

# Office | For Sale

Price | \$185/FT | \$333,000 up to \$1,776,000

Size | 1,800 SF up to 9,600 SF

611 DRUID RD E #101-110, CLEARWATER, FL 33756

Exclusively Listed by

**Alex Lucke, CCIM - Commercial Director** | (727) 410-2896 | AlexLucke@KWCommercial.com | #SL3351552

Each Office is Independently Owned and Operated  
[www.kwcommercial.com](http://www.kwcommercial.com)

**KW COMMERCIAL TAMPA PROPERTIES**

5020 W Linebaugh Ave #100  
Tampa, FL 33624

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# Table of Contents



## 01 - Property Information

Executive Summary .....	4
Floor Plan   Units 101-110 .....	5
Property Photos .....	6

## 02 - Maps / Demographics

Location Maps .....	11
Demographics .....	12

## 03 - Comparables

Sale Comparables .....	14
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## 04 - Agent Profile

Professional Bio .....	18
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A detailed architectural wireframe of a modern building, showing multiple levels, balconies, and structural elements. The drawing is composed of thin, light gray lines on a white background, creating a sense of depth and structure. The building is oriented vertically, with the top of the page showing the upper levels and the bottom showing the lower levels. The lines are clean and precise, highlighting the geometric forms of the architecture.

01

# Property Information

EXECUTIVE SUMMARY

FLOOR PLAN | UNITS 101-110

PROPERTY PHOTOS

# Executive Summary



## Property Overview

KW Commercial Tampa Properties is proud to present for sale 611 Druid Road East, Units 101–110, Clearwater, FL 33756 (“Property”), a rare opportunity to acquire up to ±9,600 SF of contiguous first-floor office condominium space within Druhill Professional Center.

The Property consists of ten individual office condominium units that have been combined into one larger professional office footprint. The current layout includes a mix of private offices, meeting rooms, conference areas, reception/waiting areas, open work areas, storage, restrooms, and support spaces, providing flexibility for a wide range of professional office or medical office users.

Ownership may consider selling the Property as a full ±9,600 SF package or in smaller configurations starting around ±1,800 SF. Because the units have been combined over time, potential delineations will be reviewed based on the buyer’s desired square footage, office configuration, and intended use, with final groupings subject to ownership approval.

The Property can accommodate a range of buyers, including an owner-user seeking a larger Clearwater office presence, a medical or professional services group, an administrative user, or an investor evaluating multi-suite flexibility. Individual condo units range from approximately 900 SF to 975 SF, allowing for multiple potential configurations depending on a buyer’s needs.

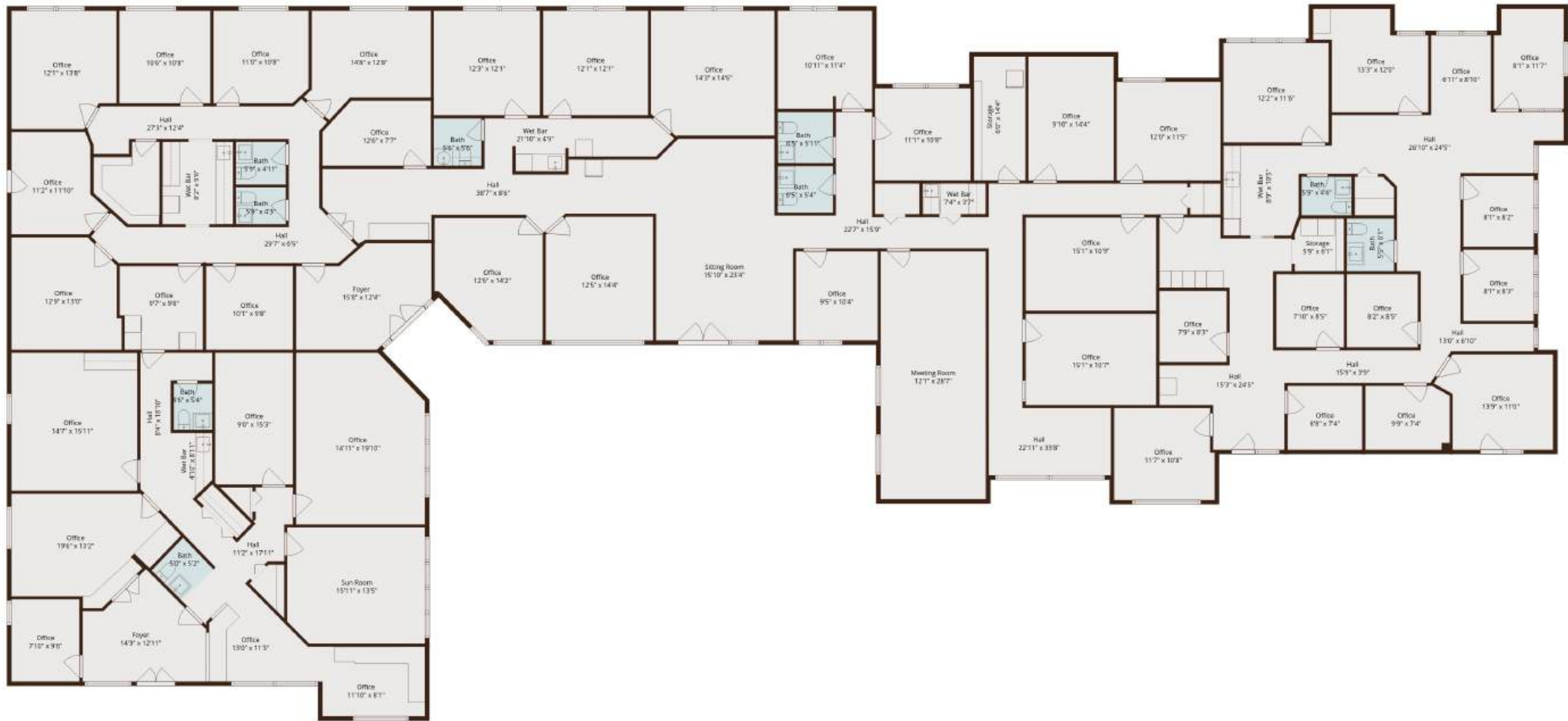
Located in an established professional office setting near Downtown Clearwater, the Property provides a flexible alternative for buyers seeking ownership instead of leasing, with the ability to occupy the full footprint or evaluate smaller office configurations over time.

## Property Highlights

- Up to ±9,600 SF contiguous first-floor office condo footprint
- Available as full package or potential smaller configurations from ±1,800 SF
- Ten individual office condo units: Units 101–110
- Existing layout includes private offices, conference rooms, open work areas, storage, restrooms, and support areas
- Flexible layout for professional office, medical office, administrative, or owner-user needs
- Individual units range from approximately 900 SF to 975 SF
- Located within Druhill Professional Center in Clearwater
- Offered at \$185/SF

<b>Price:</b>	\$333,000 to \$1,776,000
<b>Building SF:</b>	±1,800 SF to ±9,600 SF
<b>Price / SF:</b>	\$185.00/ft
<b>Occupancy:</b>	Tenant occupied until September 30th, 2026 - Vacant thereafter
<b>NOI:</b>	N/A
<b>CAP Rate:</b>	N/A
<b>Floors:</b>	1
<b>Available SF:</b>	±1,800 SF to ±9,600 SF
<b>Year Built:</b>	1985
<b>Parking:</b>	Common Area Parking
<b>Flood Zone:</b>	X

# Floor Plan | Units 101-110





# Property Photos





# Property Photos





# Property Photos





# Property Photos



The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a complex, multi-layered structure of rectangular forms, suggesting a multi-story building with various levels and setbacks. The perspective is from a low angle, looking up at the building's facade.

# 02

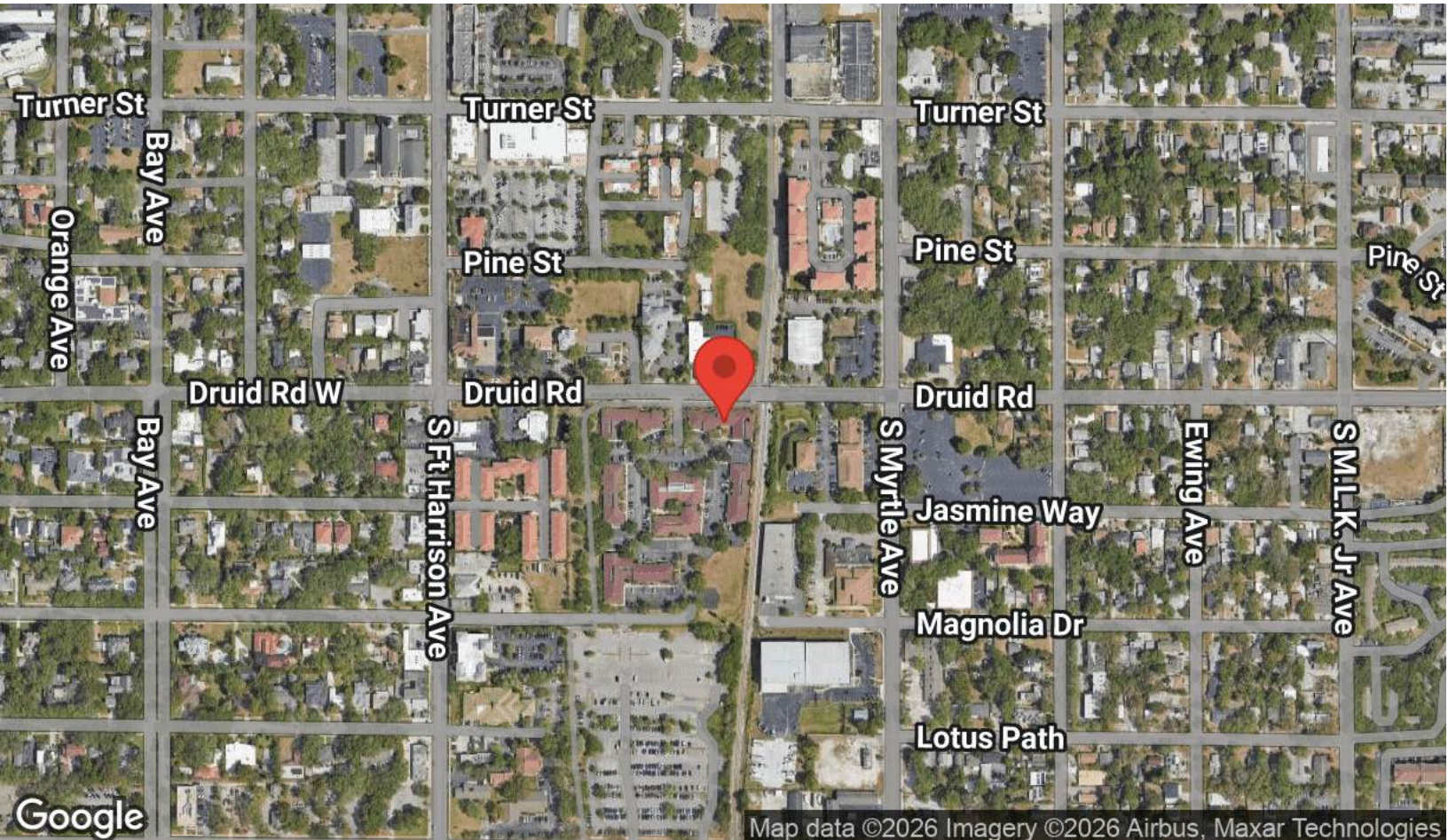
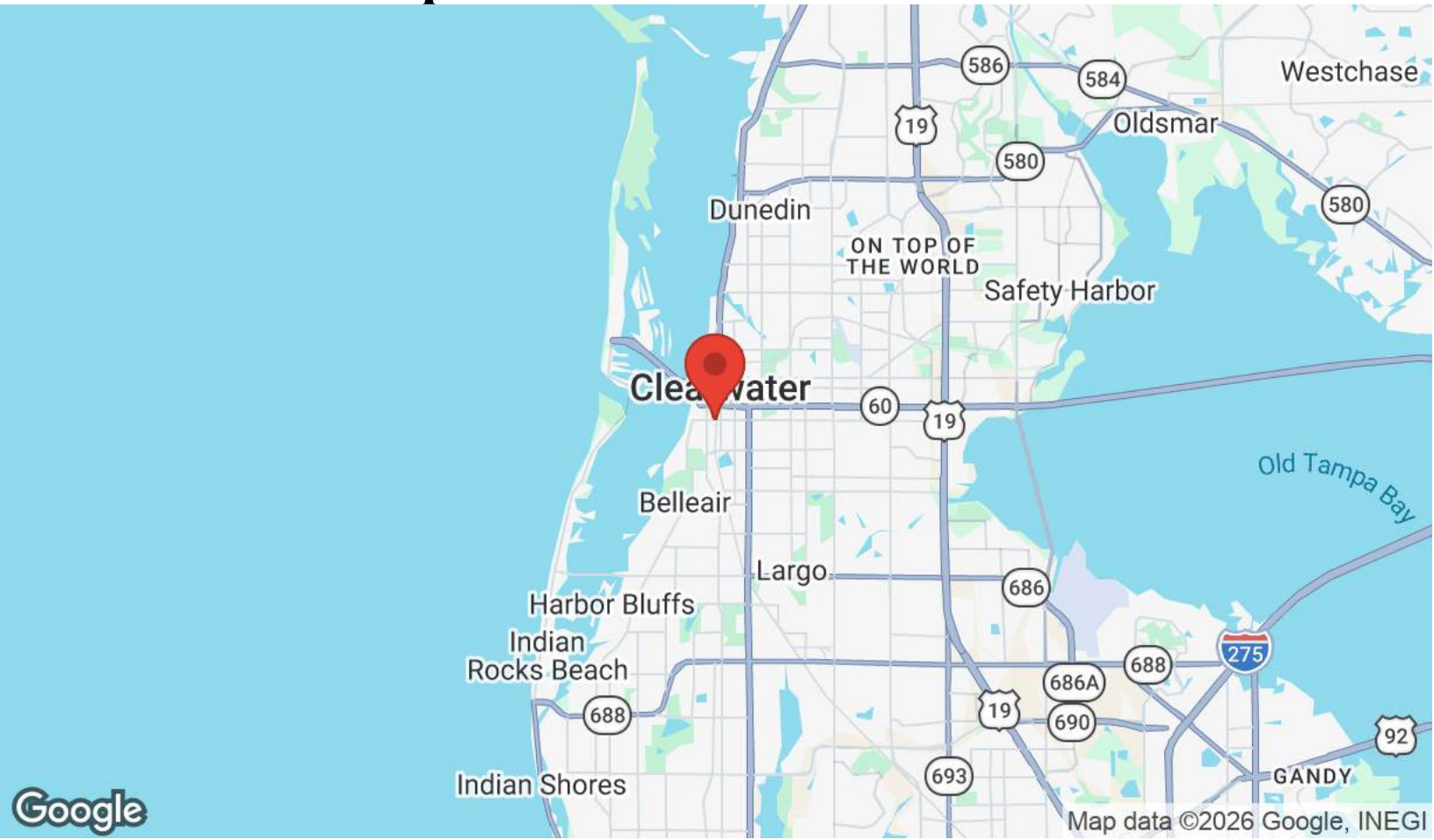
## Maps / Demographics

LOCATION MAPS

DEMOGRAPHICS

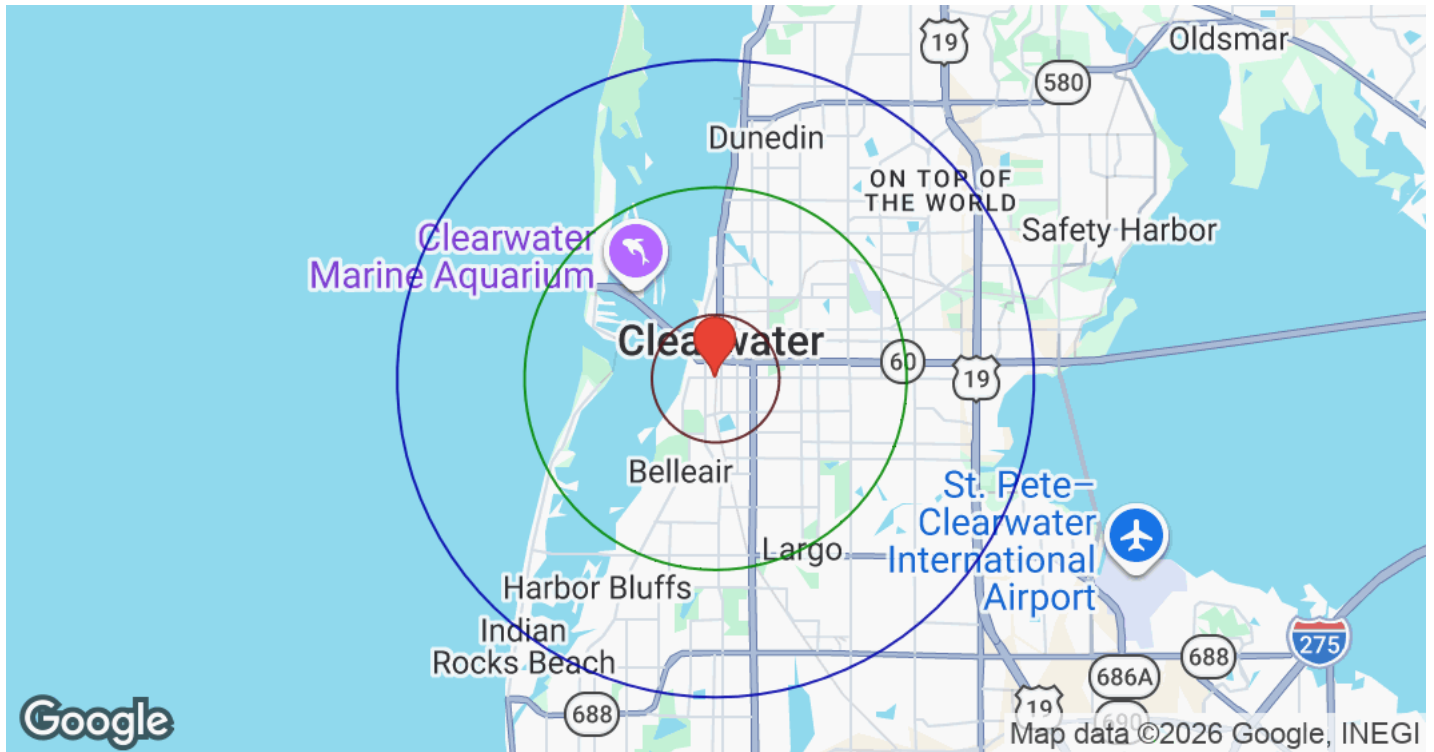


# Location Maps





# Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
<b>Population</b>	Male	6,056	47,116	110,776
	Female	5,714	45,430	112,931
	Total Population	11,770	92,546	223,707
<b>Race / Ethnicity</b>	White	7,184	62,052	158,989
	Black	1,817	10,772	21,185
	Am In/AK Nat	26	139	291
	Hawaiian	7	102	179
	Hispanic	2,193	14,632	30,939
	Asian	294	2,628	6,823
	Multiracial	227	1,990	4,832
	Other	22	231	470
<b>Housing</b>	Total Units	6,434	48,062	122,725
	Occupied	5,468	40,968	105,535
	Owner Occupied	1,892	23,929	64,032
	Renter Occupied	3,576	17,039	41,503
	Vacant	966	7,094	17,191
<b>Age</b>	Ages 0 - 14	1,585	11,988	27,098
	Ages 15 - 24	1,086	8,680	19,319
	Ages 25 - 54	4,606	34,273	78,870
	Ages 55 - 64	1,667	14,034	34,089
	Ages 65+	2,827	23,571	64,331
<b>Income</b>	Median	\$57,515	\$71,218	\$68,786
	Under \$15k	671	4,084	10,457
	\$15k - \$25k	589	2,713	6,950
	\$25k - \$35k	515	3,151	7,990
	\$35k - \$50k	656	4,607	12,870
	\$50k - \$75k	707	6,870	18,835
	\$75k - \$100k	711	4,815	13,377
	\$100k - \$150k	631	6,556	17,132
	\$150k - \$200k	496	3,716	8,662
Over \$200k	492	4,456	9,259	



03


# Comparables


SALE COMPARABLES





# Sale Comparables




<b>SP</b> 	<b>611 Druid Rd E</b> <b>611 Druid Road, Clearwater, FL 33756</b>		
	Sale Price	\$1,776,000	
	Spaces	10	
	Rentable SF	9,600	
	Price/SF	\$185.00	
	Year Built	1985	

<b>01</b> 	<b>525 South Hercules Avenue STE #1</b> <b>525 South Hercules Avenue, Clearwater, FL 33764</b>		
	Sale Price	\$460,000	
	Rentable SF	1,580	
	Price/SF	\$291.14	
	Year Built	2005	
	Sale Date	4/20/2026	

<b>02</b> 	<b>1449 Court Street</b> <b>1449 Court Street, Clearwater, FL 33756</b>		
	Sale Price	\$240,000	
	Rentable SF	1,080	
	Price/SF	\$222.22	
	Year Built	1954	
	Sale Date	4/15/2026	


<b>03</b> 	<b>1618 South Highland Avenue</b> <b>1618 South Highland Avenue, Clearwater, FL 33756</b>		
	Sale Price	\$500,000	
	Rentable SF	2,528	
	Price/SF	\$197.78	
	Year Built	1973	
	Sale Date	4/9/2026	


<b>04</b> 	<b>1171 Northeast Cleveland Street</b> <b>1171 Northeast Cleveland Street, Clearwater, FL 33755</b>		
	Sale Price	\$290,000	
	Rentable SF	1,161	
	Price/SF	\$249.78	
	Year Built	1953	
	Sale Date	3/6/2026	




# Sale Comparables

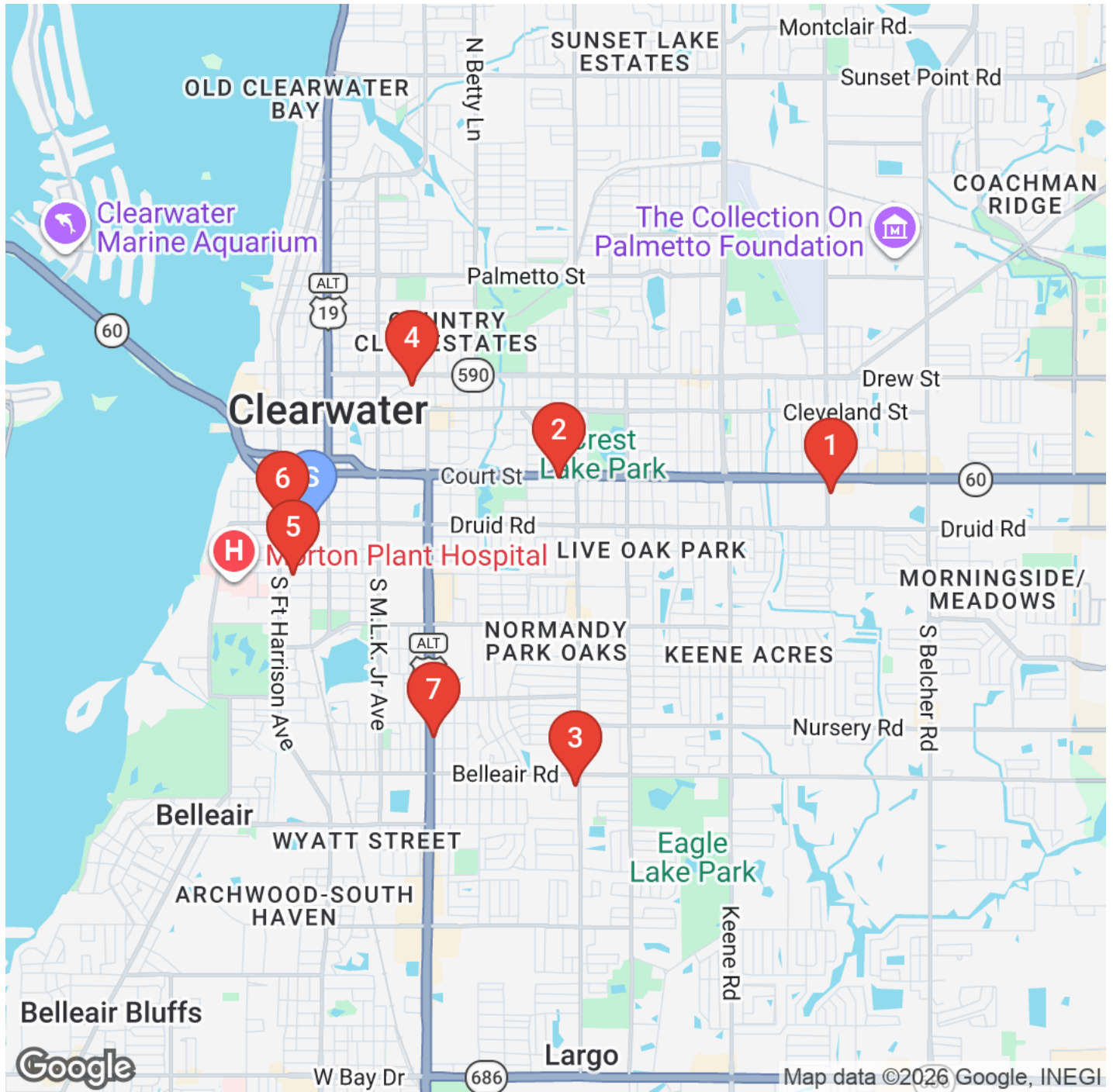


	<b>1201 Hamlet Avenue</b> <b>1201 Hamlet Avenue, Clearwater, FL 33756</b>		
	Sale Price	\$580,000	
	Rentable SF	2,764	
	Price/SF	\$209.84	
	Year Built	1988	
	Sale Date	1/30/2026	

	<b>803 South Fort Harrison Avenue</b> <b>803 South Fort Harrison Avenue, Clearwater, FL 33756</b>		
	Sale Price	\$775,000	
	Rentable SF	3,491	
	Price/SF	\$222.00	
	Year Built	1957	
	Sale Date	12/23/2025	

	<b>1531 South Missouri Avenue</b> <b>1531 South Missouri Avenue, Clearwater, FL 33756</b>		
	Sale Price	\$300,000	
	Rentable SF	1,335	
	Price/SF	\$224.72	
	Year Built	1952	
	Sale Date	12/2/2025	

# Sale Comparables



- S** 611 Druid Rd E  
611 Druid Road  
Clearwater, FL, 33756  
\$1,776,000
- 3** 1618 South Highland Avenue  
Clearwater, FL, 33756  
\$500,000
- 6** 803 South Fort Harrison Avenue  
Clearwater, FL, 33756  
\$775,000

- 1** 525 South Hercules Avenue STE #1  
525 South Hercules Avenue  
Clearwater, FL, 33764  
\$460,000
- 4** 1171 Northeast Cleveland Street  
Clearwater, FL, 33755  
\$290,000
- 7** 1531 South Missouri Avenue  
Clearwater, FL, 33756  
\$300,000

- 2** 1449 Court Street  
Clearwater, FL, 33756  
\$240,000
- 5** 1201 Hamlet Avenue  
Clearwater, FL, 33756  
\$580,000



The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a complex, multi-layered structure of rectangular forms, suggesting a multi-story building with various levels and protrusions. The perspective is from a low angle, looking up at the building.

**04**

# Agent Profile

PROFESSIONAL BIO

# Professional Bio



## Alex Lucke, CCIM

Commercial Director

 (727) 410-2896  
 AlexLucke@KWCommercial.com  
 #SL3351552

Alex Lucke is a dedicated commercial real estate broker based in Tampa, Florida. He's been actively helping clients buy, sell, and lease commercial properties since 2015. As a Commercial Director at KW Commercial and a Certified Commercial Investment Member (CCIM), Alex brings deep market knowledge and personalized service to every deal.

With a focus on Industrial, Office, Retail, Multifamily, Land Development, and Special Purpose properties, he works with business owners and investors to make smart, strategic real estate decisions. His approach is simple: clear communication, tailored advice, and results that make sense.

What sets Alex apart is his responsiveness and reliability. He picks up the phone, engages on his clients' schedules, and moves quickly when it matters most. He's also a skilled marketer who takes pride in representing some of the most sought-after listings in Florida. Known for identifying market trends early, Alex adapts fast delivering proactive strategies and exceptional client service.

In 2020, Alex earned his CCIM designation, an elite credential held by fewer than 10% of commercial brokers nationwide. Over the years, he's worked with a wide range of clients, including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Catering & Events, and many local small businesses.

He maintains membership in several professional organizations, including FGCAR, GTAR, NAR, and CCIM.

Outside of work, Alex enjoys golfing, traveling, and cheering on the Tampa Bay Lightning with his wife Jacqueline, a podiatric surgeon. Both proud graduates of the University of Florida, they share a love for good food, family, and new places.



# Schedule a Private Tour Today!

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