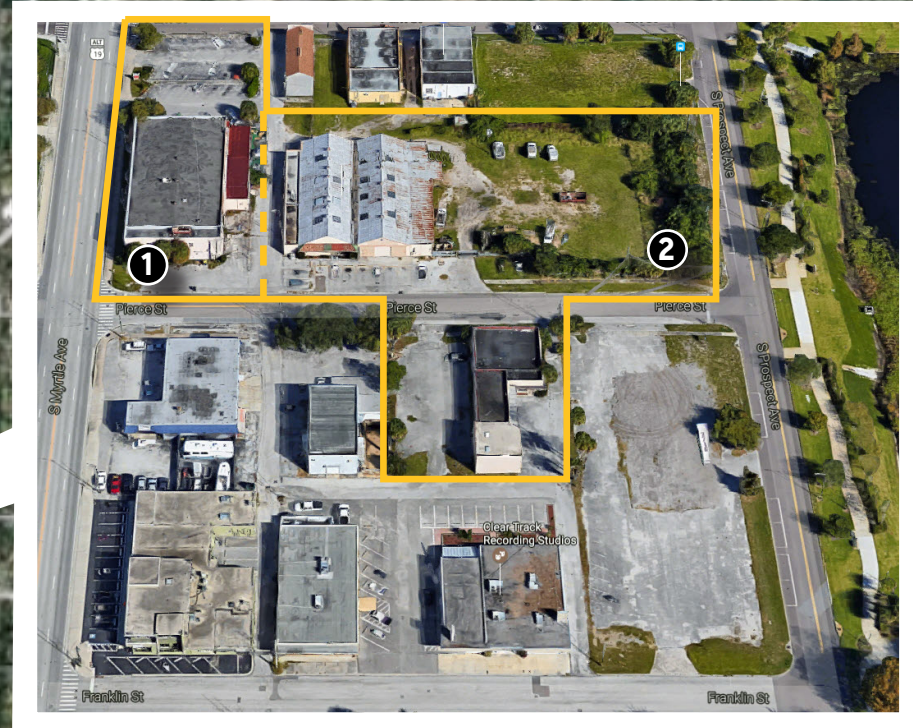


AVAILABLE 2.03± ACRES REDEVELOPMENT OPPORTUNITY Downtown Clearwater

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A PORTFOLIO

SITE 1: 801 Park Street, Clearwater, FL 33756

SITE 2: 806 & 811 Pierce Street, Clearwater, FL 33756

ASKING PRICE: \$1,700,000



[illegible]

15-29-15-88974-000-0010

There is a 10,749± square foot standalone retail building, at the Park Street site. This building enjoys the benefits of downtown (D) zoning, which allows urban retail and many other uses.





Town Lake Development District

There is a 11,792± square feet working sheet metal shop at 806 Pierce Street, and a vacant building with 3,994± square feet at 811-813 Pierce Street. These 5 parcels are in the Town Lake Redevelopment District.

Uses allowed in The Town Lake Redevelopment District allows 30 UPA and 75' building height. There are bonuses for mixed-use retail and residential development. The site is also located directly across from the Municipal Services Building, two blocks south of Cleveland Avenue, it offers convenient access to the court house, the city waterfront, beaches, recreation and Morton Plan Hospital.

Property to be conveyed "as-is". Buyer must rely on their own inspection to determined suitability of intent use.

Site Information

- 801 Park Street, Clearwater 15-29-15-88974-000-0010
- 806 Pierce Street, Clearwater 15-29-15-88974-000-0150
- 806 Pierce Street, Clearwater 15-29-15-88974-000-0170
- 806 Pierce Street, Clearwater 15-29-15-88974-000-0120
- 811 Pierce Street, Clearwater 15-29-15-00108-009-0310
- 811 Pierce Street, Clearwater 15-29-15-00108-009-0330
- Total Land Size: 88,427 SF (2.03± acres)

Total Portfolio Sale Price: \$1,700,000

DEMOGRAPHICS			
	1-Mile	3-Mile	5-Mile
Total Population	11,891	84,744	206,969
Average Household Income	\$41,880	\$57,260	\$56,494
Total Businesses	1,238	4,658	9,826



DOWNTOWN CLEARWATER SURROUNDING AREAS AND DEVELOPMENT

Morton Plant Medical Campus
(Not Pictured)
New Remodel & Expansion
Adding 200,000 SF of space
Completion due in 2016

The Capital Theater
737 Seat Theater
Nearly \$11M Renovation
Built in 1921

The Skyview Condominiums
New Residential Development
51 Units, over 50% sold
Completion due in 2016

Clearwater Harbor Marina
126 Boat slips, free daytime side-tie docking, overnight docking fees

Clearwater Marine Aquarium
Home of Winter & Hope
Aquarium and hospital for injured marine life

Residence Inn
Extended Stay Hotel
115 Rooms, 7 Stories
Built in 2008

The Nolen Apartments
New Mixed-Use Development
257 Residential Units
Completion due in 2016

Fifth Third Bank Building
Multi-Tenant Office Building
45,053 SF; Class-B Office
72% Occupied

FrankCrum
Company Headquarters
2 Class-A Office Buildings
128,800 SF Total
Owner/User Facility

Pinellas County Courthouse
City of Clearwater
CLW Housing Authority

Gulf of Mexico

Chestnut Street
Court Street
S Myrtle Ave
Prospect Ave
S Missouri Avenue
N Missouri Avenue
Cleveland Street
Drew Street

SUBJECT

NORTH

Colliers INTERNATIONAL

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