

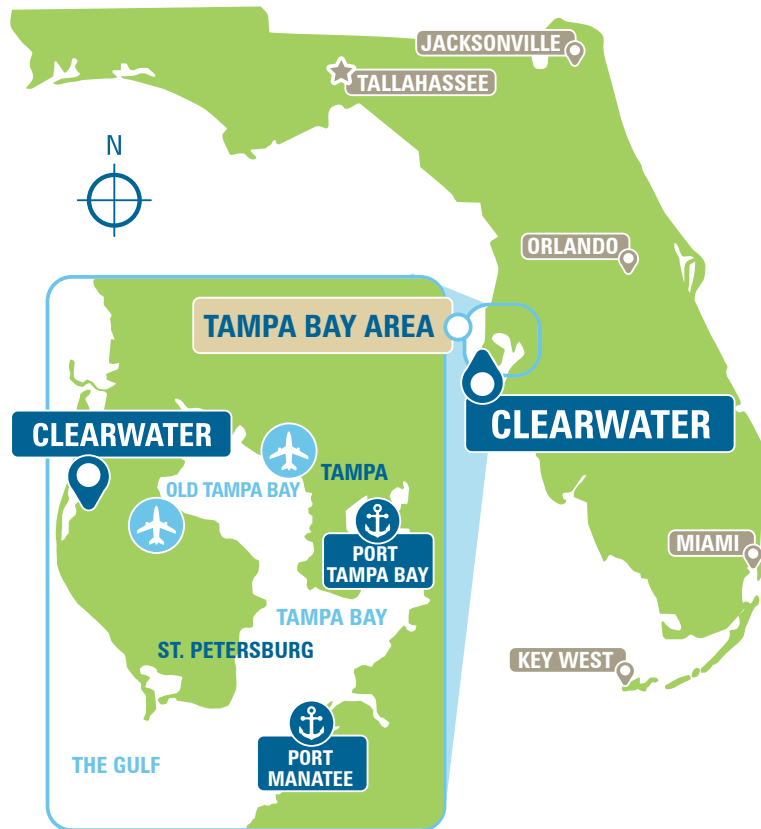
FOR
LEASE

OSCEOLA
GARAGE
RETAIL



155 SOUTH OSCEOLA AVENUE
CLEARWATER, FL 33756





| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|----------|----------|----------|
| Total Population | 9,036 | 86,258 | 213,521 |
| Daytime Population | 18,711 | 44,723 | 106,612 |
| Households | 4,240 | 37,757 | 99,253 |
| Average HH Income | \$74,188 | \$85,967 | \$79,317 |

LOCATION DESCRIPTION

- Connectivity to major highways, ferry and trolley access.
- Minutes from the world-famous Clearwater Beach.
- Positioned for high pedestrian visibility.
- Steps away from Coachman Park and the BayCare Sound, an award-winning 9,000-capacity amphitheater hosting year-round major concerts.
- Walkable to the Historic Capitol Theatre, art galleries, public art installations and boutiques.

PROPERTY HIGHLIGHTS

The city of Clearwater is developing a 397-space public parking garage that will feature 12,000 square feet of prime ground-floor retail space in a premiere downtown waterfront destination.

Ideal for restaurants, specialty shops, and service retail.

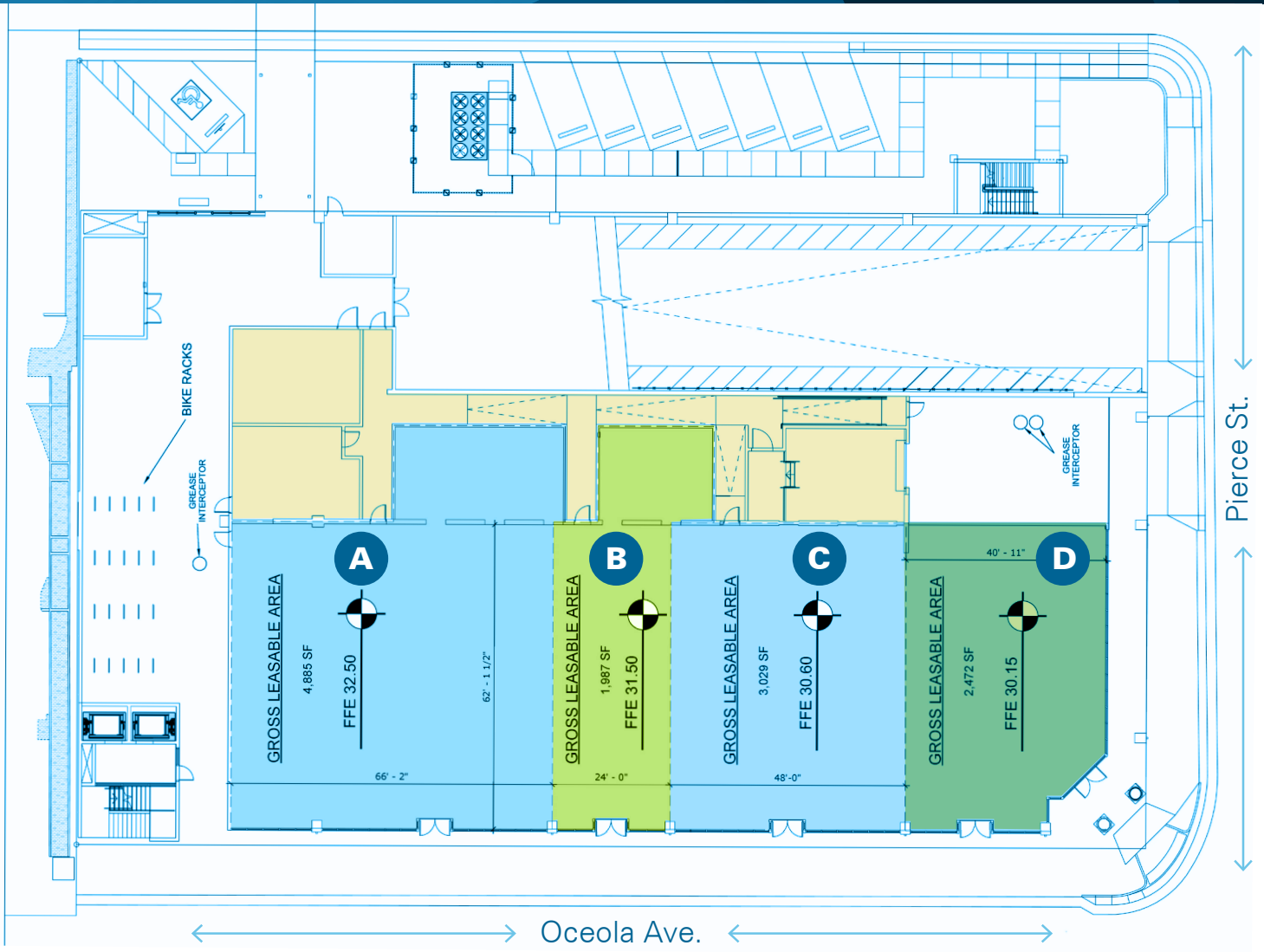
SURROUNDING DEVELOPMENT UNDERWAY

- A 158-room, Hilton-branded boutique hotel
- Luxury 400-unit rental community



MAP KEY

- 155 South Osceola Ave.**
- 1** The Bluffs (400 units)
- 2** Clearwater Ferry
- 3** Harbor Marina
- 4** The BayCare Sound
- 5** Main Library
- 6** Hilton Branded Hotel Site (158 rooms)
- 7** Restoration Cafe
- 8** Clear Sky Restaurant
- 9** Tequila's Mexican Restaurant
- 10** Downtown Pizza
- 11** Nash Keys Dueling Piano Bar & Restaurant
- 12** Starbucks
- 13** The Capitol Theatre



Osceola Garage Lease Plan

| SUITE | TENANT NAME | SPACE SIZE |
|----------|-------------|------------|
| A | Available | 4,885 SF |
| B | Available | 1,987 SF |
| C | Available | 3,029 SF |
| D | Available | 2,472 SF |

To find out more, contact:

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