



\$108,239 Avg. HH Income

Clearwater Beach  
Over 90 Hotels and Lodging

\$101,334 Avg. HH Income

Coachman Park

Pinellas County Courthouse  
and Municipal Building

Cleveland Street District

Available

# FT. HARRISON DEVELOPMENT SITE CLEARWATER, FL

526, 534, 532 S. FT. HARRISON AVE. & 414 TURNER ST.

## Property Highlights

- > 0.74± acre site (32,420± SF)
- > Minutes from Pinellas County Courthouse
- > Signalized corner lot location
- > Over 675 new/proposed residential units within 3 miles
- > Along major route to the affluent town of Belleair

## Property Summary

The property is situated at the corner of S. Ft. Harrison Ave. and Turner St. in downtown Clearwater. It consists of 5 parcels with 237 feet fronting Ft. Harrison Ave. and 110 feet fronting Turner St. This property is available for ground lease or build to suit.

## CONNECT WITH COLLIERS

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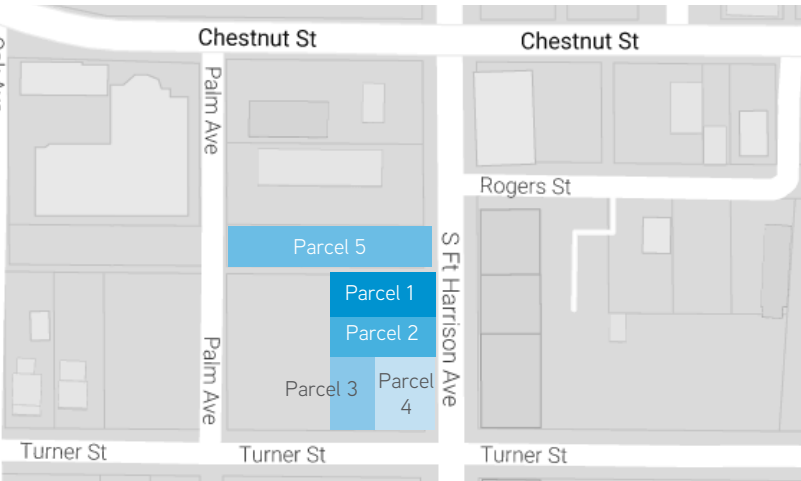
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# FT. HARRISON DEVELOPMENT SITE CLEARWATER, FL

526, 534, 532 S. FT. HARRISON AVE. & 414 TURNER ST.



## Property Details

Dimensions/Frontage: 110' on Turner St. by 237' on S. Ft. Harrison and 50' on Palm Ave.

Curb Cut: Parcel 3 on Turner St.

## Zoning

Zoning: Commercial "C"  
Municipality: City of Clearwater  
FAR: 0.55  
Drive Thru: Allowed

## Demographics

Drive Time	5-Minutes	10-Minutes	15-Minutes
Population	13,747	83,567	210,361
Avg. HH Income	\$47,402	\$57,993	\$58,705
Median Age	40.7	43.5	46.7
Daily Traffic	22,530 AADT		

**Ideal for:**  
Banks  
Medical  
Office  
Specialty retail

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