

RETAIL SPACE FOR LEASE

Clearwater Town Square



529 S. Fort Harrison Ave. | Clearwater, FL 33756



Exclusively Listed By

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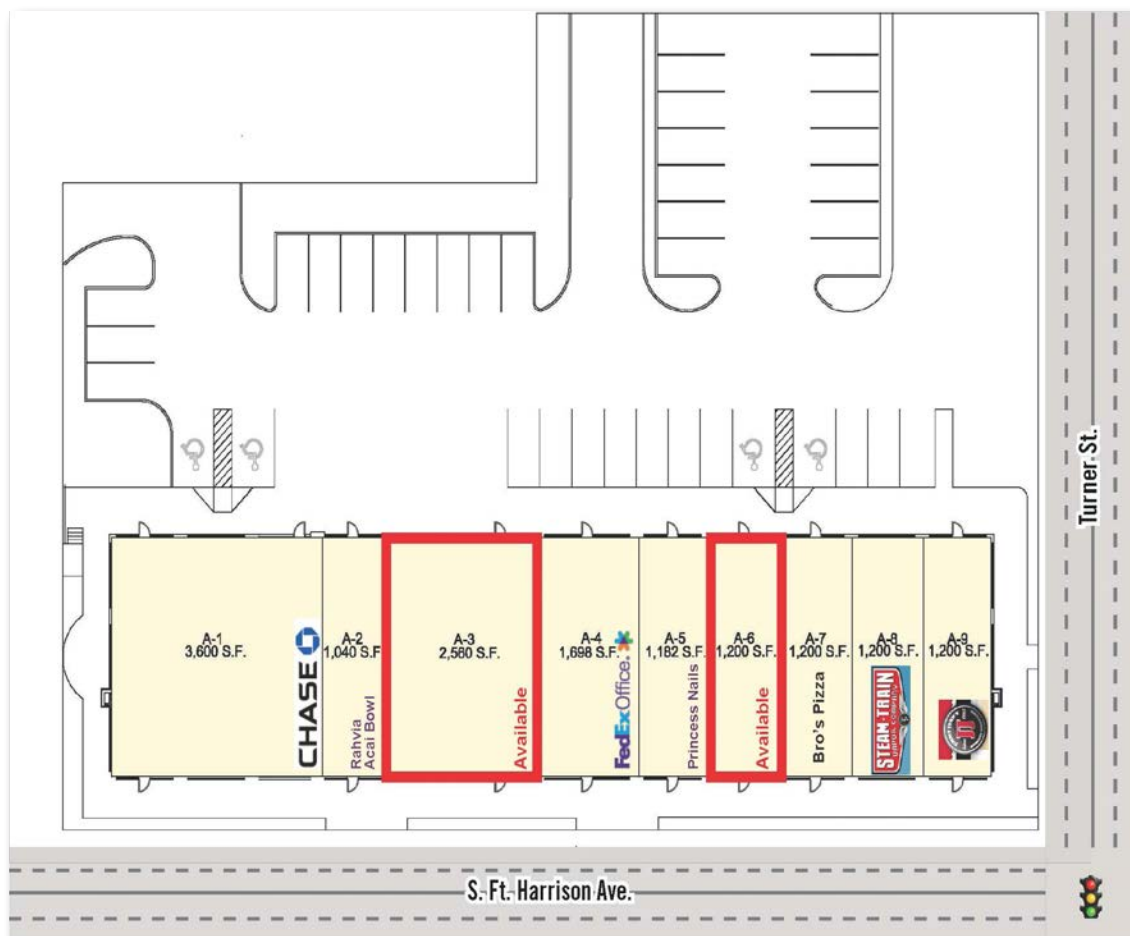
Licensed Real Estate Broker

PROPERTY HIGHLIGHTS

- Shadow-retail to a Publix anchored shopping center.
- Space Available: 1,200 SF | 2,560 SF
- Excellent frontage on Ft. Harrison, one block south of SR 60, the main thoroughfare to and from Clearwater Beach.
- Well-positioned downtown shopping center within walking distance of Morton Plant Hospital and many other downtown office buildings.
- Adjacent Publix serves the upscale Clearwater, Sand Key, and Belleair Beach neighborhoods.
- Traffic Counts: 18,000+ AADT on Ft. Harrison Ave.
Over 41,000 employees within three miles

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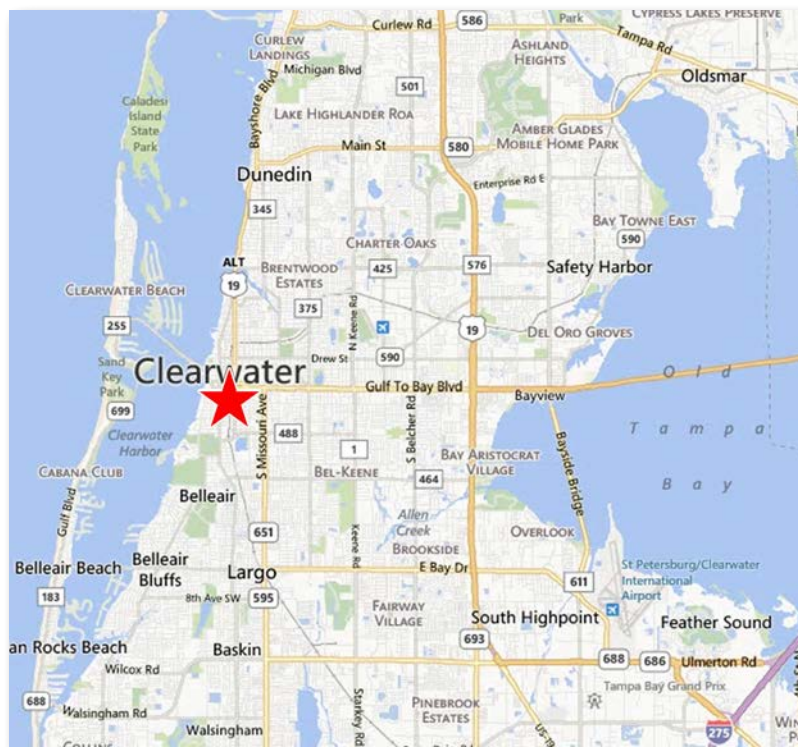
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Space	Tenant	SF
A-1	Chase Bank	3,600
A-2	Rahvia Acai Bowl	1,040
A-3	Available	2,560
A-4	FedEx Office	1,698
A-5	Princess Nails	1,182
A-6	Available	1,200
A-7	Bro's Pizza	1,200
A-8	Steam Train	1,200
A-9	Jimmy John's	1,200



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	9,390	87,355	212,181
DAYTIME POPULATION	14,478	41,240	98,022
AVERAGE HH INCOME	\$55,706	\$62,634	\$60,987
MEDIAN AGE	45.0	43.6	46.9



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