

Build-to-Suit on Belcher

1419 South Belcher Road, Clearwater, FL 33764



**BERKSHIRE
HATHAWAY**

HomeServices

Florida Properties Group

COMMERCIAL DIVISION



For Lease

- ⊕ Build-to-suit up to 7,800 SF office
- ⊕ Easy access and ample parking
- ⊕ Prominent Monument Signage
- ⊕ Located in central Clearwater near SR 60 (Gulf-to-Bay Blvd.) and Belvoir Road
- ⊕ Adjacent 5,005 SF newly renovated space now available
- ⊕ Lease Rate: \$Negotiable. Contact Agent.



KRISTY MARCELLE

Sales Associate

kmarcelle@bhhsflpg.com

727-239-9424

Awarded #1 Producing Commercial Real Estate BHHS Affiliate in the United States 2012- 2015

Teamwork | Integrity | Passion | Excellence

7916 Evolutions Way, Suite 210, Trinity, FL 34655 | 4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609

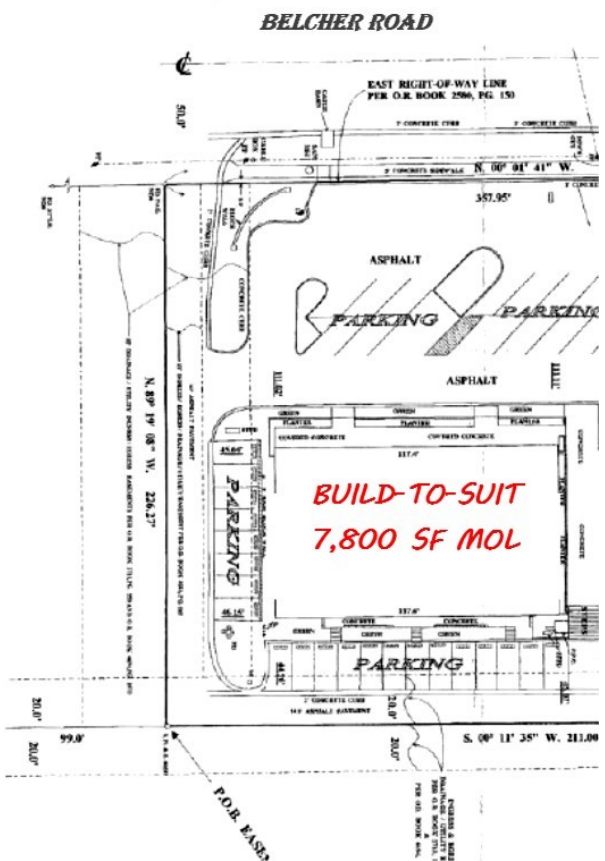
Fax 813.739.5703 | bhhsflpgcommercial.com



BERKSHIRE HATHAWAY
HomeServices
Florida Properties Group
COMMERCIAL DIVISION

Build-to-Suit on Belcher

1419 South Belcher Road, Clearwater, FL 33764



AREA DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS		EMPLOYMENT		
<p>253,673 Population</p> <p>2.2 Average Household Size</p>	<p>47.5 Median Age</p> <p>\$46,208 Median Household Income</p>	<p>64% White Collar</p>	<p>19% Blue Collar</p>	<p>17% Services</p> <p>4.6% Unemployment Rate</p>
ANNUAL HOUSEHOLD SPENDING		EDUCATION		
<p>\$1,603 Apparel & Services</p> <p>\$3,988 Groceries</p>	<p>\$126 Computers & Hardware</p> <p>\$4,627 Health Care</p>	<p>\$2,762 Eating Out</p>	<p>10% No High School Diploma</p> <p>31% High School Graduate</p>	<p>33% Some College</p> <p>26% Bachelor's/ Grad/Prof Degree</p>

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2019 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc.® Equal Housing Opportunity.