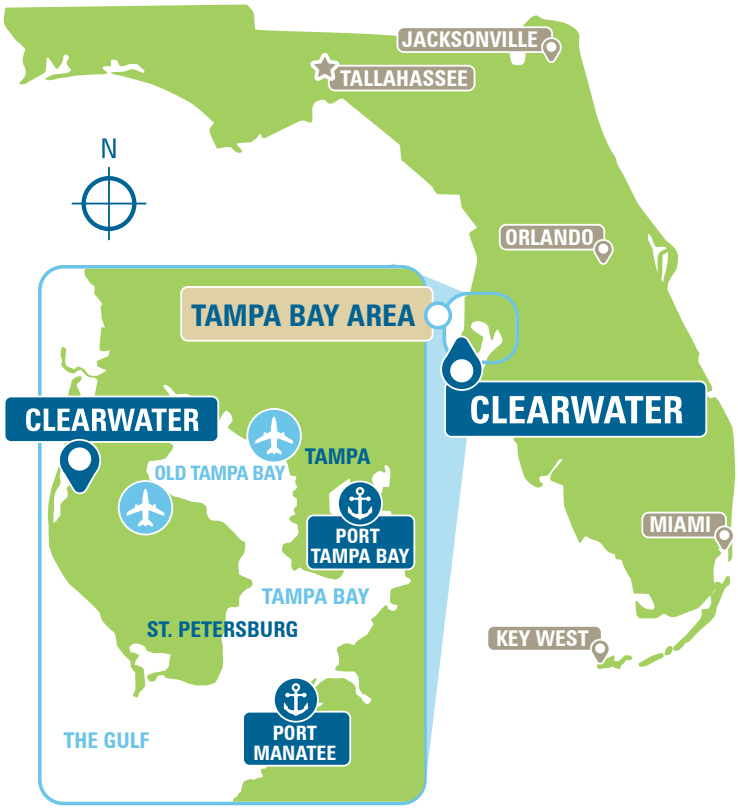
FOR LEASE

OSCEOLA GARAGE RETAIL



155 SOUTH OSCEOLA AVENUE
CLEARWATER, FL 33756

DOWNTOWN
CLEARWATER



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	7,813	81,202	210,029
Daytime Population	17,127	44,408	103,398
Households	3,819	35,940	99,336
Average HH Income	$97,086	$113,940	$103,034

LOCATION AND CONNECTIVITY

- 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, public art installations, boutiques and dining.
- Proximity to Pinellas Trail.
- Close to City Hall & PSTA Transit Facility - Expanding Connectivity

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.

Flexible space ideal for restaurants, specialty shops, and service retail.

SURROUNDING PUBLICLY LED DEVELOPMENT UNDERWAY

The Ballad-158 key Hilton-branded hotel with retail space.

150 S.Osceola Ave.-400-unit luxury residences with retail space.

STRATEGIC PRIVATE DEVELOPMENT UNDERWAY

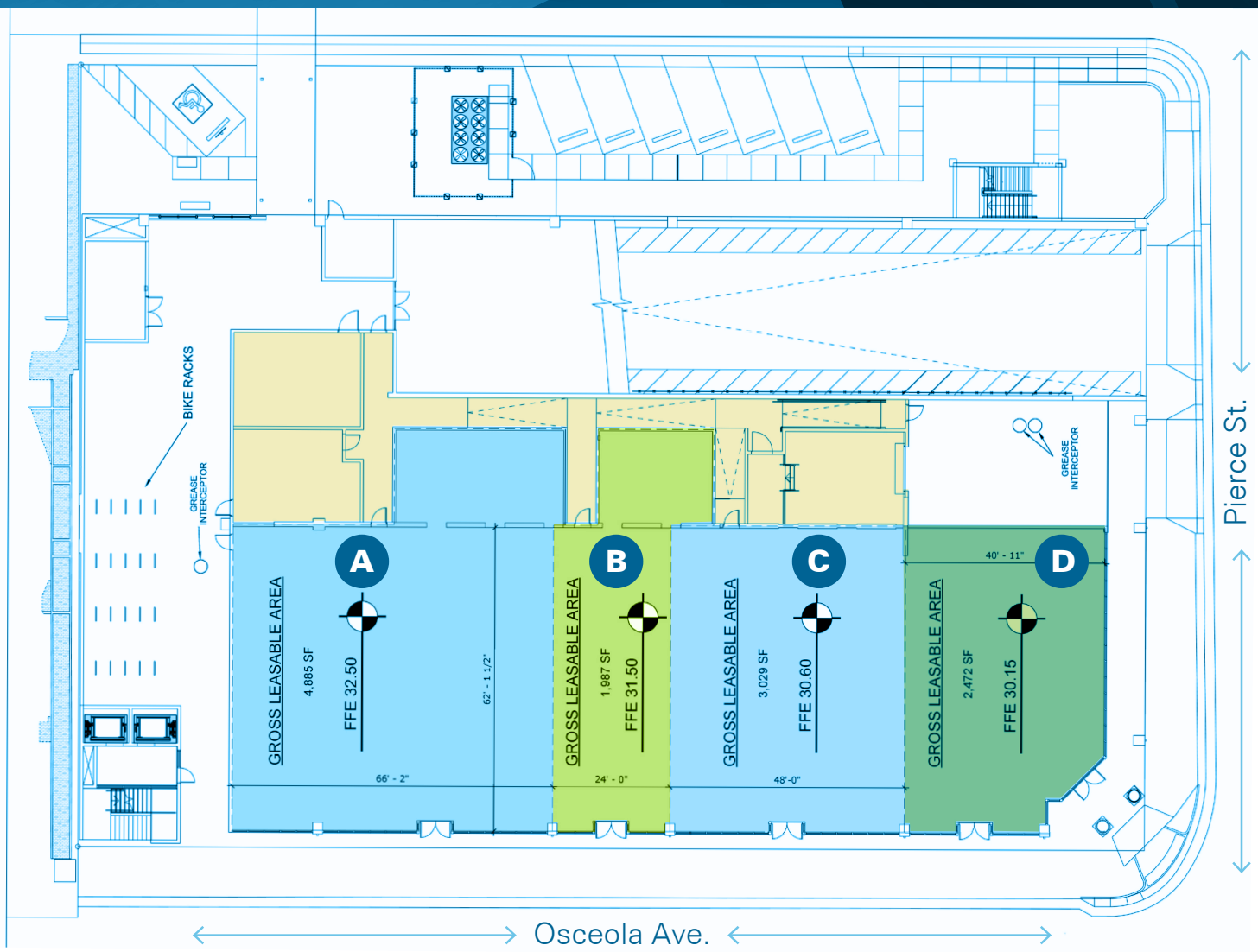
Cleveland Street Alliance Revitalization-bringing Michelin-rated dining options, retail, and entertainment to the district.



MAP KEY

155 South Osceola Ave.

1. 150 S. Osceola Ave. **(400 units)**
2. Clearwater Ferry
3. Harbor Marina
4. The BayCare Sound
5. Main Library
6. Hilton Branded Hotel Site (158 rooms)
7. Clear Sky Restaurant
8. Tequila's Mexican Restaurant
9. Downtown Pizza
10. Nash Keys Dueling Piano Bar & Restaurant
11. Starbucks
12. 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

Retail Use Restrictions: All proposed retail uses are subject to the recorded Access and Parking Easement and Restrictive Covenant Agreement, including applicable use restrictions and prior written consent requirements, as well as City of Clearwater regulations and approvals. View the agreement on www.myclearwater.com/osceolagarage located on page 8, item 7.

To find out more, contact:

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