

13355 49TH STREET NORTH CLEARWATER, FL 33762

SEC of Ulmerton Blvd (61,000 VPD) and 49th Street North (70,000 VPD)

PRIME COMMERCIAL PROPERTY | 28,000 SF FOR LEASE



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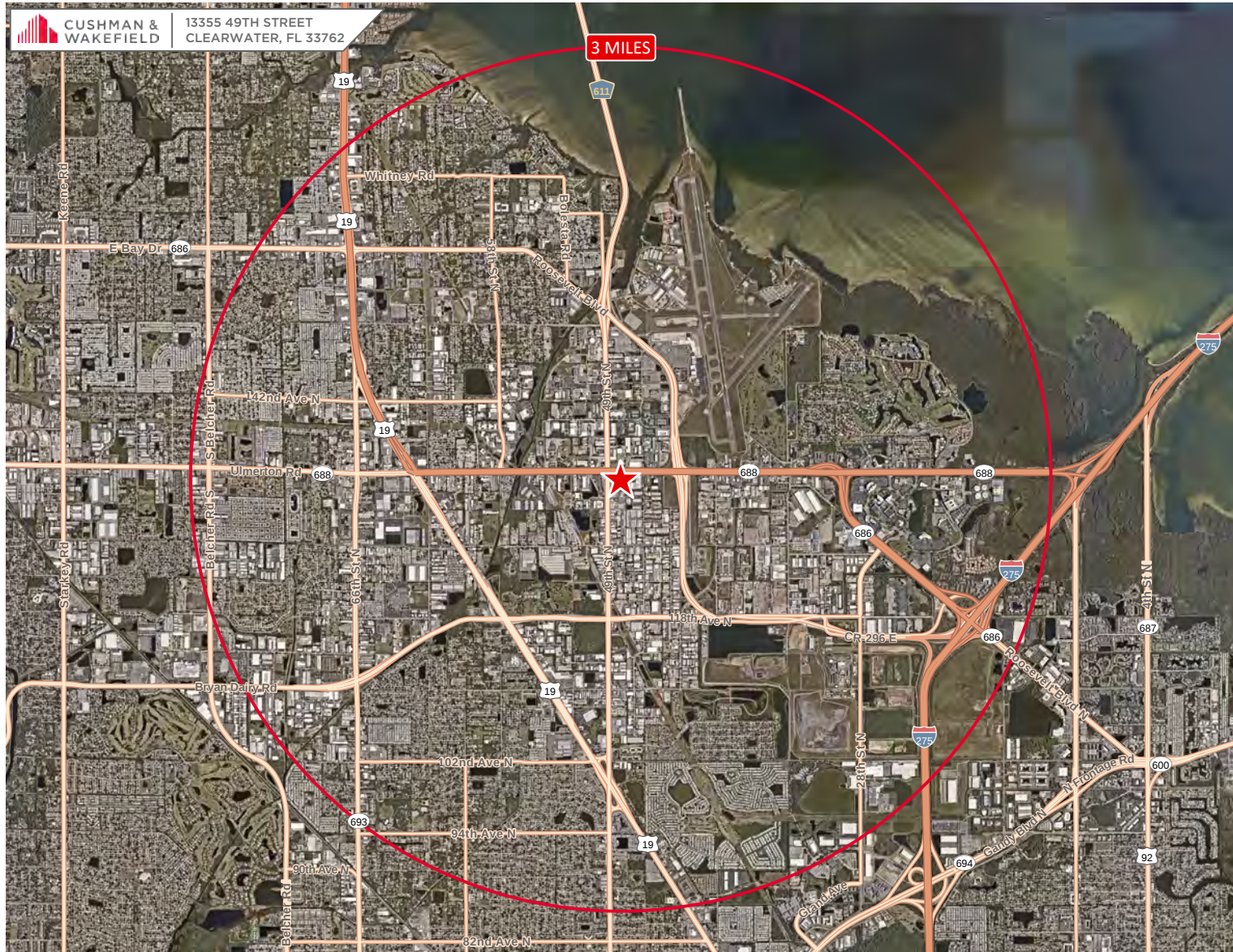
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3 MILE LOCATION AERIAL

For Lease



13355 49TH STREET NORTH CLEARWATER, FL 33762

PROPERTY OVERVIEW

For Lease

ADDRESS

13355 49th Street North,
Clearwater, FL 33762

BUILDING AREA

63,296 SF

LAND AREA

4.44 Acres

FOR LEASE

28,000 SF

LEASE RATE

\$10.00 PSF + \$4.00
PSF for Common Area
Expenses

YEAR BUILT

1995 (Renovated 2025:
New Roof)

FLOOD ZONE

"X"

CEILING HEIGHT

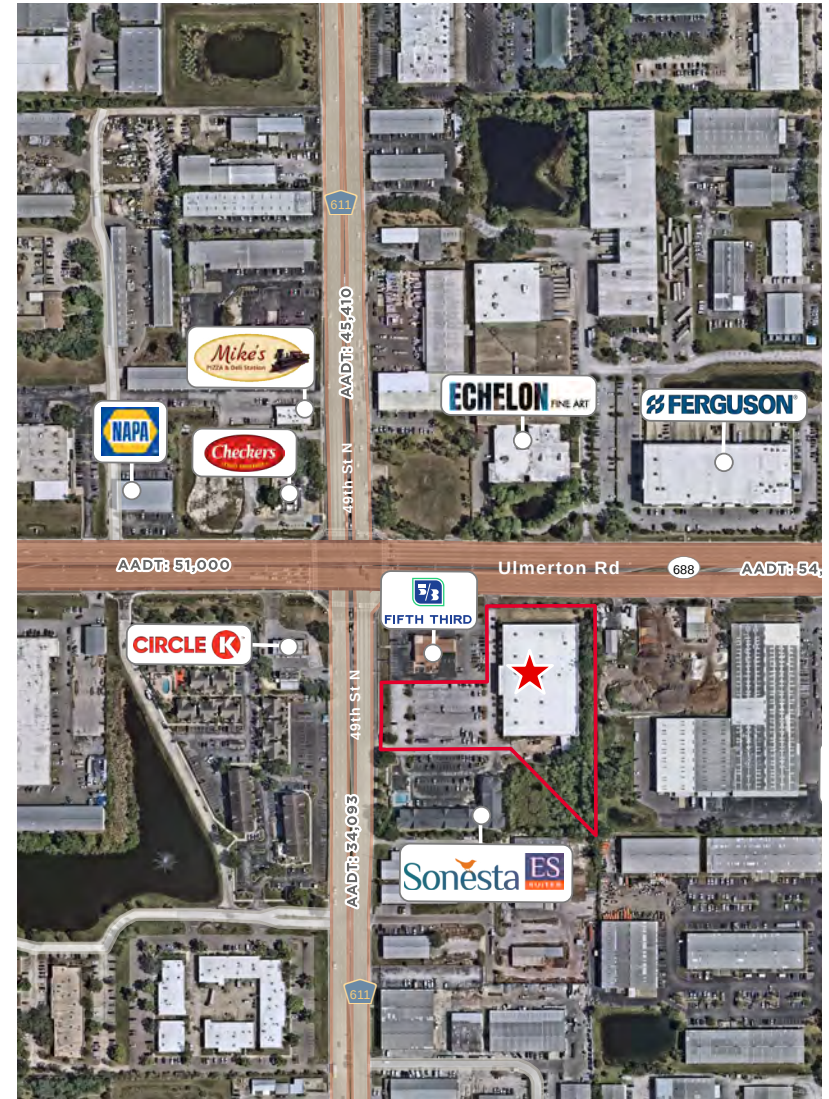
18 Feet

TRUCK DOORS

Two Dock-High Doors

HIGHLIGHTS

- Frontage, Access and Visibility on Ulmerton Road (61,000 VPD) and on 49th Street N. (70,000 VPD)
- Renovated in 2025
- Low Operating Costs (\$4.00 PSF)
- Attractive Brick Building
- Ample Parking: 156 Spaces
- Urban, infill trade area. Proximity to Carillon (Raymond James, BayCare, Publix, TopGolf, McKinsey), St. Pete/Clearwater Airport, Interstate 275 and to U.S. Highway 19
- Strong Demographic Profile: 65,153 residents, 98,567 employees and \$1.6 Billion in retail sales, within a 3-mile radius



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3 MILE RETAIL AERIAL

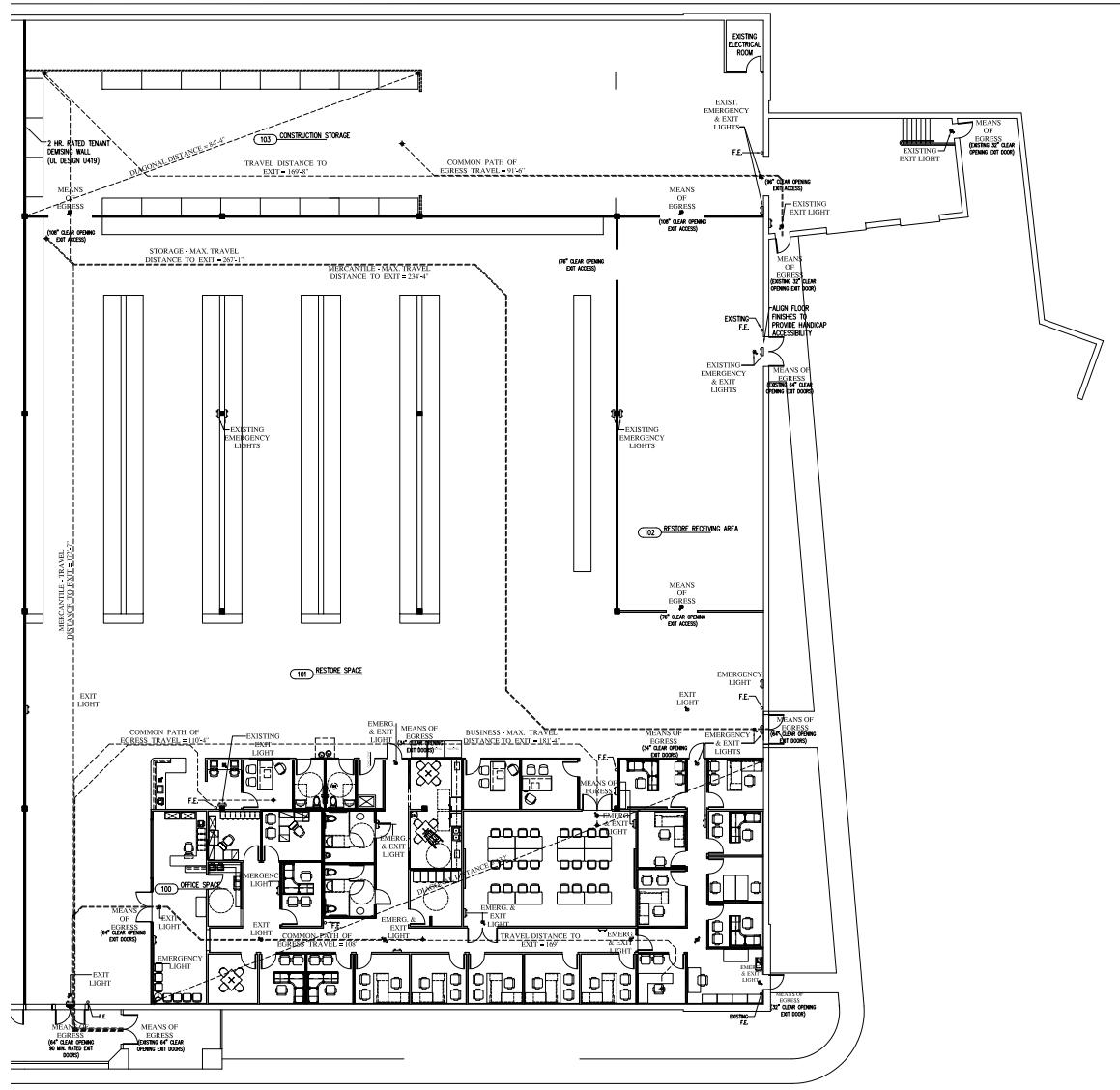
For Lease



13355 49TH STREET NORTH CLEARWATER, FL 33762

SITE PLAN

For Lease



13355 49TH STREET NORTH CLEARWATER, FL 33762

LOCATION OVERVIEW

For Lease

PINELLAS COUNTY

Pinellas County, located on Florida’s Gulf Coast, is part of the vibrant Tampa Bay region and is one of the most densely populated counties in the state. Known for its award-winning beaches, cultural attractions, and strong tourism economy, Pinellas draws millions of visitors annually. In 2024, the county achieved a record \$11.2 billion in tourism impact, with over 15 million visitors, making tourism one of its leading economic drivers. The strong performance has carried into 2025, with \$10.9 billion in tourism spending, which supports approximately 14.65% of all local jobs. Across the first half of 2025, Florida welcomed 75.4 million tourists, nearly matching 2024 numbers. The area also benefits from a diverse economy, anchored by health care, financial services, manufacturing, and a growing technology sector. With easy access to Tampa International Airport and St. Pete–Clearwater International Airport, Pinellas offers both residents and businesses exceptional connectivity. Clearwater is one of Pinellas County’s most recognized cities, best known for its world-famous Clearwater Beach, consistently ranked among the top beaches in the U.S.

2024	1 MILE	3 MILES	5 MILES
Total Population	3,462	65,153	201,647
Daytime Employees	12,867	98,567	235,406
Median Household Income	\$73,089	\$71,659	\$70,172
Median Age	39.0	44.7	45.8
Retail Sales	\$143M	\$1.6B	\$3.2B



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