Minutes from St. Pete–Clearwater International Airport
- » Prominent pylon signage

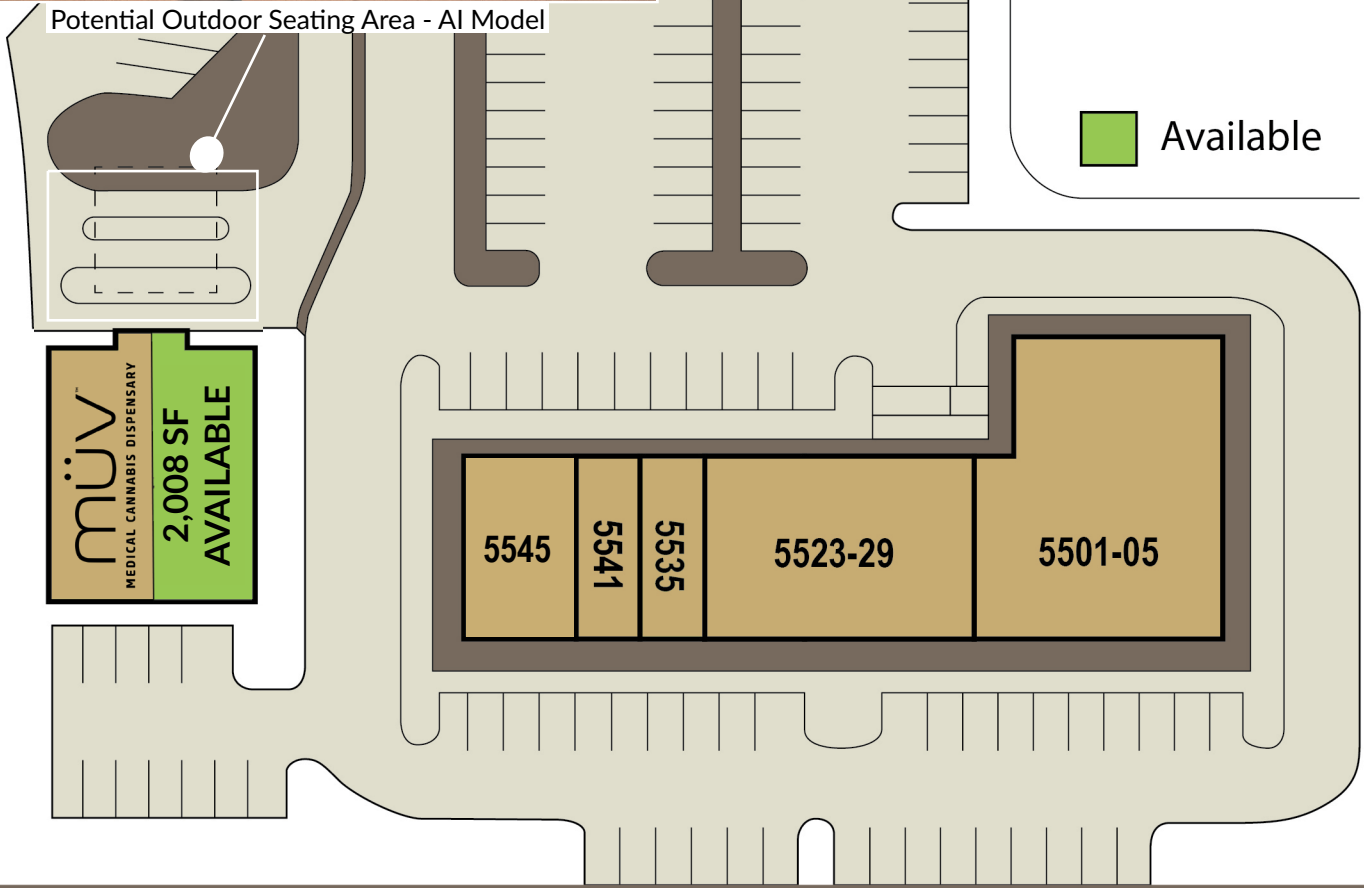
Demographics	1-mile	3-mile	5-mile
2025 Population	10,701	61,053	180,866
Daytime Employment	5,490	46,163	130,082
Average HH Income	\$88,154	\$87,372	\$86,558
Median Age	38.6	45.9	46.3

Leasing Contact: Heather McMillin | Senior Vice President, Retail Leasing
(Office) 813-533-0852 | hmcmillin@rpm-realty.com





Potential Outdoor Seating Area - AI Model



ROOSEVELT BOULEVARD

The information contained herein was obtained from sources believed reliable; however, RPM Realty Management, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



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Potential Outdoor Seating Area



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