

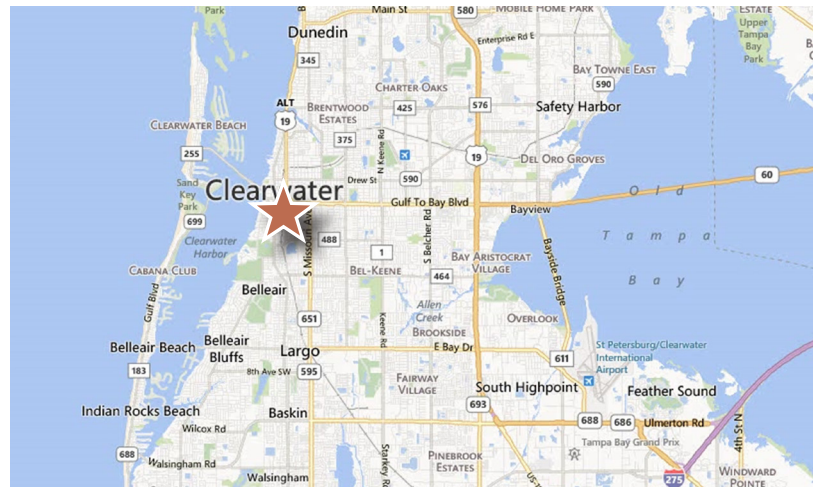
# CLEARWATER TOWN SQUARE

511 - 553 S. Fort Harrison Ave. | Clearwater, FL 33756

RETAIL SPACE FOR LEASE



FranklinStreet



## PROPERTY HIGHLIGHTS

- Shadow-retail to a Publix anchored shopping center
- AVAILABLE SPACE:** 2,560 SF
- Excellent frontage on Ft. Harrison Ave., one block south of SR 60, the main thoroughfare to and from Clearwater Beach
- Well-positioned downtown shopping center within walking distance of Morton Plant Hospital and many other downtown office buildings
- Adjacent Publix serves the upscale Clearwater, Sand Key, and Belleair Beach neighborhoods.
- Over 41,000 employees within three miles

## DEMOGRAPHICS

### POPULATION



1 Mile	9,612
3 Mile	86,941
5 Mile	212,670

### DAYTIME POPULATION



1 Mile	20,950
3 Mile	75,515
5 Mile	182,603

### MEDIAN AGE



1 Mile	45.0
3 Mile	43.8
5 Mile	47.0

### HOUSEHOLDS



1 Mile	4,683
3 Mile	38,434
5 Mile	100,557

### AVE. HOUSEHOLD INCOME



1 Mile	\$62,601
3 Mile	\$66,181
5 Mile	\$64,220

### DAILY TRAFFIC COUNTS



Ft. Harrison Ave. 18,000 AADT

LICENSED REAL ESTATE BROKER

FranklinSt.com

**RYAN DERRIMAN**  
DIRECTOR OF LEASING



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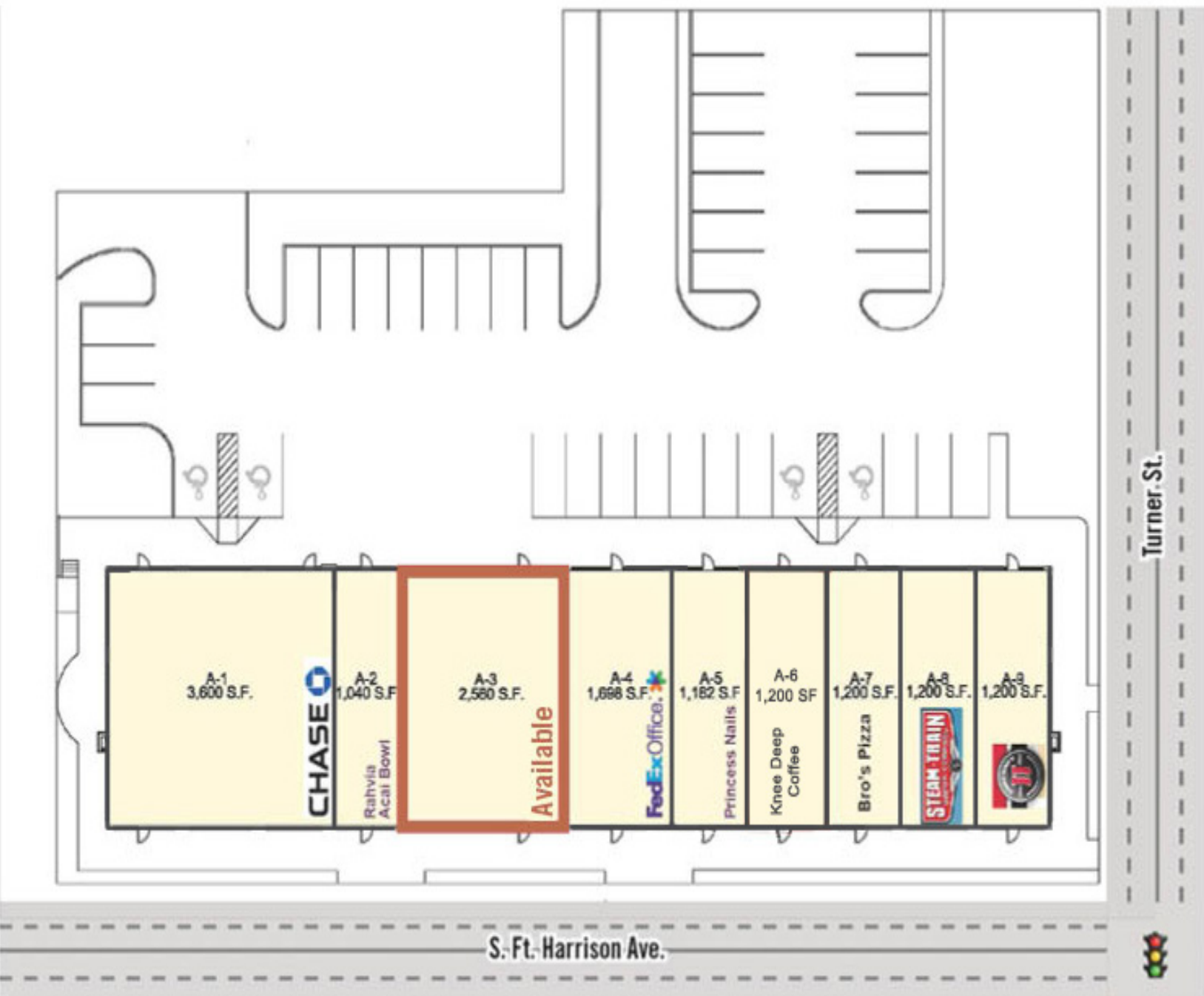
**JORDAN STEPHENS**  
LEASING ASSOCIATE



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A-1	Chase Bank	3,600
A-2	Rahvia Acai Bowl	1,040
<b>A-3</b>	<b>Available</b>	<b>2,560</b>
A-4	FedEx Office	1,698
A-5	Princess Nails	1,182
A-6	Knee Deep Coffee	1,200
A-7	Bro's Pizza	1,200
A-8	Steam Train	1,200
A-9	Jimmy John's	1,200



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