

Retail Property For Lease

Sunset Square Shopping Center

1861 N Highland Ave, Clearwater, FL 33755

For More Information:

813-254-6756 | EXT 9

Scott Shimberg | scott@baystreetcommercial.com

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BayStreet Commercial

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Executive Summary



OFFERING SUMMARY

Available SF:	2,000 - 2,400 SF
Lease Rate:	$12.00 SF/yr (NNN)
Building Size:	83,100 SF
Market:	FL-Tampa/St. Petersburg
Submarket:	Clearwater Central Business District

PROPERTY OVERVIEW

Excellent retail leasing opportunities in the newly renovated Sunset Square Shopping Center. This redevelopment included the transition of a large end-cap retail box into Clearwater Storage, which drastically increases an already abundant parking availability (5 / 1000), as well as the most exciting addition of a new anchor tenant, Planet Fitness, which will drive a huge consumer presence to a plaza which already includes national retailers such as CVS, Subway, and Checkers and being adjacent to a Walmart Neighborhood Market and Dunkin Donuts.

Please visit the "Available Spaces" section of the website or view the brochure to see several leasing opportunities, as well as additional information.

Estimated CAM: $3.72

LOCATION OVERVIEW

Conveniently located near the heart of downtown Clearwater. Access via Sunset Point Road or North Highland Avenue.

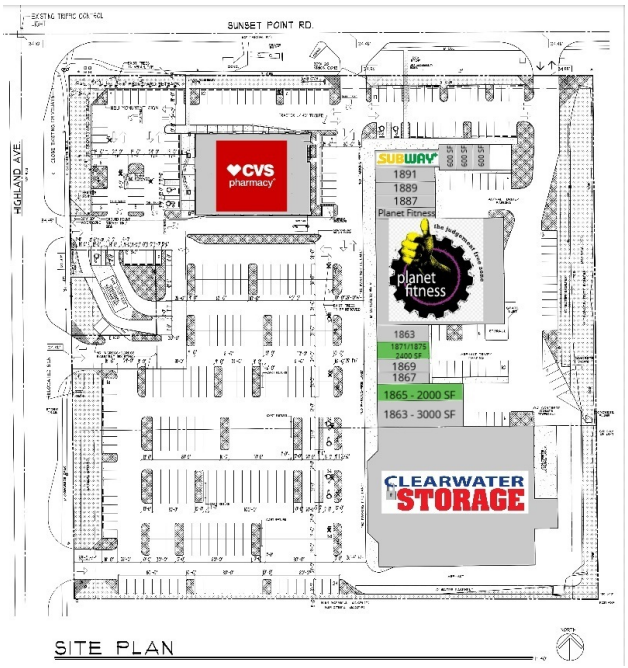
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Available Spaces



LEASE RATE:	-	**TOTAL SPACE:**	2,000 - 2,400 SF
LEASE TYPE:	NNN	**LEASE TERM:**	-

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1865 N Highland Ave	Street Retail	$12.00 SF/yr	NNN	2,000 SF	Negotiable	Initial estimated monthly rent: $2,764 (includes base rate + CAM + sales tax)
1871 & 1875 N Highland Ave	Street Retail	$12.00 SF/yr	NNN	2,400 SF	Negotiable	Initial estimated monthly rent: $3,317 (includes base rate + CAM + sales tax)

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Additional Photos













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1865 - Unit 3 - 2,000 SF





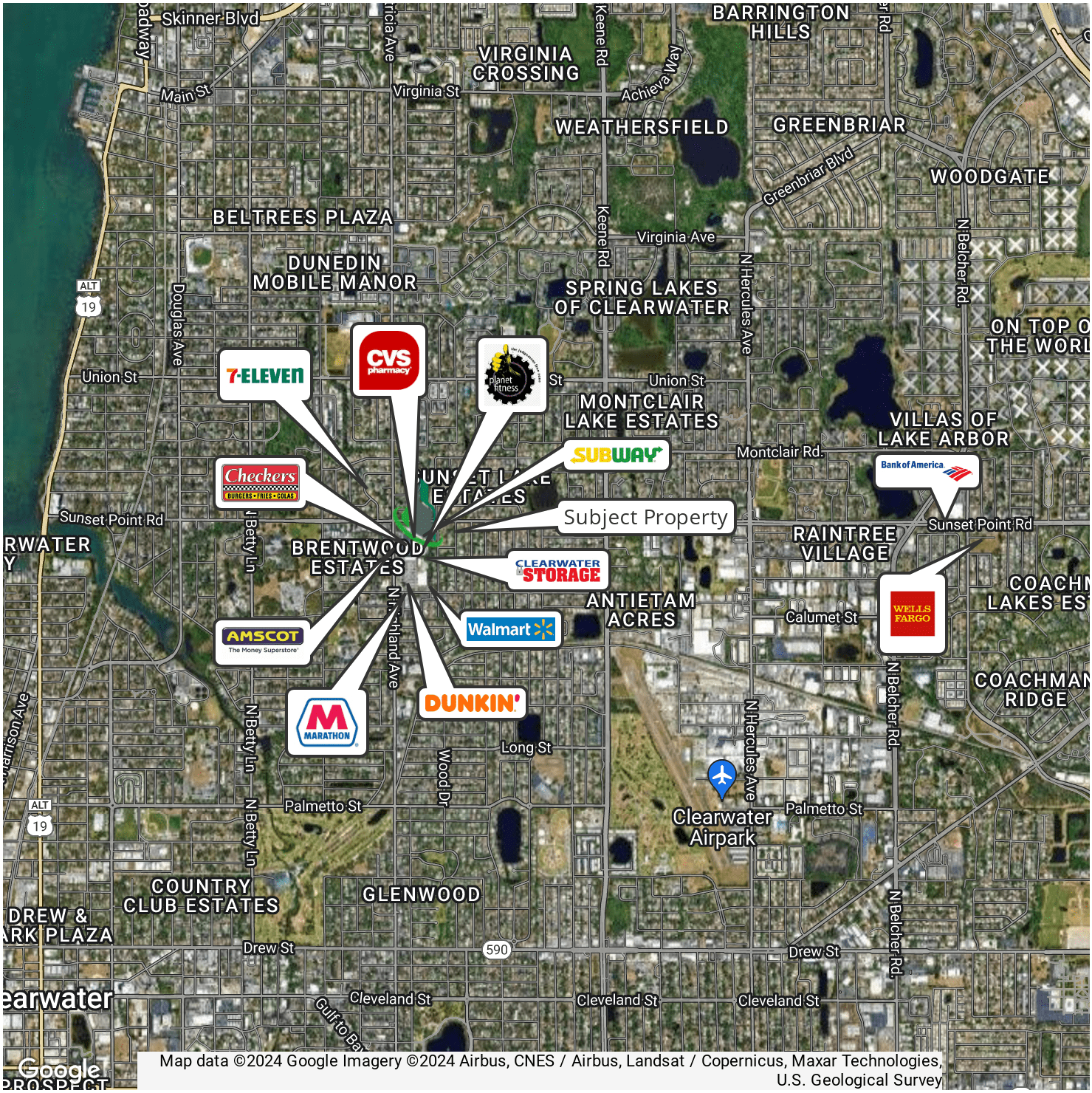


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Retailer Map



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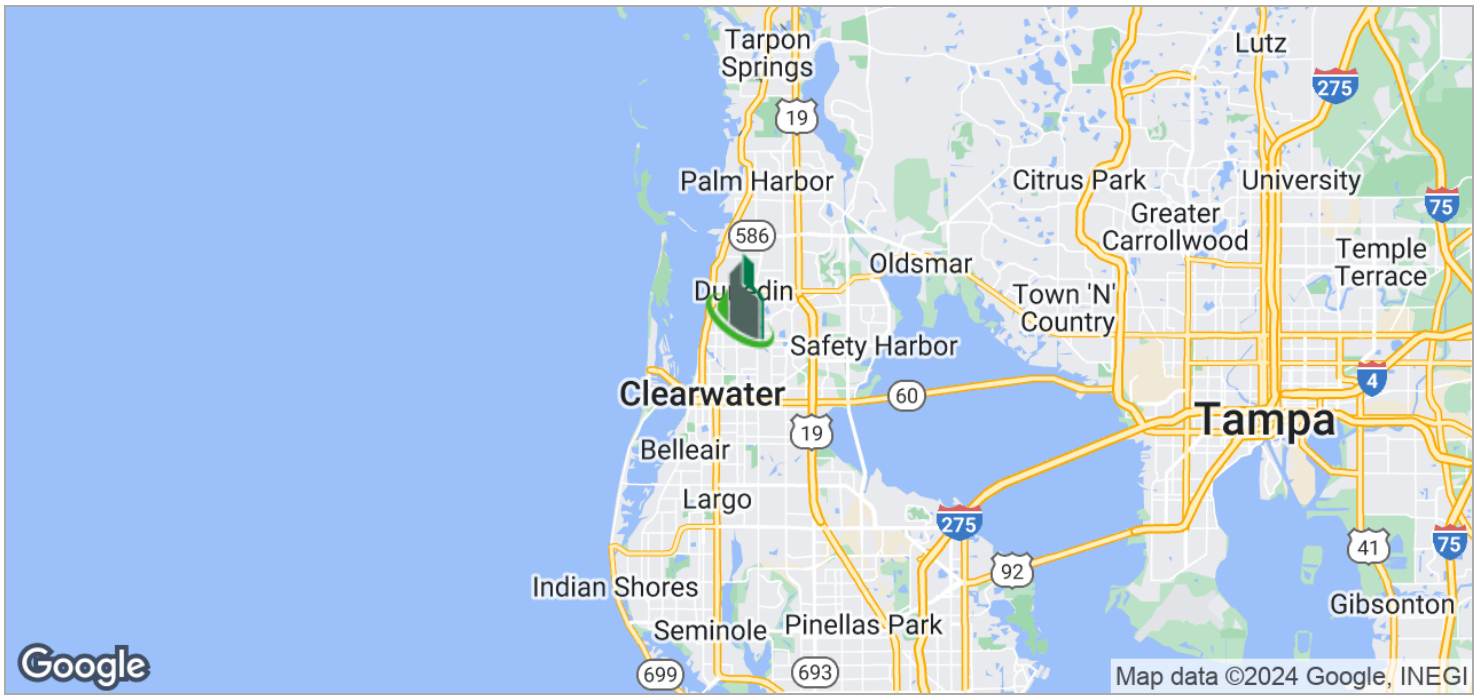
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Location Maps





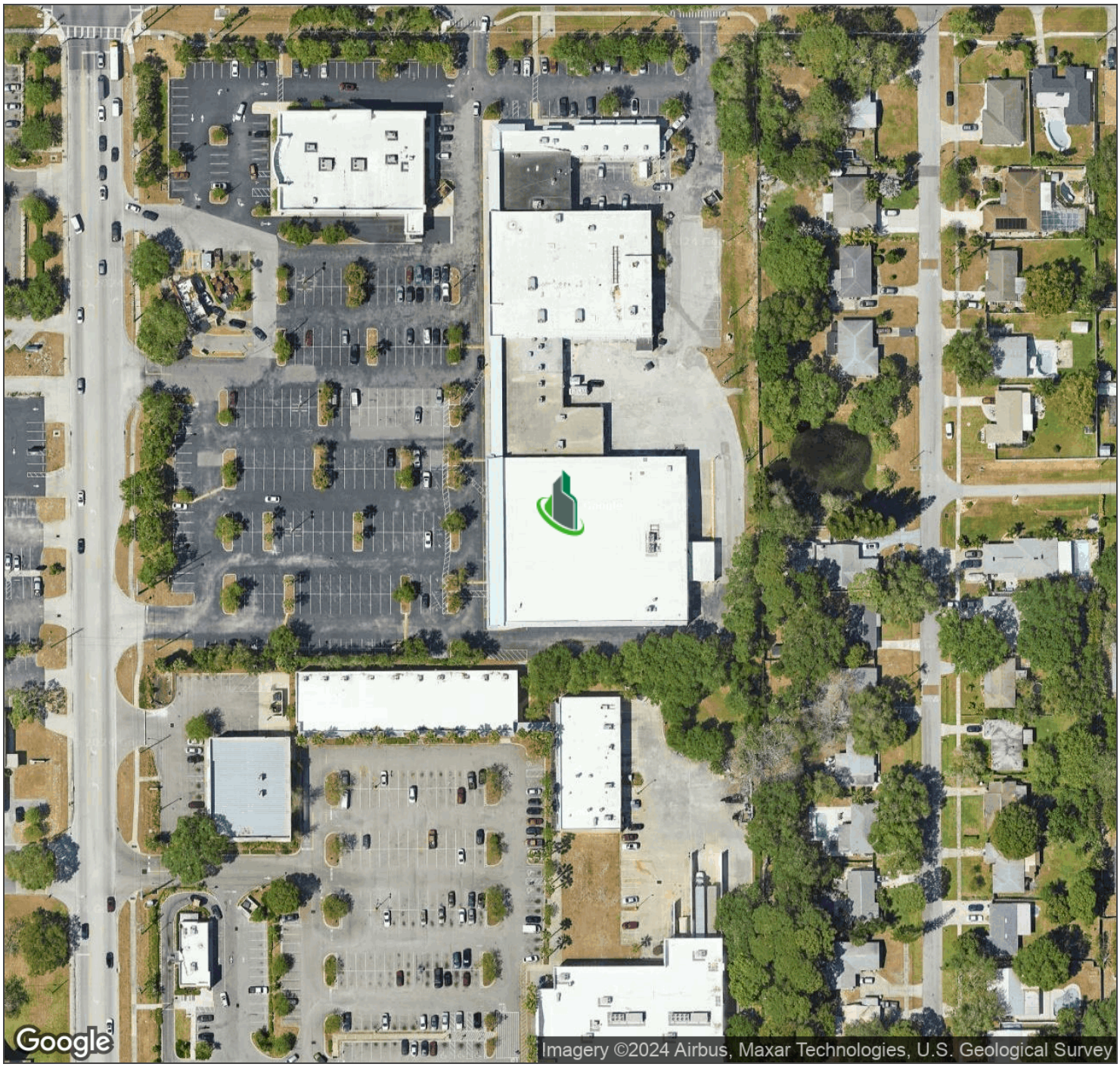
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Aerial Map



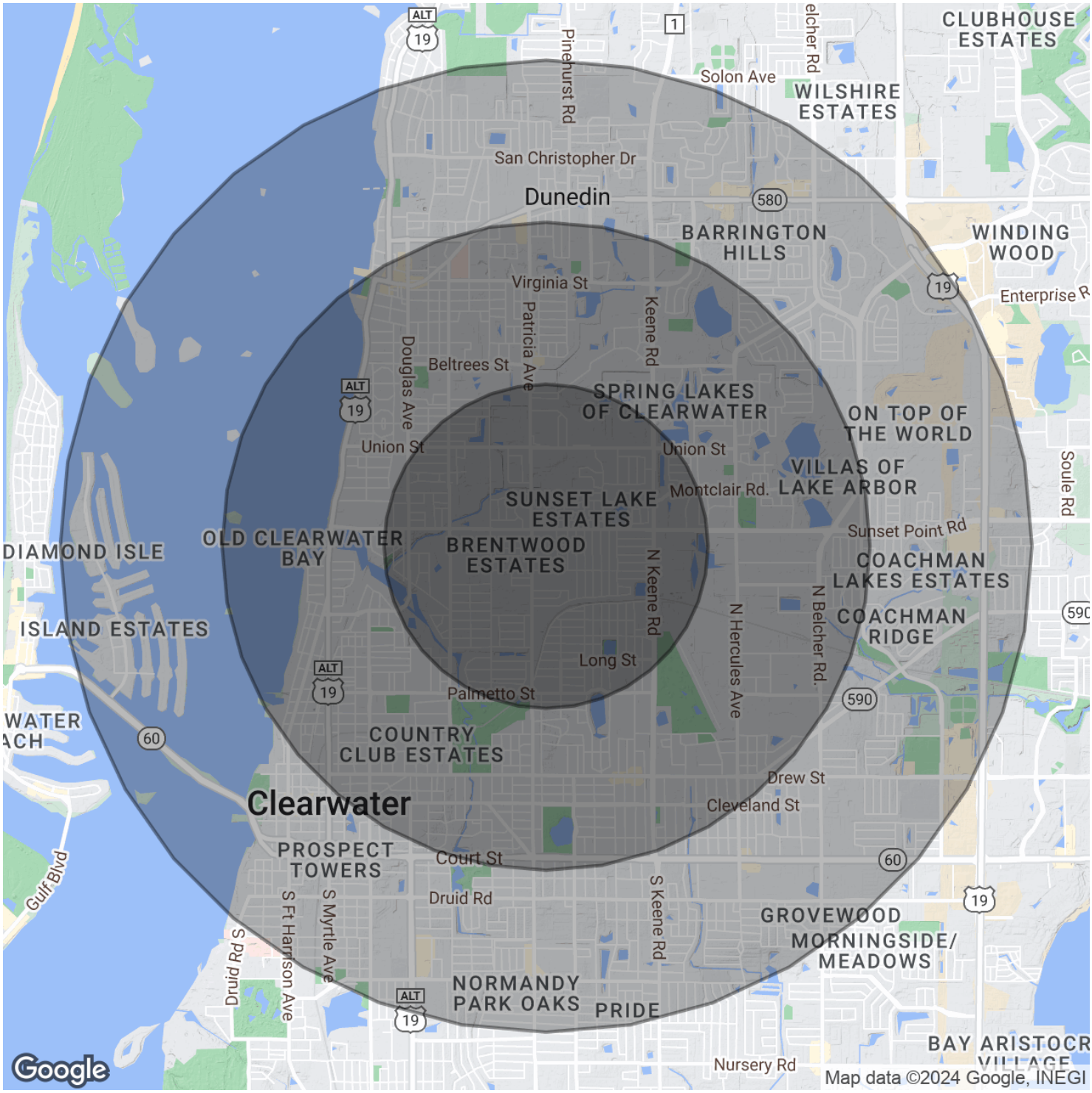
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Demographics Map & Report



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Demographics Map & Report

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	15,179	53,481	98,527
Average Age	40.2	43.2	45.0
Average Age (Male)	39.6	42.2	43.8
Average Age (Female)	40.5	43.3	45.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,115	20,865	41,566
# of Persons per HH	2.5	2.6	2.4
Average HH Income	$50,832	$51,179	$51,832
Average House Value	$208,072	$210,596	$194,540

ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	12.8%	12.1%	12.6%

RACE	1 MILE	2 MILES	3 MILES
Total Population - White	11,451	42,542	81,769
% White	75.4%	79.5%	83.0%
Total Population - Black	2,831	8,076	10,956
% Black	18.7%	15.1%	11.1%
Total Population - Asian	174	885	1,826
% Asian	1.1%	1.7%	1.9%
Total Population - Hawaiian	0	109	429
% Hawaiian	0.0%	0.2%	0.4%
Total Population - American Indian	12	64	155
% American Indian	0.1%	0.1%	0.2%
Total Population - Other	438	970	1,835
% Other	2.9%	1.8%	1.9%

TRAFFIC COUNTS	
N. Highland & Sunset Point Road	12,700/day

** Demographic data derived from 2020 ACS - US Census*

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