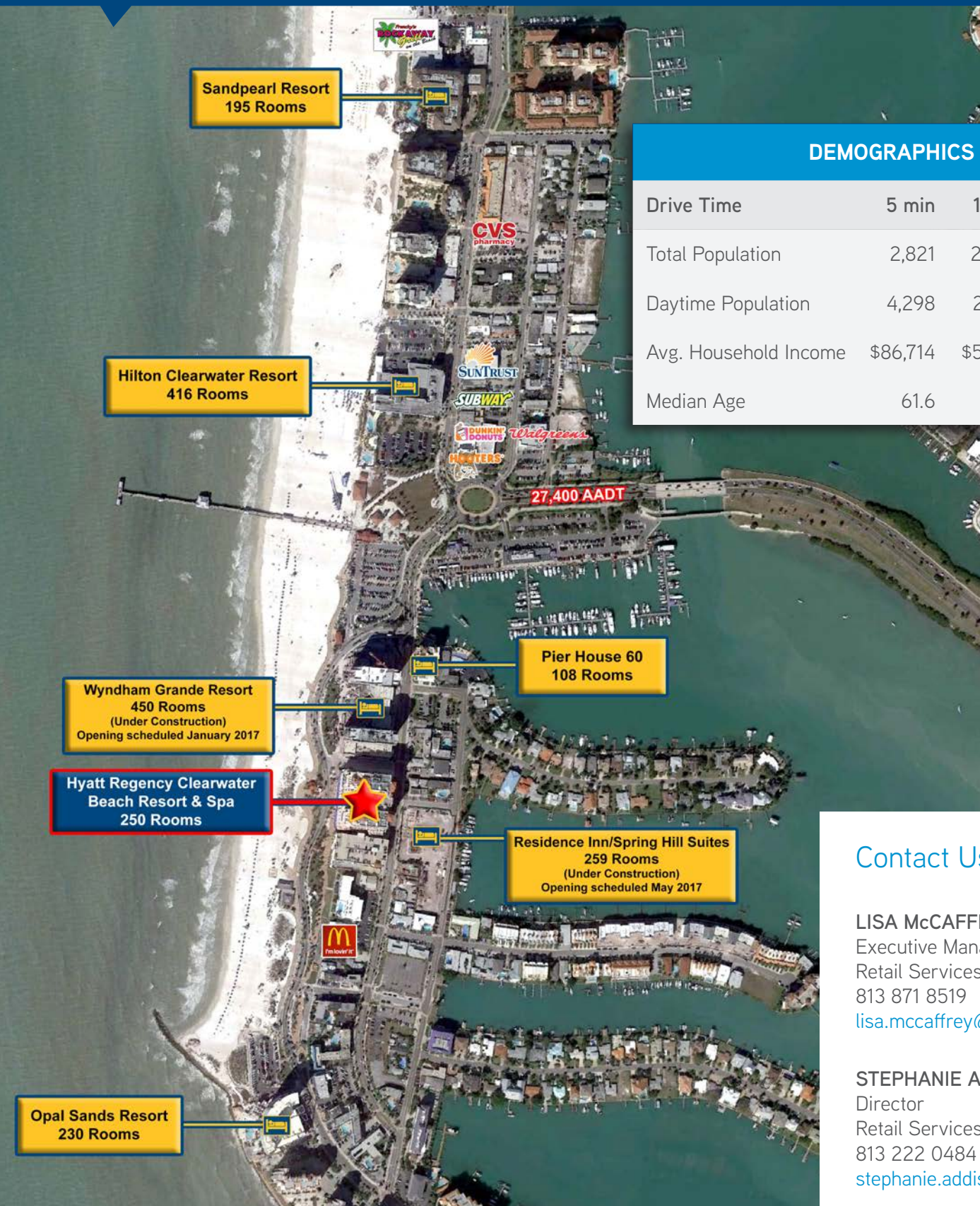


# Hyatt Regency Clearwater Beach Retail Shops



## DEMOGRAPHICS

Drive Time	5 min	10 min	15 min
Total Population	2,821	26,660	112,951
Daytime Population	4,298	25,994	65,368
Avg. Household Income	\$86,714	\$58,272	\$59,918
Median Age	61.6	45.3	46.1

## Contact Us

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INTERNATIONAL

# Hyatt Regency Clearwater Beach Retail Shops



301 S. Gulfview Boulevard, Clearwater, FL 33767

- › **Last suite available - 1,078 SF** at the base of Hyatt Regency Clearwater Beach Resort and Spa (250 rooms)
- › Excellent visibility from Beach Walk and Gulfview Boulevard
- › Clearwater Beach ranked #1 beach in America for 2016 by TripAdvisor
- › Hotels are consistently over 80% occupancy with average room rates above \$200 per night
- › Average household income of \$86,714 within 5 minutes
- › Traffic count of 27,400 cars per day on Memorial Causeway (SR 60)

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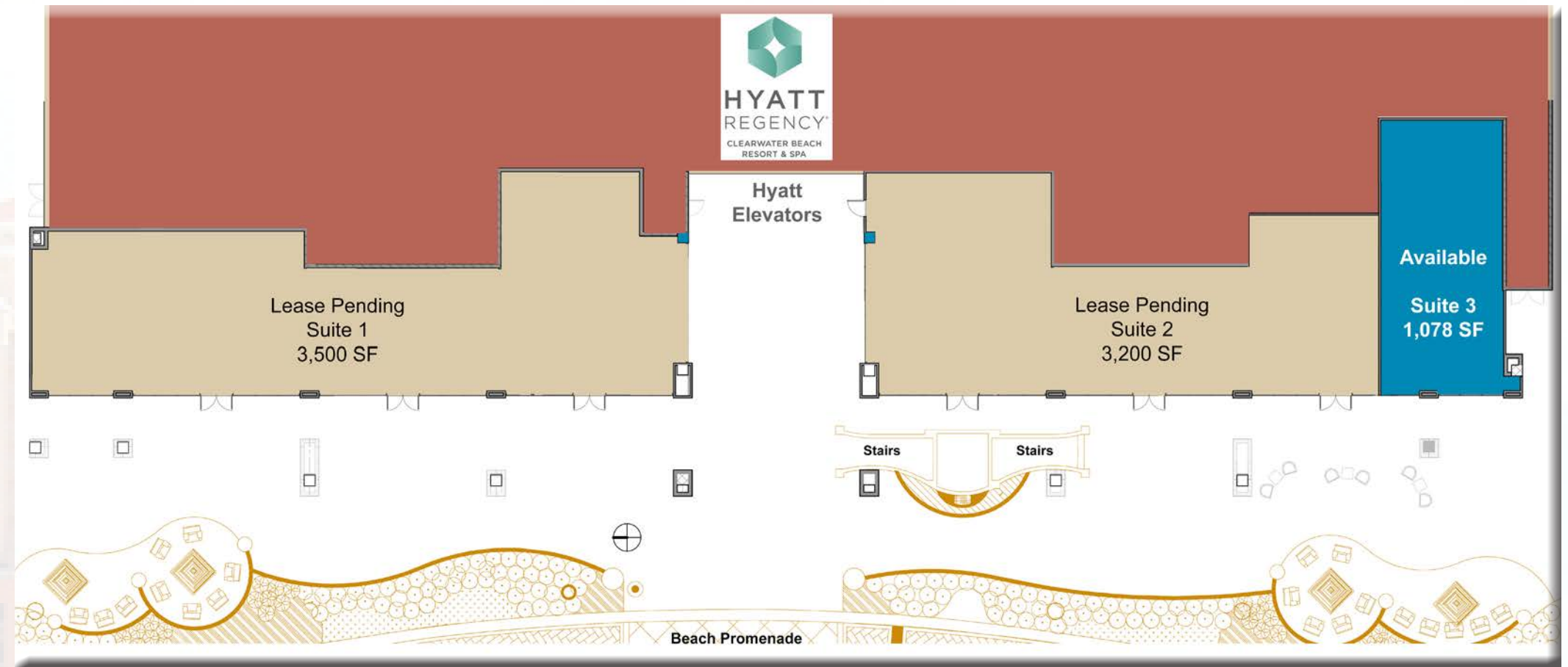
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SUITE	TENANT	SF
1	Lease Pending	3,500
2	Lease Pending	3,200
3	Available	1,078
	TOTAL	7,778

- ◇ Last space available - suitable for retail or takeout restaurant
- ◇ Abundant parking: 400 public parking spaces in contiguous garage



~ Conceptual Plan

