



1710 N FORT HARRISON AVENUE | CLEARWATER, FL

Space For Lease



1710 N Fort Harrison, Clearwater, FL

PROPERTY HIGHLIGHTS

- Great for studio, retail, professional office, salon, pilates studio or cafe.
- Tenant improvement incentives available.
- Completely renovated commercial building.
- Freshly painted interior and exterior.
- 3-Phase electric, epoxy floors, and seven bathrooms.
- New membrane roofing system in 2024.
- Individual water and electric meters.
- Corner location on well-traveled road with 18,000 AADT.
- Situated between north of Downtown Clearwater and Dunedin.
- 25 Parking Spaces.
- Pylon Sign.
- Base rent starts at \$1,300 per month.
- Located in a non-flood zone.



SQFT

10,148



LOT SIZE

0.49 Acres



ZONING

CG



OFFERED BY:

Kelly Montgomery-Kepler, CCIM

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keplercre.com

INTERIOR PHOTOS



Founding Tenant Opportunities

- Five suites available, starting at 750 sq. ft.
- Build-out incentives to customize the space to fit your business.

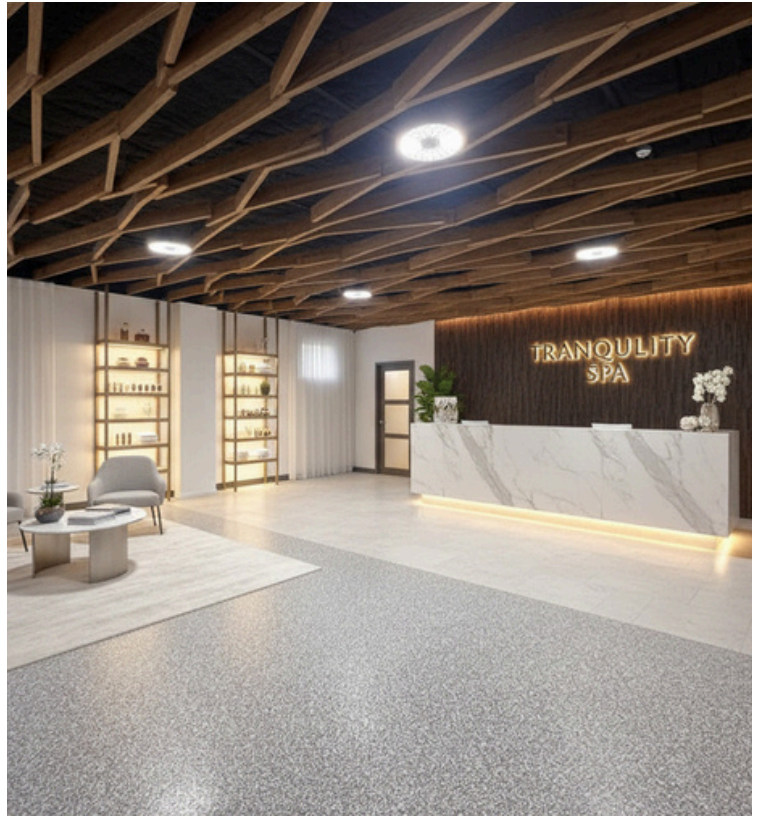
INTERIOR PHOTOS



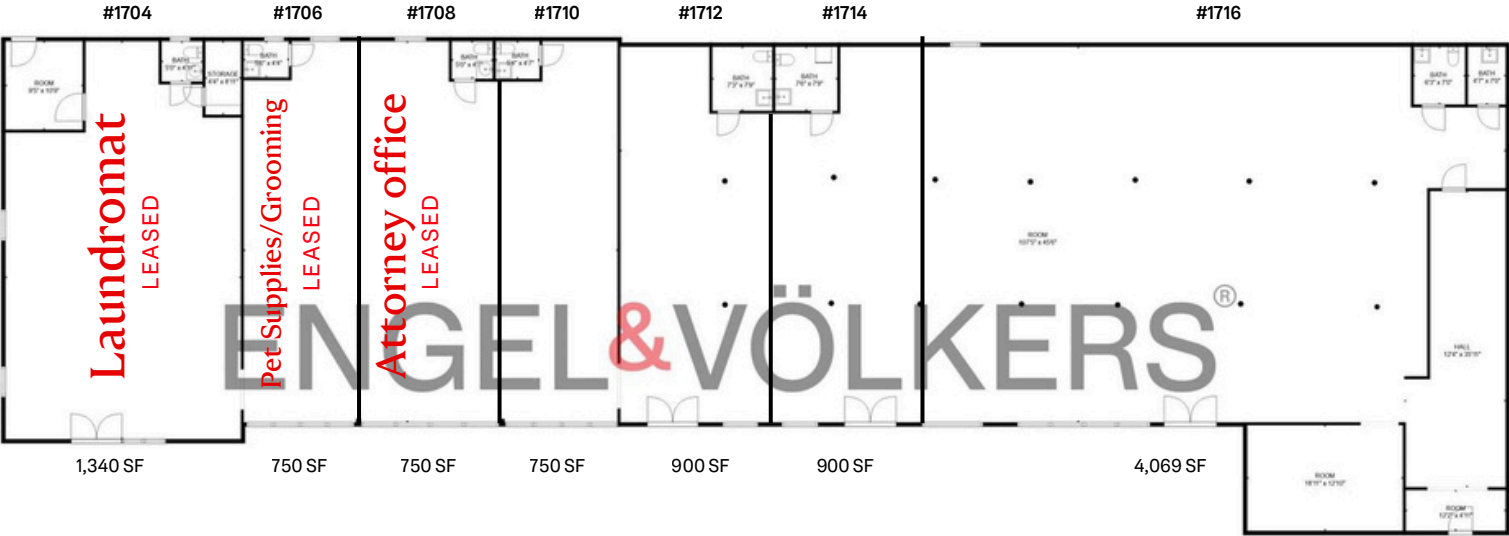
EXTERIOR PHOTOS



CONCEPTUAL BUILD-OUT RENDERINGS



BUILDING FLOORPLAN



Floor Plan

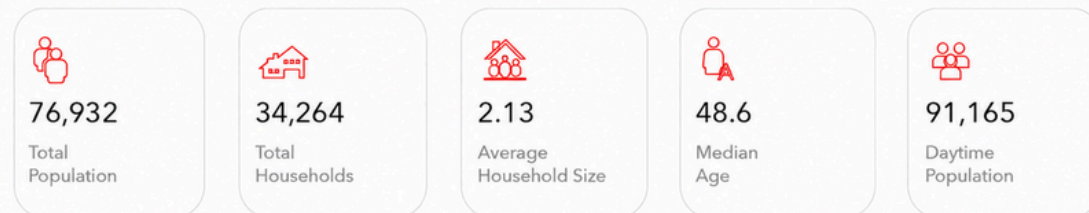
DEMOGRAPHICS MAPS AND REPORT

1710 Fort Harrison 2026

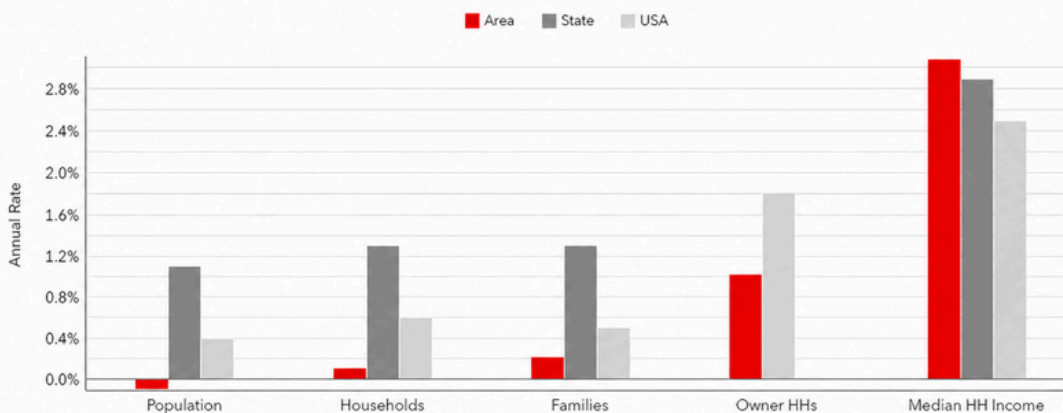
1710 N Fort Harrison Avenue, Clearwater, FL 33755

Demographic Analysis

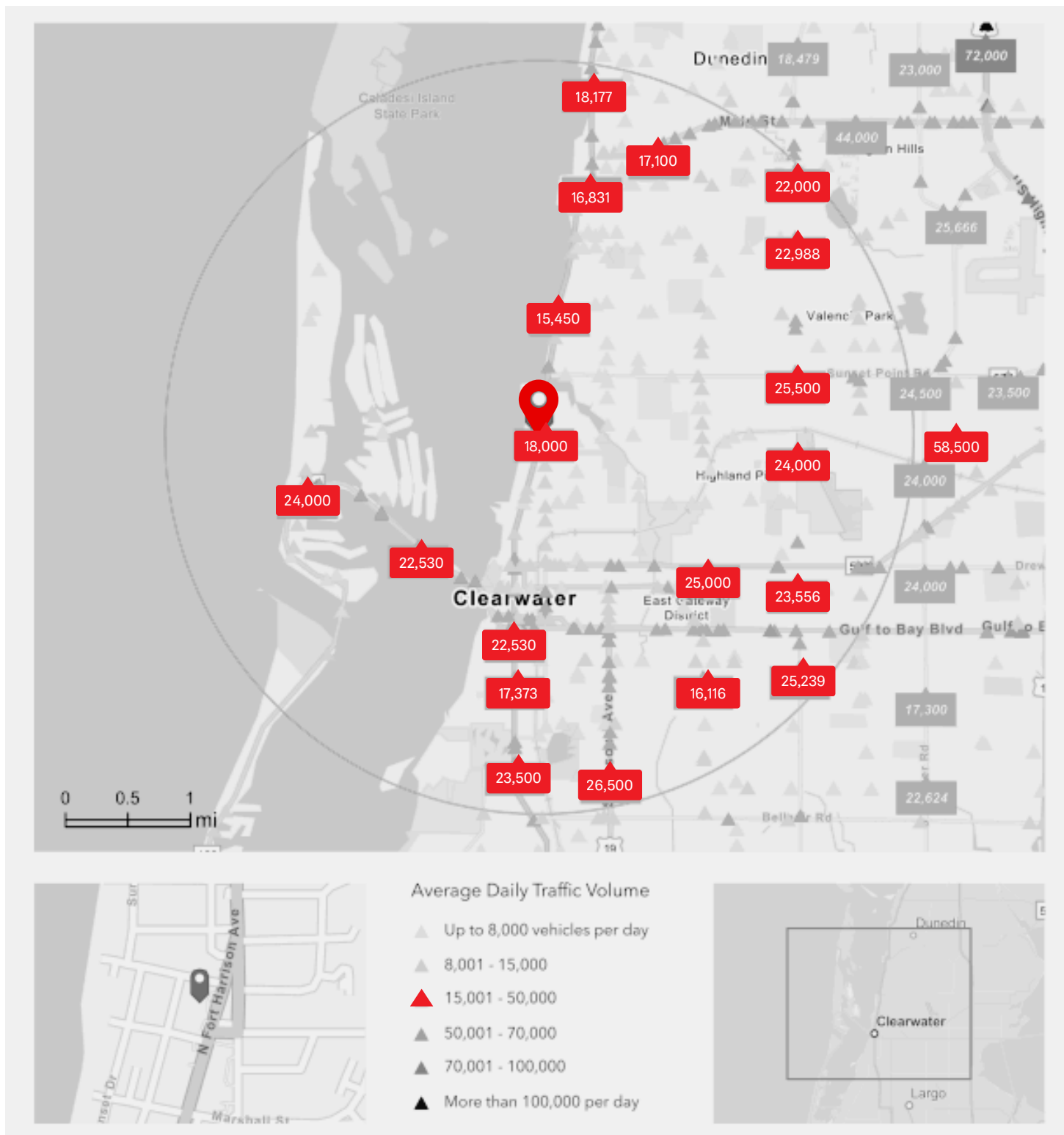
Demographic and Income (Ring: 3 mile radius)



Trends: 2025 - 2030 Annual Rate



DEMOGRAPHICS MAPS AND REPORT



LOCATION HIGHLIGHTS

LOCATION & MARKET CONTEXT

Strategically positioned on North Fort Harrison Avenue, 1710 N Fort Harrison benefits from prominent corner visibility and convenient access between Downtown Clearwater and Dunedin. North Fort Harrison serves as an important north-south connector, with traffic counts reaching approximately 18,500 vehicles per day in the surrounding corridor, reinforcing its value for businesses seeking strong year-round customer exposure.

DEMOGRAPHICS & ECONOMIC PROFILE

Clearwater is one of Pinellas County's primary employment and tourism centers, supported by established residential neighborhoods, major healthcare institutions, and proximity to the Gulf Coast. Within one mile of 1710 N Fort Harrison, approximately 9,275 residents and 3,706 households provide a customer base, while the broader three-mile area includes more than 80,000 residents.

COMMERCIAL REAL ESTATE LANDSCAPE

North Fort Harrison Avenue continues to function as an established commercial corridor connecting Downtown Clearwater with Dunedin, with retail, office, service, and other businesses lining the surrounding area. The property benefits from CG zoning, flexible commercial potential, and redevelopment activity along Fort Harrison and throughout Clearwater's market.

INVESTMENT APPEAL & STRATEGIC OUTLOOK

1710 N Fort Harrison presents investors with the opportunity to acquire a renovated commercial asset in a strategic Clearwater location. Its corner positioning, 25 parking spaces, prominent pylon signage, CG zoning, and proximity to Downtown Clearwater, Dunedin, established neighborhoods, and healthcare destinations support long-term tenant demand and value potential.



TAMPA BAY MARKET



The property is strategically located within the Tampa Bay metropolitan area, one of the nation's fastest-growing and most economically resilient regions. Home to more than 3.4 million residents, Tampa Bay is Florida's second-largest metropolitan area and continues to experience sustained population growth, corporate investment, and job creation. The region's diverse economy is anchored by healthcare, financial services, technology, defense, manufacturing, logistics, and tourism, providing a stable foundation for long-term commercial demand.

Tampa Bay is supported by world-class transportation infrastructure, including Tampa International Airport, St. Pete–Clearwater International Airport, the Port of Tampa Bay, and an extensive network of interstate highways connecting businesses throughout the Southeast. Its business-friendly environment, favorable tax climate, and growing workforce have attracted major employers, corporate expansions, and continued investment across the region, supporting sustained demand for commercial real estate.

Positioned in central Pinellas County, Clearwater serves as one of the region's primary employment, business, and tourism centers. The city's strategic location provides convenient access to major employment hubs, established residential communities, and the internationally recognized Gulf Coast beaches. For 1710 N Fort Harrison, this central positioning provides businesses with access to a broad customer base while benefiting from the continued economic momentum and investment activity throughout the greater Tampa Bay market.

Clearwater's proximity to neighboring communities including Dunedin, Belleair, Largo, and St. Petersburg further strengthens the property's strategic position within central Pinellas County. The surrounding communities support a diverse economy driven by healthcare, professional services, tourism, retail, marine industries, and other service-oriented businesses. Downtown Clearwater, nearby waterfront destinations, established residential neighborhoods, and major regional employers generate year-round activity, reinforcing demand for well-positioned commercial properties along established corridors such as North Fort Harrison Avenue.



DISCLAIMER

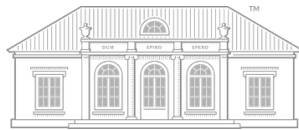
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