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Retail Space for Lease in **New Clearwater Station**

305 S. East Ave, Clearwater, FL 33756

Property Overview

Position your business at the heart of PSTA's next-generation transit hub, Clearwater Station! Located on a two-acre parcel at Court Street and Myrtle Avenue, this state-of-the-art, multimodal facility will serve over 2,300 riders daily and offer seamless connections to buses, trolleys, rideshare, and bike and scooter amenities.

The station features indoor climate-controlled waiting areas, expansive covered canopies, solar power, real-time transit updates, covered bike racks, and direct access to the Pinellas Trail, ensuring your business engages commuters, pedestrians, cyclists, and residents throughout the day. Steps away from the new City Hall and downtown's pedestrian-friendly corridors, this vibrant location will offer consistent foot traffic and visibility. Become a cornerstone at the gateway of Clearwater's transit and recreation corridor!

Property Type:	Retail Space
Property Size:	758 Square Feet
Additional Lobby Area:	498 sq. ft. (walk-through, suitable for supplemental retail display)
Year Built:	2027
Parking:	Street parking, nearby parking garages, and one dedicated employee parking space in the Clearwater Station staff lot



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Property Highlights



New Construction

- In construction now
- Retail design and build-out may begin fall 2026
- Retail Space Address (Deliveries & Operations):
305 South East Ave, Clearwater, FL
- Clearwater Station Campus Address (Customer Wayfinding):
751 Franklin St., Clearwater, FL



In the Heart of Downtown

- Close to government services that riders care about
- Walking distance to local attractions



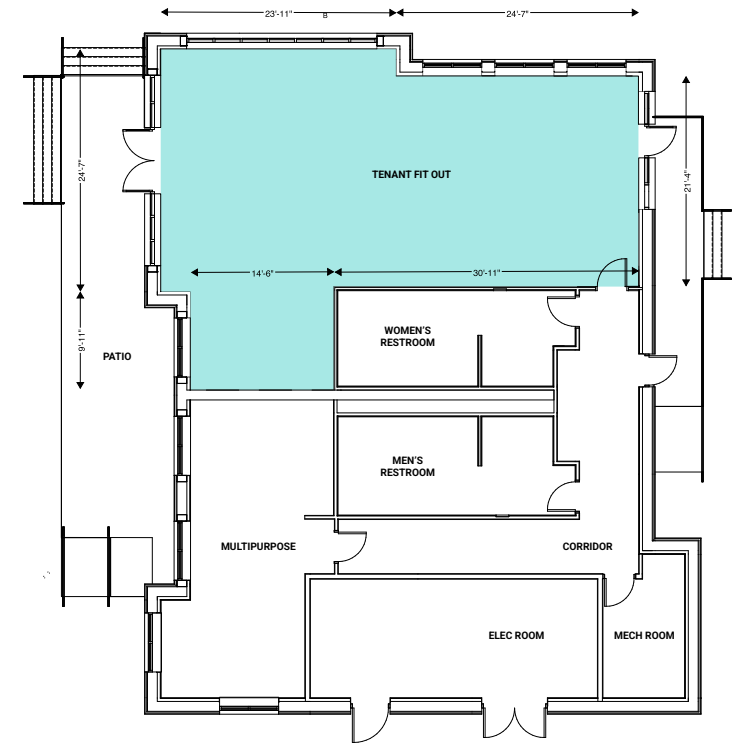
Abundant Foot Traffic

- 2300+ riders daily
- Located on the Pinellas Trail



Lease Highlights

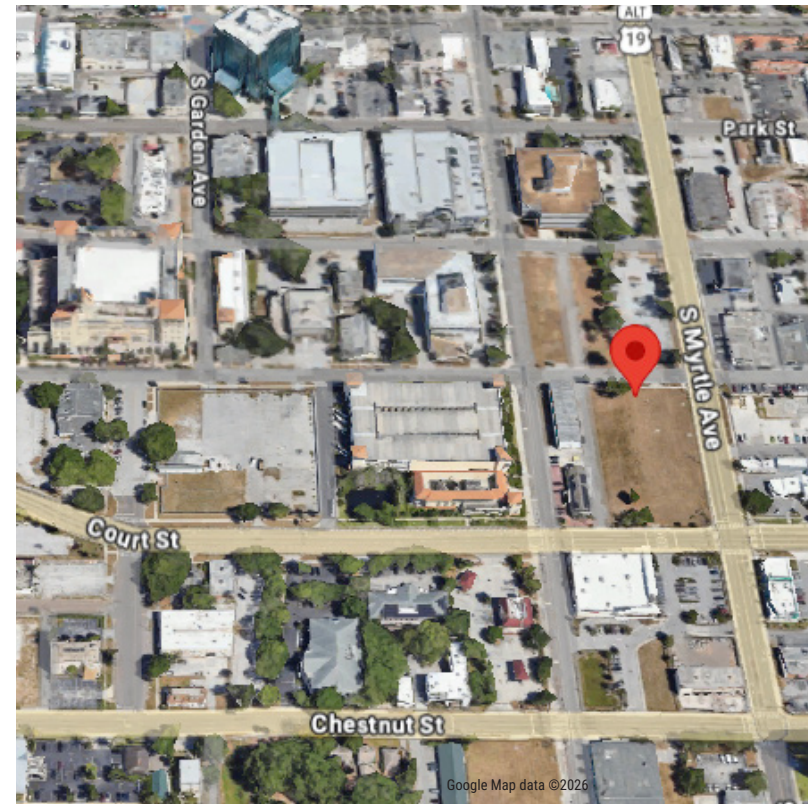
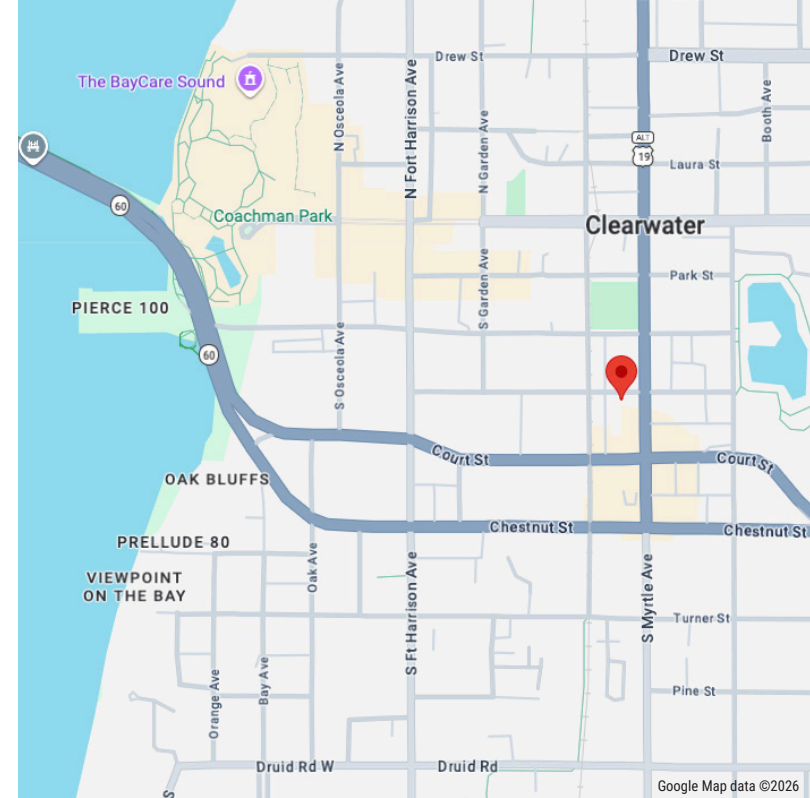
- HVAC system included
- Water service included
- On-site security
- Camera coverage throughout the facility
- No CAM!



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Location Highlights

- **Prime downtown Clearwater location** with direct frontage along Court Street, the primary corridor connecting downtown to Clearwater Beach
- **High-visibility site** surrounded by major civic anchors, including the newly constructed Clearwater City Hall
- **Adjacent access to the Pinellas Trail**, one of the region's most heavily used pedestrian and cycling routes
- **Integrated within Clearwater Station**, a modern multimodal transit hub serving approximately 2,300 daily passengers
- **Strong pedestrian flow** generated by transit riders, city employees, nearby businesses, and trail users
- **Excellent connectivity** to S East Ave, Franklin St, S Myrtle Ave, and Court St, providing easy access for customers and delivery vehicles
- **Growing downtown district** with increasing public investment, redevelopment activity, and year-round visitor traffic





Clearwater Station

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