

**F C** **FIRST CAPITAL**  
Property Group, Inc.  
*Commercial Real Estate Services*

**P G**

**Rogers Building**



# OFFICE / MEDICAL SPACE FOR LEASE

1240 Rogers Street, Clearwater, FL 33756

Contact: Dan Van Nada, CCIM  
Senior Sales & Leasing Associate

E: Dan@FCPG.com  
P: 407.872.0209 ext. 117

**For Lease: \$1,435 Per Month**

± 704 SF Available



**IDEAL FOR CPA,  
INSURANCE, OR  
FINANCIAL SERVICES**

Freestanding Office Building ideal for medical or office services business.




Recently renovated with all new finishes including new tile flooring, bathroom fixtures, interior and exterior paint, as well as new landscaping

Open floor plan allows for greatest flexibility for layout

Layout includes a waiting room, two large workspaces and restroom

Reserved parking as well as abundant general parking through reciprocal access agreement with neighboring building

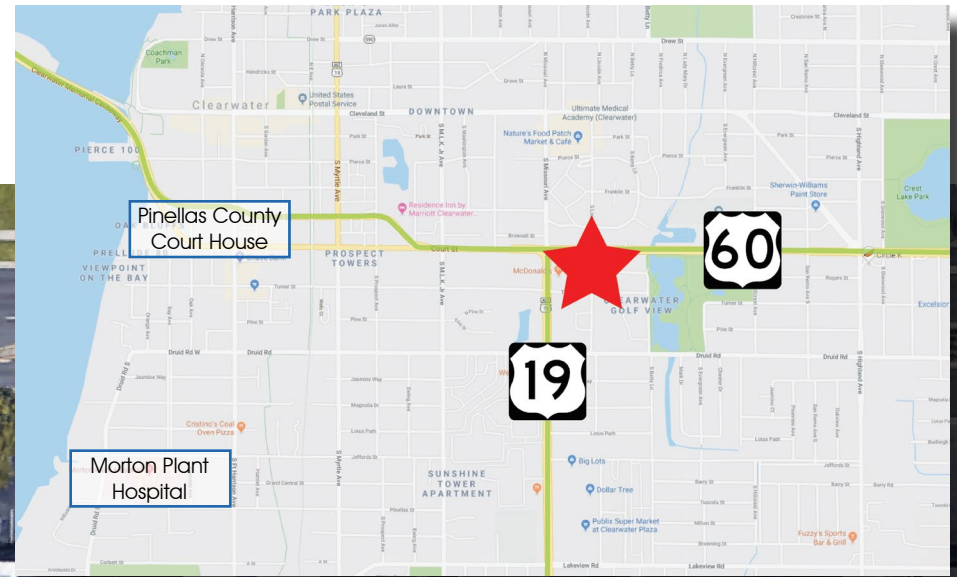
## DEMOGRAPHICS

2020	 Total Population	 Total Households	 Average HH Income
5 Mins	40,737	16,404	\$58,976
10 Mins	160,844	71,613	\$65,621
15 Mins	337,487	153,087	\$69,606

1516 E. Hillcrest Street, Suite 210, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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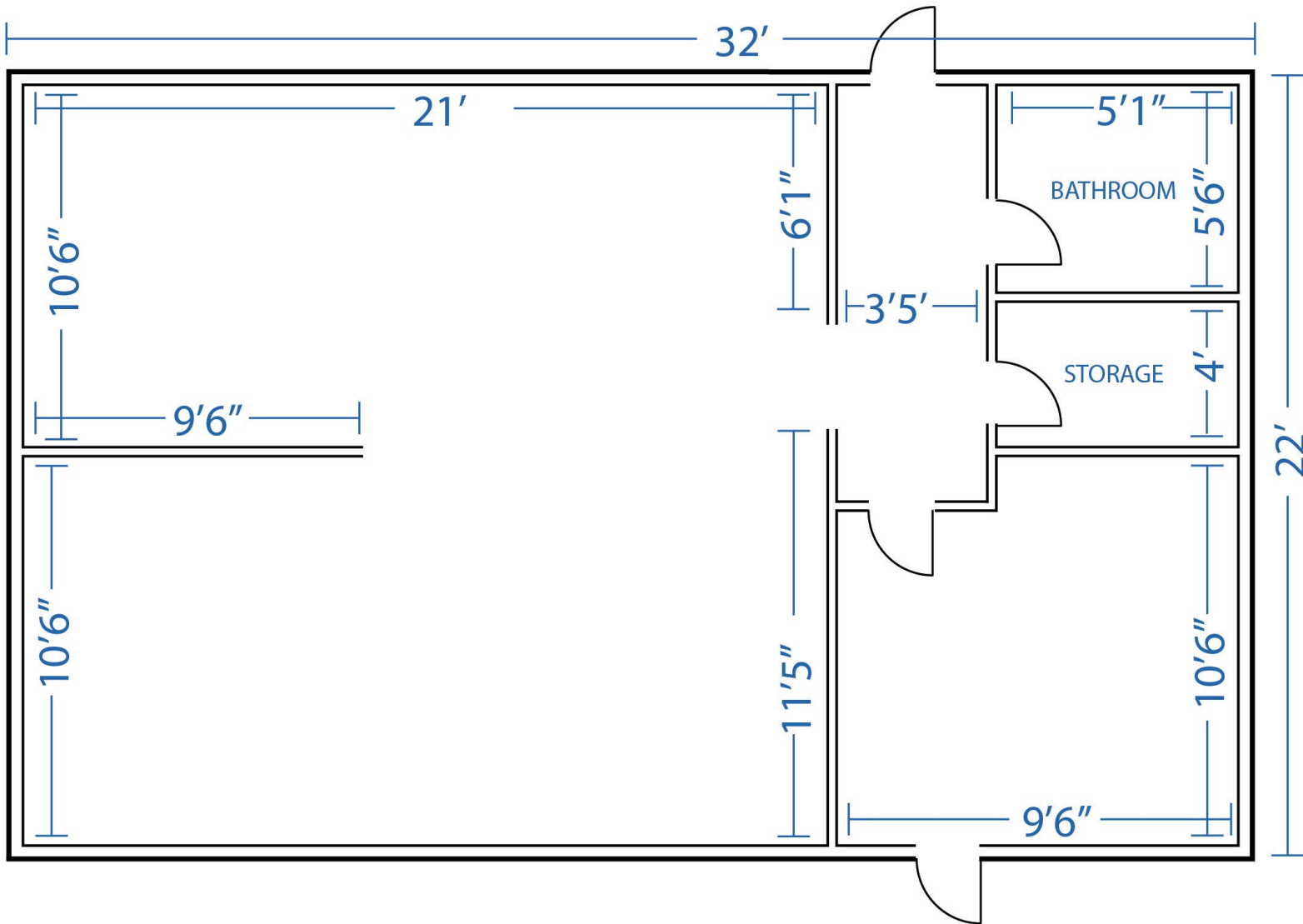
# THE LOCATION & PARKING



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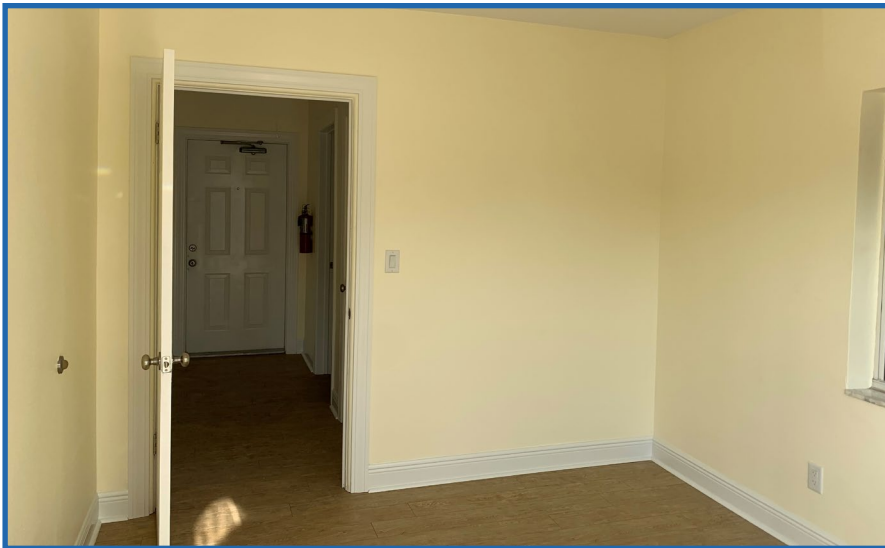
# FLOORPLAN



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# INTERIOR UPGRADES



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