

207 Coronado - Clearwater Beach

CLEARWATER BEACH, FL

RETAIL FOR LEASE



LEASE BROCHURE

TAMPA, FL
1208 E Kennedy Blvd, Suite 231
Tampa, FL 33602

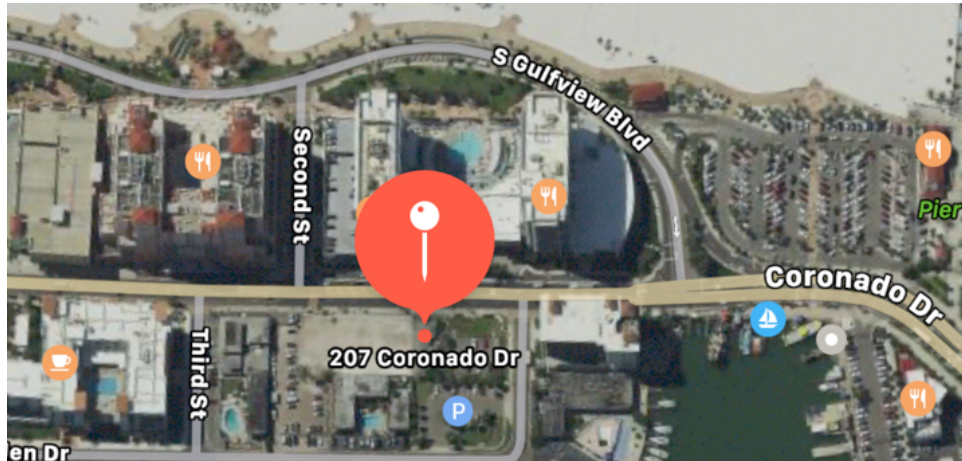
PRESENTED BY:

CHERIE TEDESCO-GAMBLE

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207 Coronado Drive, Clearwater Beach, FL 33767-2431



OFFERING SUMMARY

NUMBER OF UNITS:	1
AVAILABLE SF:	4,500
LEASE RATE:	Call For Information
LOT SIZE:	0.13 Acres
BUILDING SIZE & PATIO:	4,500
RENOVATED:	2020
MARKET:	Clearwater Beach

PROPERTY OVERVIEW

One of the last stand alone buildings on the beach; 207 Coronado is steps from the sand, and is located on a highly traveled street in the heart of Clearwater Beach. Directly across from the popular Windham Grand and Grand Hyatt, a short walk to Pier 60, and it is completely surrounded by beach public parking areas for excellent access and visibility to beach goers, tourists, and local residents.

The subject property is a premier location on Clearwater Beach. This offering is currently undergoing exceptional renovations which will expand the footprint up to 4,500 square feet and will include an outdoor patio with seating. Inquire today and take advantage of this excellent opportunity to work with the landlord during the renovations. Renderings have been provided to offer insight to the design this location has to offer.

PROPERTY HIGHLIGHTS

- Steps from Clearwater Beach
- 4,500 Square Feet including Outdoor Patio with Seating
- Surrounded by Public Parking
- Excellent Access & Visibility
- Build-out Opportunity with Landlord
- Highly Traveled Coronado Drive

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RETAIL RESTAURANT FOR LEASE

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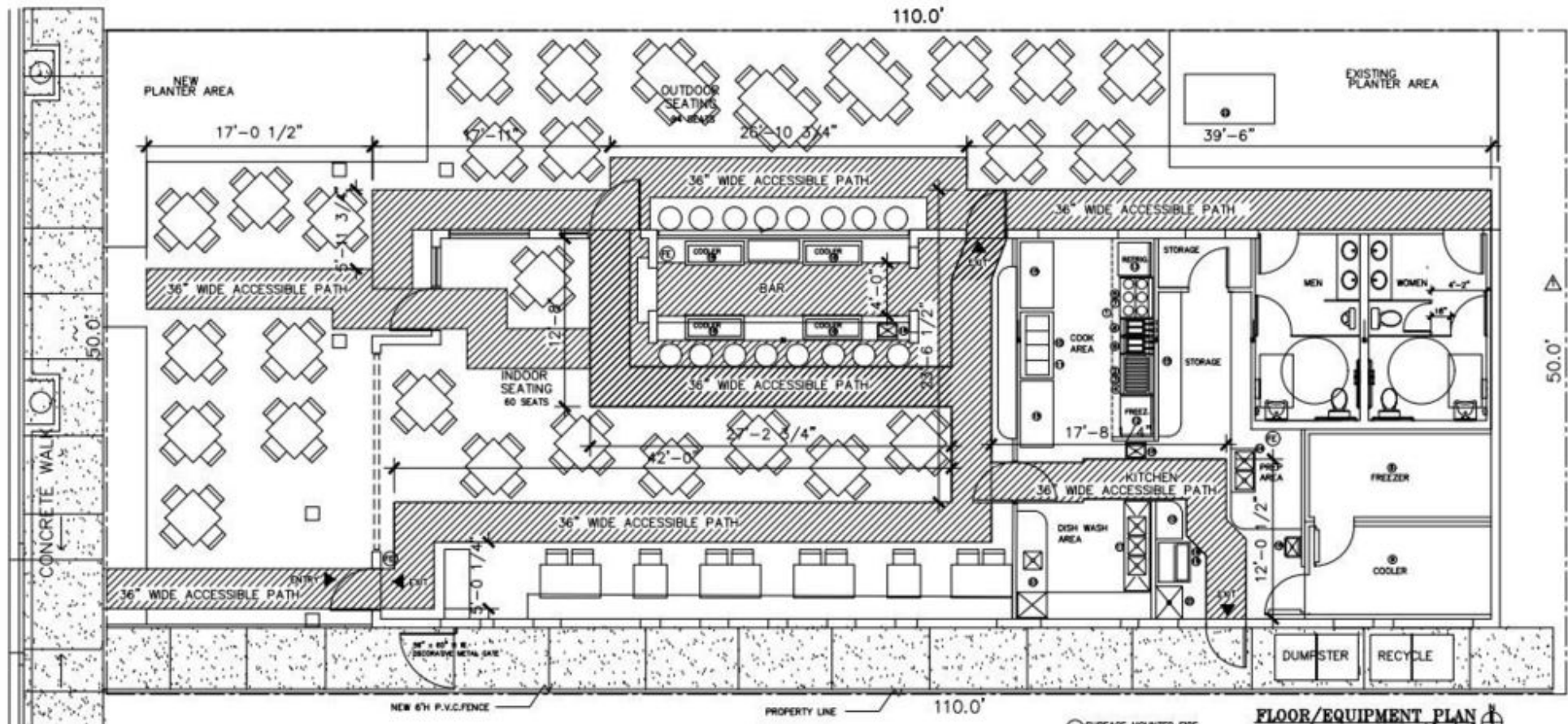
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LOCATION PHOTOS - CLEARWATER BEACH

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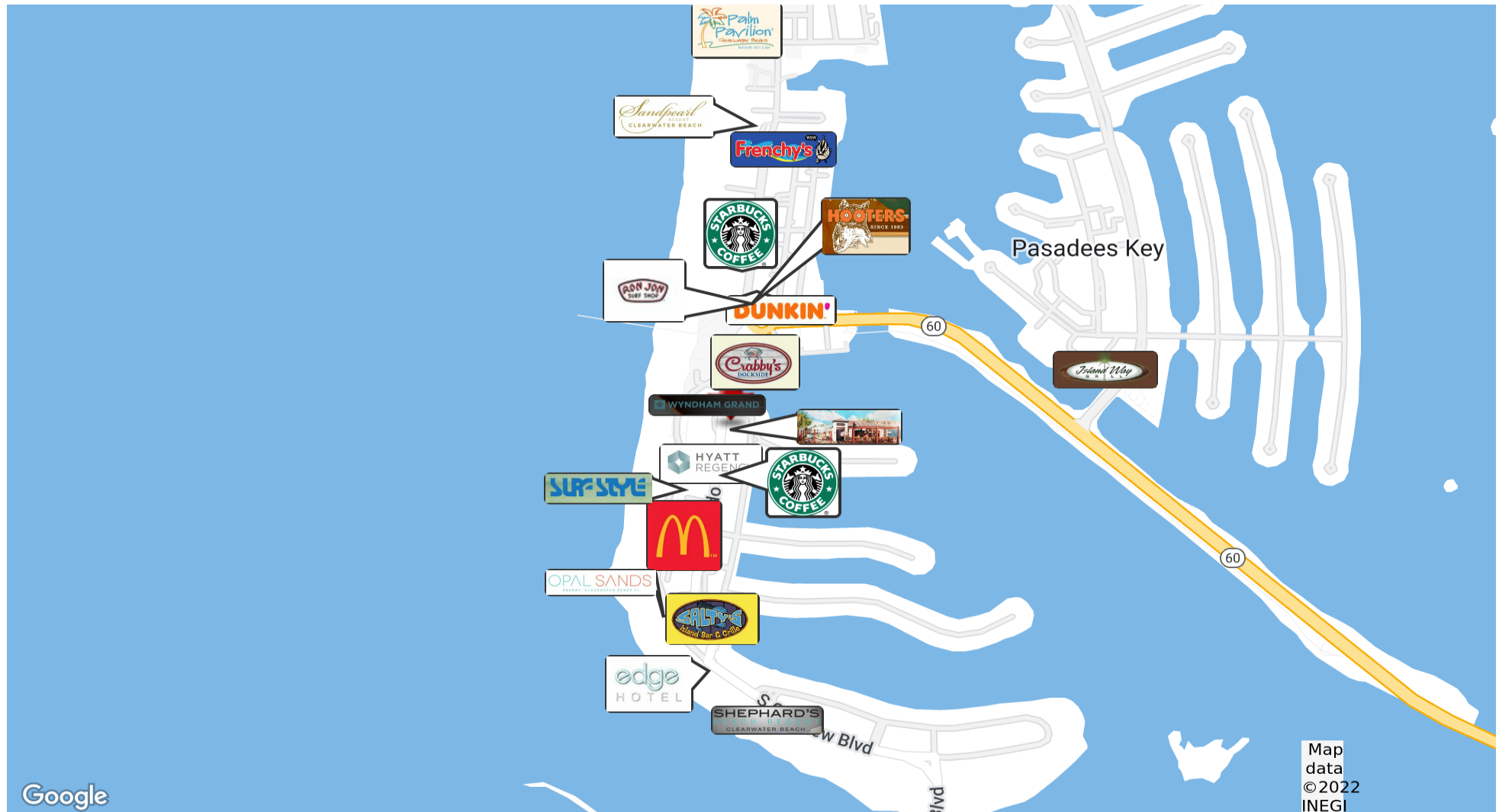
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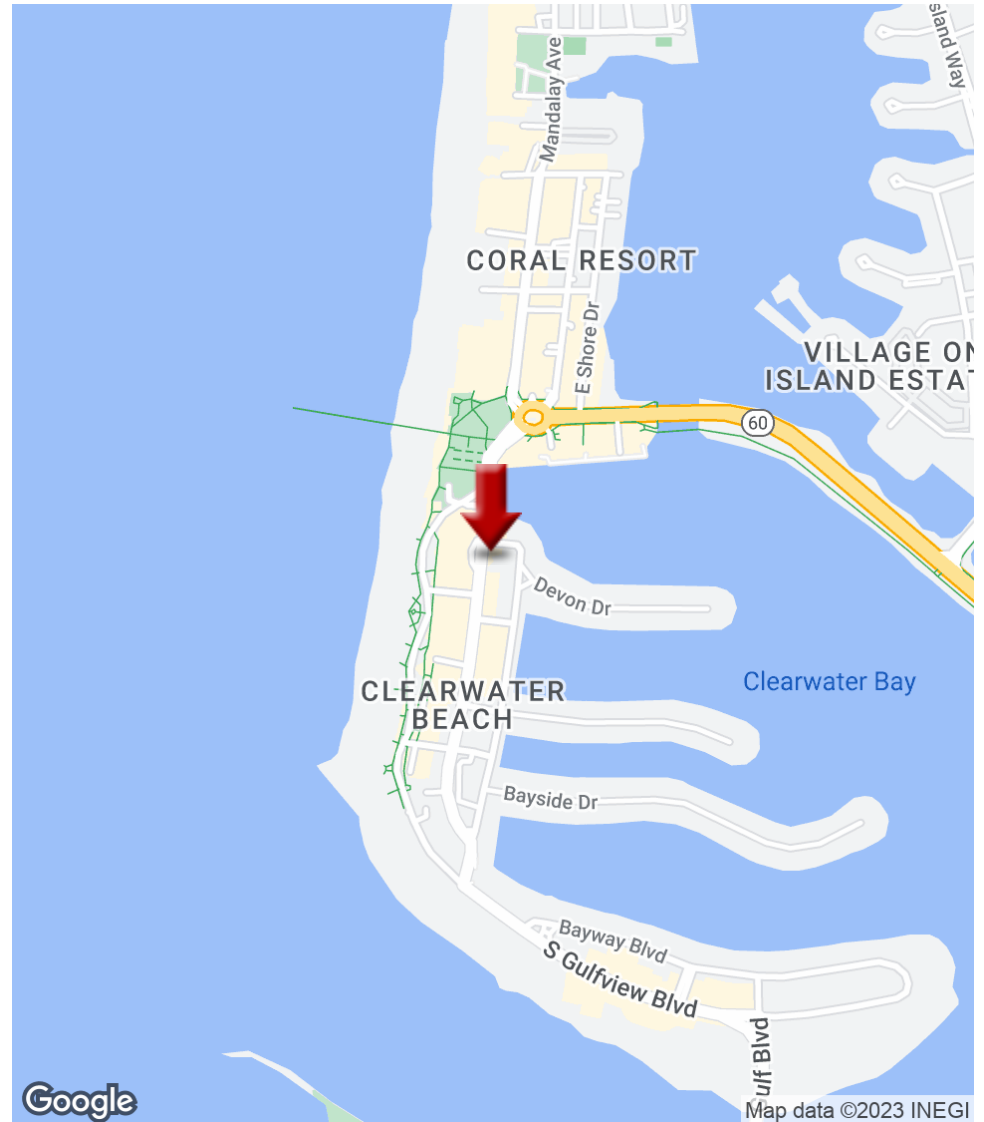
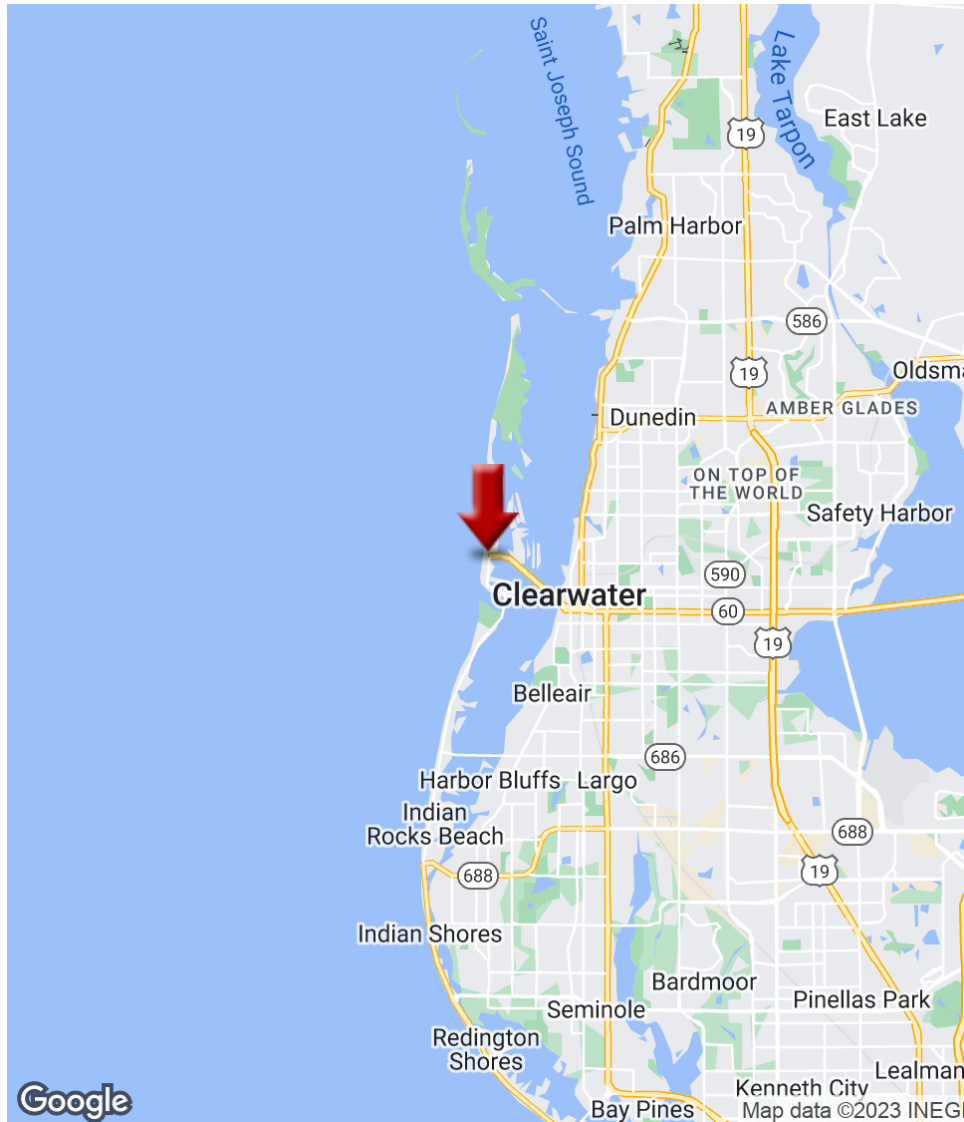
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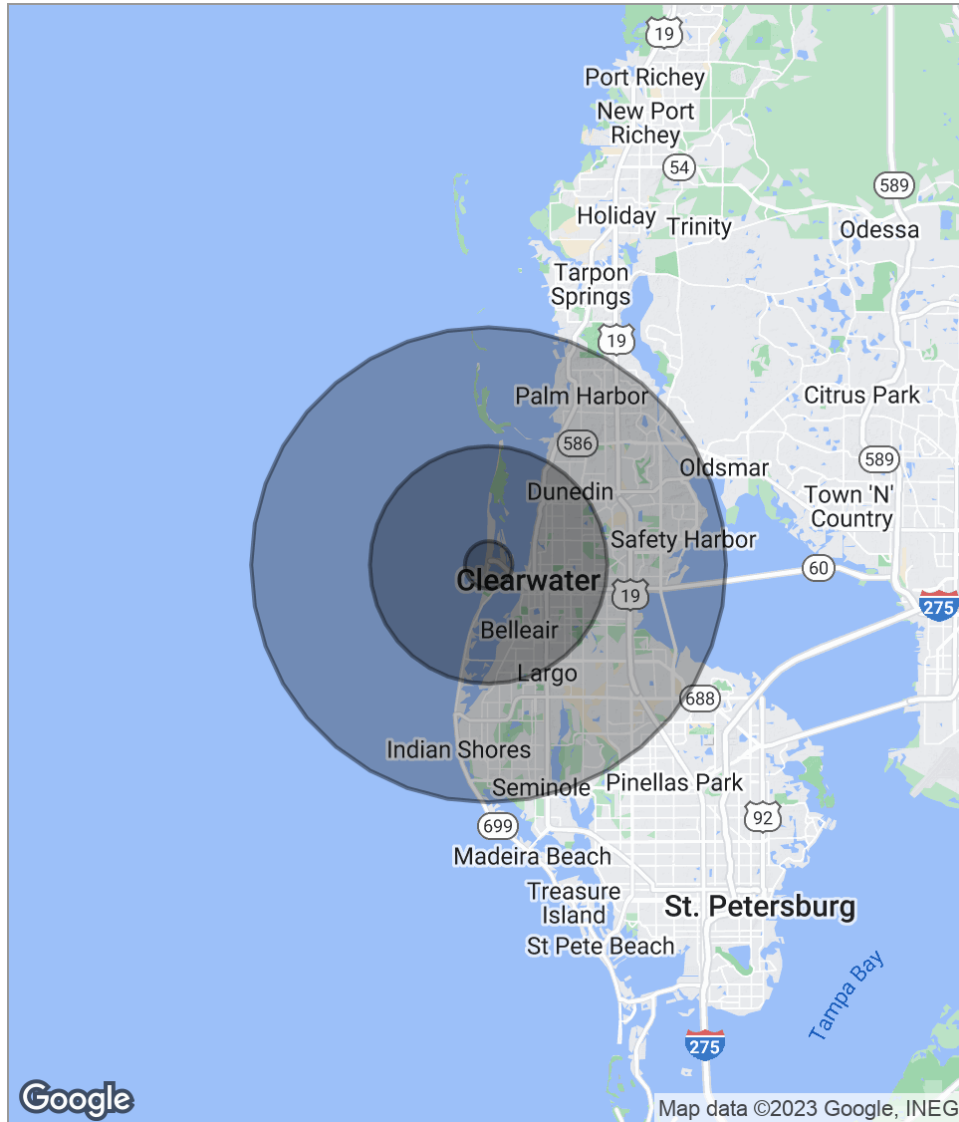


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,281	105,548	444,329
Median Age	60.3	44.1	46.6
Median Age (Male)	58.9	43.2	45.1
Median Age (Female)	61.0	44.4	47.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	716	43,858	193,067
# Of Persons Per HH	1.8	2.4	2.3
Average HH Income	\$103,768	\$55,907	\$60,692
Average House Value	\$483,047	\$260,330	\$235,020

* Demographic data derived from 2020 ACS - US Census

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