

RETAIL SPACE FOR LEASE

# Heart & Vascular Pavilion

455 Pinellas Street, Clearwater, Florida 33756



## PROPERTY HIGHLIGHTS

- **Retail Space Available:** 1,169 SF plus additional area free of charge
- Located on the SWC of **Pinellas St.** and **S. Ft. Harrison Ave.** across from BayCare's Morton Plant Hospital
- Turnkey restaurant space ideal for breakfast and lunch cafe
- Well-located within Downtown Clearwater with a built-in customer base of employees and patients

## DEMOGRAPHICS

### POPULATION

1 Mile	10,272
3 Mile	89,500
5 Mile	219,224

### DAYTIME POPULATION

1 Mile	19,666
3 Mile	80,328
5 Mile	179,901

### MEDIAN AGE

1 Mile	47.2
3 Mile	45.5
5 Mile	47.1

### HEALTH CARE EXPENDITURE

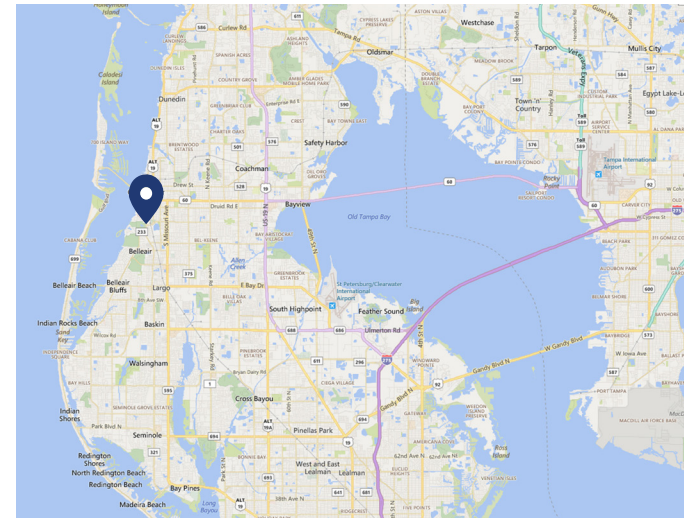
1 Mile	\$20.4M
3 Mile	\$181M
5 Mile	\$447M

### AVE. HOUSEHOLD INCOME

1 Mile	\$64,003
3 Mile	\$72,571
5 Mile	\$66,994

### HOUSEHOLDS

1 Mile	5,022
3 Mile	40,160
5 Mile	103,157



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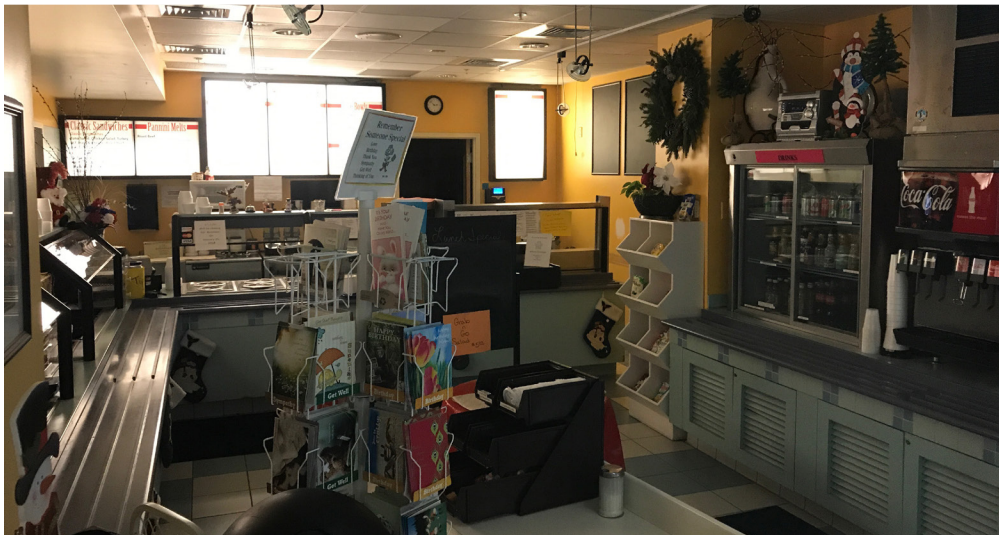
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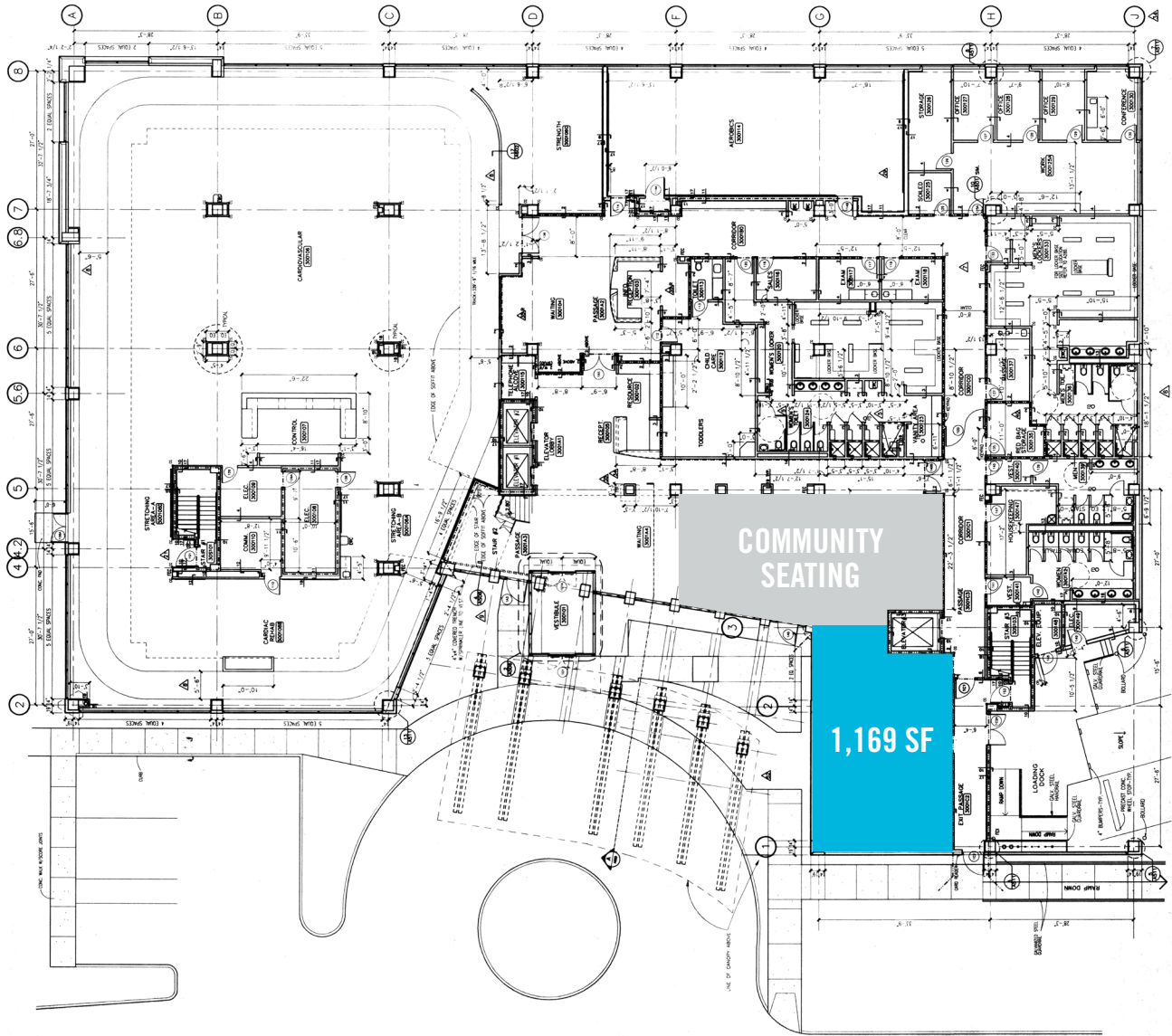
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## FIRST FLOOR



DISCLAIMER: THIS SITE PLAN SHOWS THE APPROXIMATE LOCATION, SQUARE FOOTAGE, AND CONFIGURATION OF THE FACILITY, AND IS ONLY ILLUSTRATIVE OF THE SIZE AND RELATIONSHIP OF THE SUITES AND COMMON AREAS GENERALLY, ALL OF WHICH ARE SUBJECT TO CHANGE. THE SHOWING OF ANY NAMES OF TENANTS, SQUARE FOOTAGE, SHALL NOT BE DEEMED TO BE A REPRESENTATION OR WARRANTY THAT ANY TENANTS WILL BE AT THE FACILITY, THE SQUARE FOOTAGE IS ACCURATE DO OR WILL CONTINUE TO EXIST.

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