



# PRIME RETAIL BUILDING 7,668 SF ON HIGHLY TRAFFICKED COURT ST.

1152 Court Street, Clearwater, FL 33756

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,800,000
Available SF:	
Lot Size:	0.23 Acres
Year Built:	1965
Building Size:	7,668 SF
Renovated:	2024
Zoning:	D
Market:	Tampa Bay
Submarket:	Clearwater
Price / SF:	\$234.74
Buyer Transaction Fee	\$395

### PROPERTY OVERVIEW

Exceptional investment opportunity in Clearwater, FL! This 7,668 SF retail building, featuring a single unit, presents an enticing prospect for retail investors. Renovated in 2024 with New Roof, Siding, Canopy, Parking Pavement, Signage and Outside Paint, the property boasts a prime location within Clearwater's desirable (D-Downtown Zone) which allows multiple types of business opportunity's such as Retail sales and shops, Restaurants, Cafes, Bars, Personal Services and Office uses .

Ample ceiling height enhances the sense of openness and supports creative interior configurations, while the single-unit layout allows for efficient use of space and streamlined operations. The interior is well-suited for high-traffic commercial use, with clear sightlines and functional circulation throughout the building.

Overall, the space provides a solid, functional interior framework ideal for investors or owner-users seeking a versatile commercial property in Clearwater's Downtown (D-Downtown) zoning district, offering strong potential for customization and long-term use. With its considerable size and recent updates, this property offers a strong foundation for retail success. Don't miss out on the chance to own a versatile and modern retail space in a thriving area.

**Seller Preference:**  
 Seller prefers to sell a vacant land together with the adjacent/related property located at Madison Ave S, Clearwater, FL 33576, creating a larger combined opportunity for redevelopment, expansion, or long-term investment. Combined acquisition may offer enhanced value, improved layout options, and broader development potential.

### Rosa Rondinelli

315.286.5351  
rosa@grimaldicommercialrealty.com

### Kari L. Grimaldi/ Broker

813.882.0884  
kari@grimaldicommercialrealty.com



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### COMPLETE HIGHLIGHTS

#### SALE HIGHLIGHTS

- 2024 Improvements include New Roof, Siding, Outside Paint, Canopy, Air compressor, Parking Pavement and Signage out Front
- Zone (D-Downtown) which allows Retail Sales and Shops, Restaurants, Cafe and Bars, Personal Service's and Office Uses
- Fully Updated with Newer Equipment for a Thriving Dry Cleaning Business of 36 years
- SELLER FINANCING AVAILABLE!!!
- Level Loading Door in Rear of building
- High Ceilings and Open Floor Plan
- Corner Lot
- Desirable Downtown District
- St Pete-Clearwater Airport 8 miles away
- Tampa Airport 16 miles away
- Additional Vacant Lot Available to purchase behind building



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### PROPERTY DESCRIPTION



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#### LOCATION DESCRIPTION

Follow I-275 and FL-60 W

Stay on I-275 N across the Howard Frankland Bridge.

Take exit 39 to merge onto FL-60 W/Gulf to Bay Blvd toward Clearwater.

FL-60 W becomes Court Street

Continue on FL-60 W (Gulf to Bay Blvd) as it enters downtown Clearwater and becomes Court Street.

Arrive at 1152 Court Street on the right.

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### PROPERTY DETAILS

Sale Price	<b>\$1,800,000</b>
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#### PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	D
Lot Size	10,107 SF
APN #	152915651960000081
Lot Depth	1,000 ft
Corner Property	Yes

#### LOCATION INFORMATION

Building Name	Prime Retail Building 7,668 SF on Highly Trafficked Court St.
Street Address	1152 Court Street
City, State, Zip	Clearwater, FL 33756
County	Pinellas
Market	Tampa Bay
Sub-market	Clearwater
Cross-Streets	Madison Ave
Road Type	Paved
Market Type	Large
Nearest Highway	FL State Road 60
Nearest Airport	St Pete - Clearwater

#### BUILDING INFORMATION

Building Size	7,668 SF
Building Class	C
Tenancy	Single
Number of Floors	2
Year Built	1965
Year Last Renovated	2024
Gross Leasable Area	5,993 SF
Construction Status	Existing
Roof	New Roof 2024
Number of Buildings	1
Foundation	Spread/Mono Footing
Exterior Walls	Concrete Blk/Stucco

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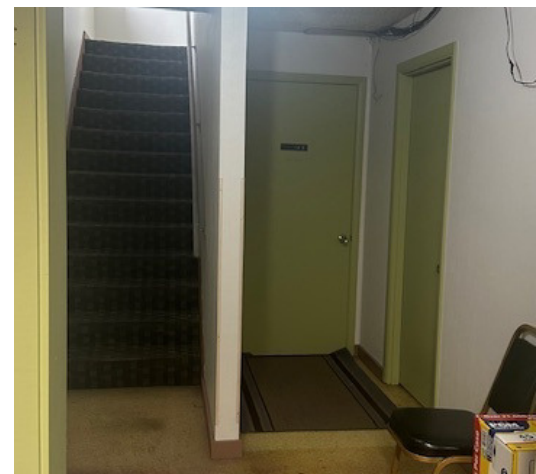
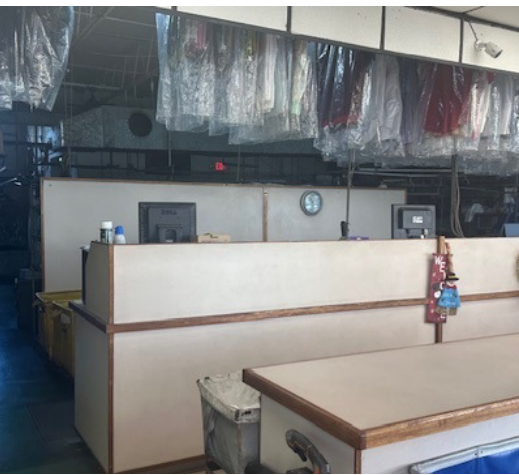
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ADDITIONAL PHOTOS



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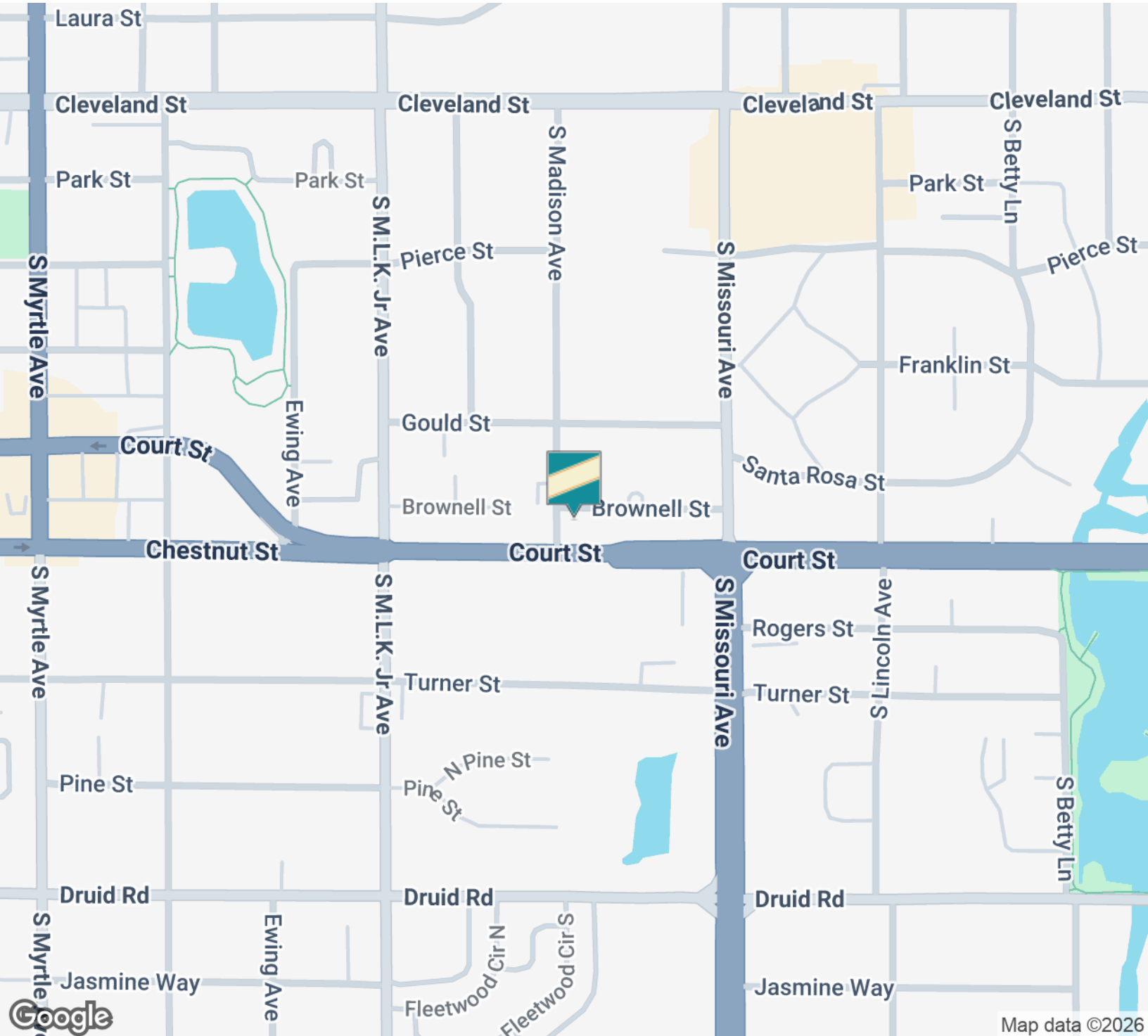
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LOCATION MAP



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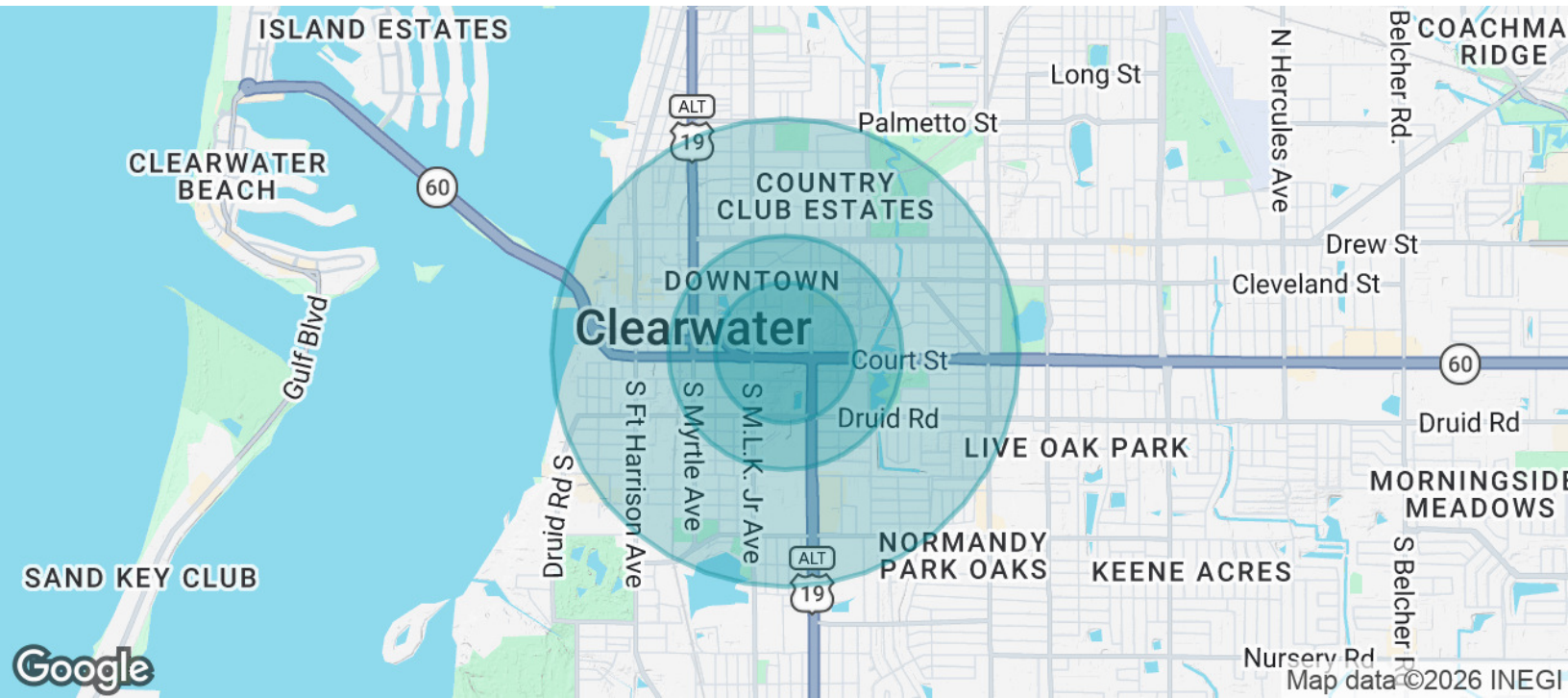
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**DEMOGRAPHICS MAP & REPORT**



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,567	5,425	15,838
Average Age	50	46	45
Average Age (Male)	49	45	44
Average Age (Female)	52	47	45

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	867	2,679	7,115
# of Persons per HH	1.8	2	2.2
Average HH Income	\$62,324	\$62,989	\$71,647
Average House Value	\$402,357	\$392,287	\$395,606

Demographics data derived from AlphaMap

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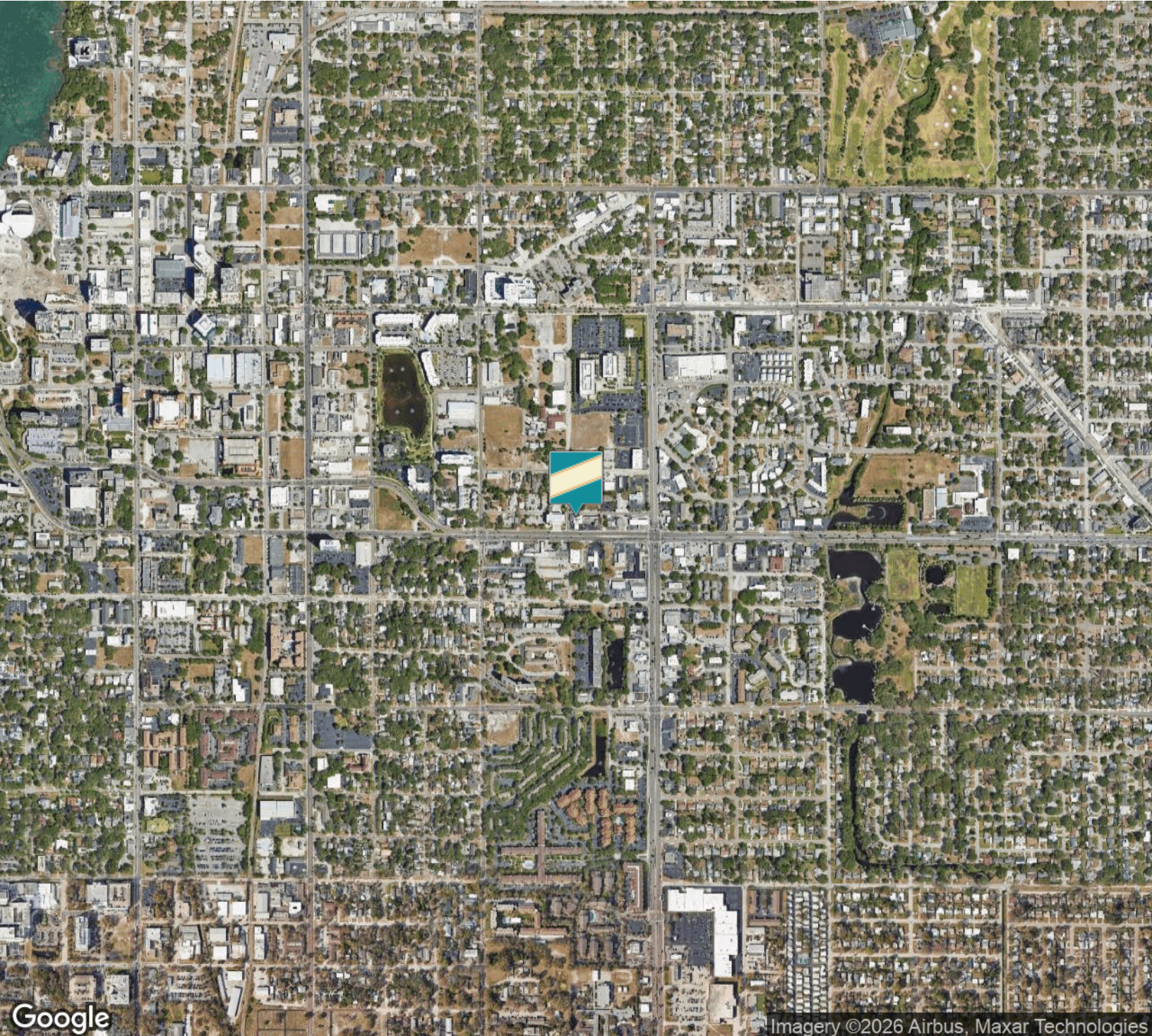
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**AERIAL MAP**



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# GRIMALDI COMMERCIAL REALTY CORP.



## ADVISOR BIO

### ROSA RONDINELLI

Commercial Real Estate Advisor



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Tampa, FL 33613  
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### PROFESSIONAL BACKGROUND

Rosa Rondinelli is a seasoned real estate agent and mentor/trainer licensed since 2018. Backed by a strong professional background in Sales and Marketing, Rosa has consistently exceeded expectations—earning multiple “Top in Sales of the Year” awards.

Originally from the New Jersey/New York area, Rosa Rondinelli has proudly called Tampa home for over eight years. Her passion for commercial real estate ignited after relocating and immersing herself in the fast-paced, ever evolving Tampa Bay market.

Committed to delivering exceptional results, Rosa puts her clients' needs and goals at the forefront of every transaction. Her expansive network and persuasive negotiation skills distinguish her as a trusted, results-driven advisor in Tampa's competitive commercial real estate landscape.

Rosa stays ahead of the curve by keeping a close pulse on market trends, legal developments, and emerging technologies—ensuring her clients receive the most current and strategic guidance possible.

Outside of real estate, Rosa is a proud mom to her 10-year-old son and deeply values time with her family. Coming from a proud military family, she is also passionate about supporting those who serve and have served.

#### Areas of Focus:

- Commercial Sales & Leasing
- Office Sales & Leasing
- Medical Office Sales & Leasing
- Industrial Sales & Leasing
- Retail Sales & Leasing
- Seller Financing and Creative Financing

### EDUCATION

Rosa graduated from Georgian Court University in Lakewood, New Jersey, where she received a Bachelor's degree in Business.