

2519 McMullen Booth Rd, Clearwater, FL 33761



ANCHOR RETAIL

±34,383 SF

AVAILABILITY



Sublease Opportunity

Available space: $\pm 34,383$ SF

Master lease expires: March 31, 2035

Shell condition with 20' clear height and two dock-level loading doors

Multiple points of access via McMullen Booth and Enterprise roads.

Building Details

Anchor space in Northwood Oaks, an 84,000 SF shopping center

Signalized intersection supports combined average daily traffic count of 87,000+

Pylon and fascia signage available

Northwood Oaks accommodates a parking ratio of 4.2 per 1000

SPACE PHOTOS



BUILDING PHOTOS





AREA AMENITIES

20+
Dining

25+
Retail

1
Hotels

2
Fitness

MARKET COVERAGE



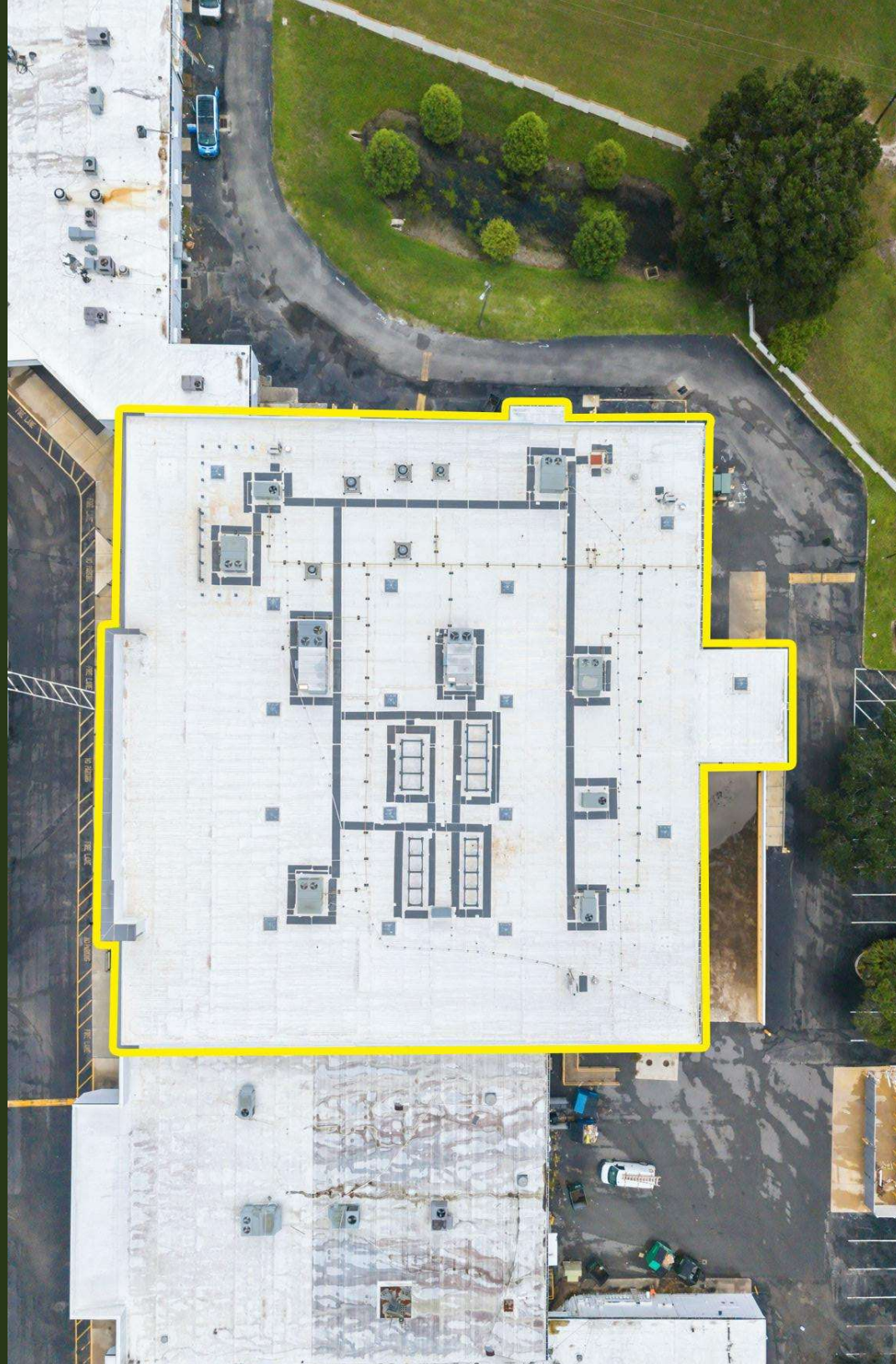
Demographics

	2026	1 Mile	3 Miles	5 Miles
Total Population		9,536	86,203	208,132
Projected Population (2031)		9,352	85,115	205,879
Total Daytime Population		9,589	85,600	211,000
Median HH Income		\$121,535	\$80,705	\$79,086
Median Age		50.7	52.3	50.9

Annual Avg. Consumer Spending

 Apparel & Services	1	\$3,479
	3	\$2,349
	5	\$2,319
	← miles →	
 Food at Home	1	\$10,682
	3	\$7,384
	5	\$7,247
	← miles →	
 Food Away from Home	1	\$6,100
	3	\$4,065
	5	\$4,012
	← miles →	
 Personal Care (Health)	1	\$2,514
	3	\$1,812
	5	\$1,764
	← miles →	

NATIONAL RETAIL COLLECTIVE



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