

BUILDING FOR LEASE

2370 Main St (SR 580) | Clearwater, FL 33761



PROPERTY HIGHLIGHTS:

- 0.66 acres (MOL) with a 4,103 SF building available for lease
- Great visibility from US Hwy 19 (94,000 AADT) and Main St (SR 580) (48,500 AADT)
- 180' of frontage along Main St (SR 580) with prominent signage available
- Surrounding retailers include Westfield Countryside Mall, Lowe's, Kohl's, Starbucks, Whole Foods, BJ's Wholesale Club and Walmart Neighborhood Market
- Strong demographics include a population over 234,000 with an average income of more than \$73,000 within a 5-mile radius
- Cross access with Burger King and Ice Cold Air providing additional points of ingress/egress
- Large pylon sign located directly on Main St (SR 580)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2019 Estimated Population	13,331	109,686	234,918
2019 Estimated Households	7,095	52,679	108,239
INCOME			
2019 Est. Avg HH Income	\$64,484	\$75,465	\$73,656
AGE			
Median Age	52	51	47
DAYTIME DEMOS			
Number of Businesses	1,065	5,297	11,390
Number of Employees	8,889	43,588	94,145
Total Daytime Population	14,466	86,865	182,377
TRAFFIC COUNTS			
US Hwy 19 (N/S)	94,000 AADT		
Main St (SR 580) (E/W)	48,500 AADT		



FOR LEASING INFORMATION:

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