Retail Property For Sale

Sunset Square CVS

1899 N Highland Ave, Clearwater, FL 33755

For More Information:

813-625-2375 | EXT

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com

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Executive Summary

OFFERING SUMMARY

Sale Price:	$5,770,000
Price / SF:	$388.34
NOI:	$344,844
Lot Size:	60,997 SF
Year Built:	2008
Building Size:	14,858 SF
Market:	Tampa-St Petersburg-Clearwater
Submarket:	Clearwater Central Business District

PROPERTY OVERVIEW

One story, 14,858 SF freestanding retail store located as an outparcel in the Sunset Square shopping center in Clearwater. CVS lease through January 31, 2034, with an additional four (4) option periods of five (5) years each. For additional NDA materials, please email info@baystreetcommercial.com to access the private document vault. Please provide password that would be utilized for specific user.

LOCATION OVERVIEW

Located in Clearwater between Alt-19 to the west and US-19 to the east. Just north of downtown Clearwater and 60, offering easy access to all areas surrounding Clearwater.

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Rent Roll

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Holiday CVS LLC	13,103	01-28-08	01-31-34	$344,844	88.19	$26.32
Totals/Averages	**13,103**			**$344,844**		**$26.32**

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Additional Photos

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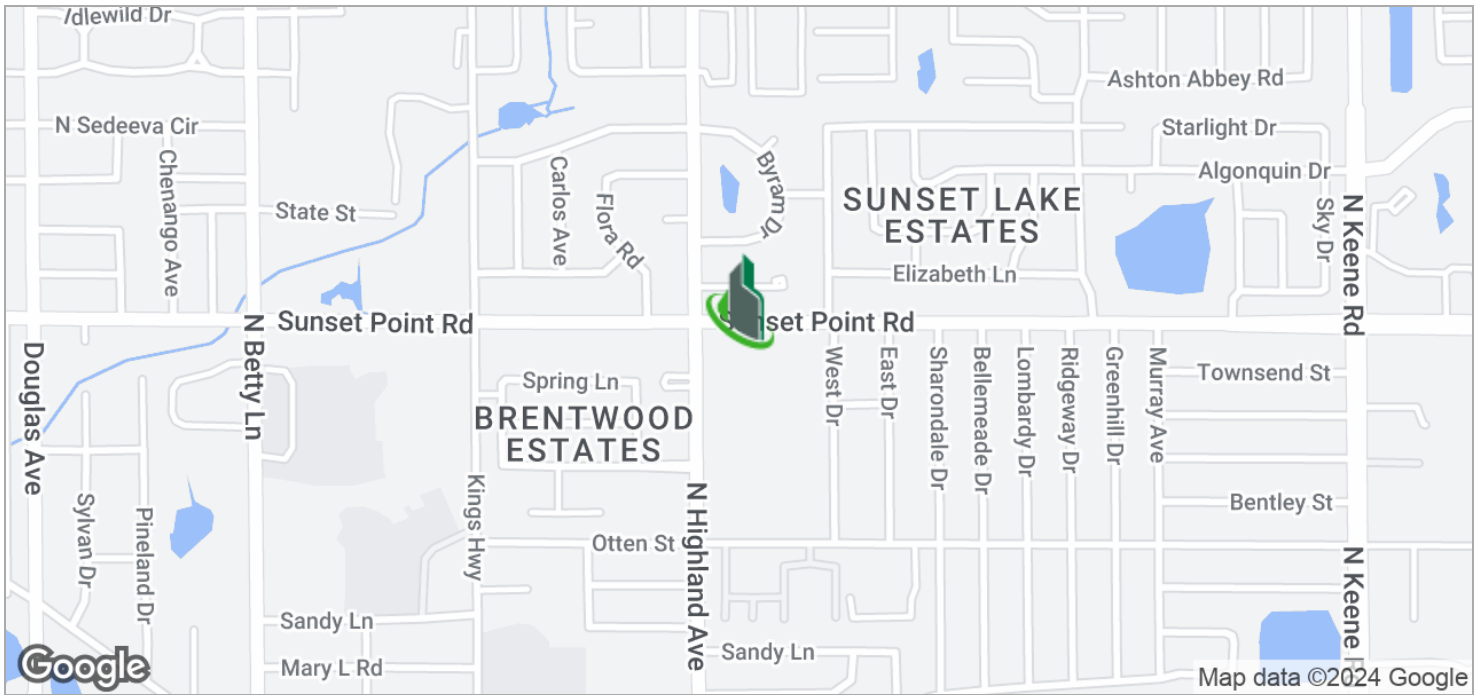
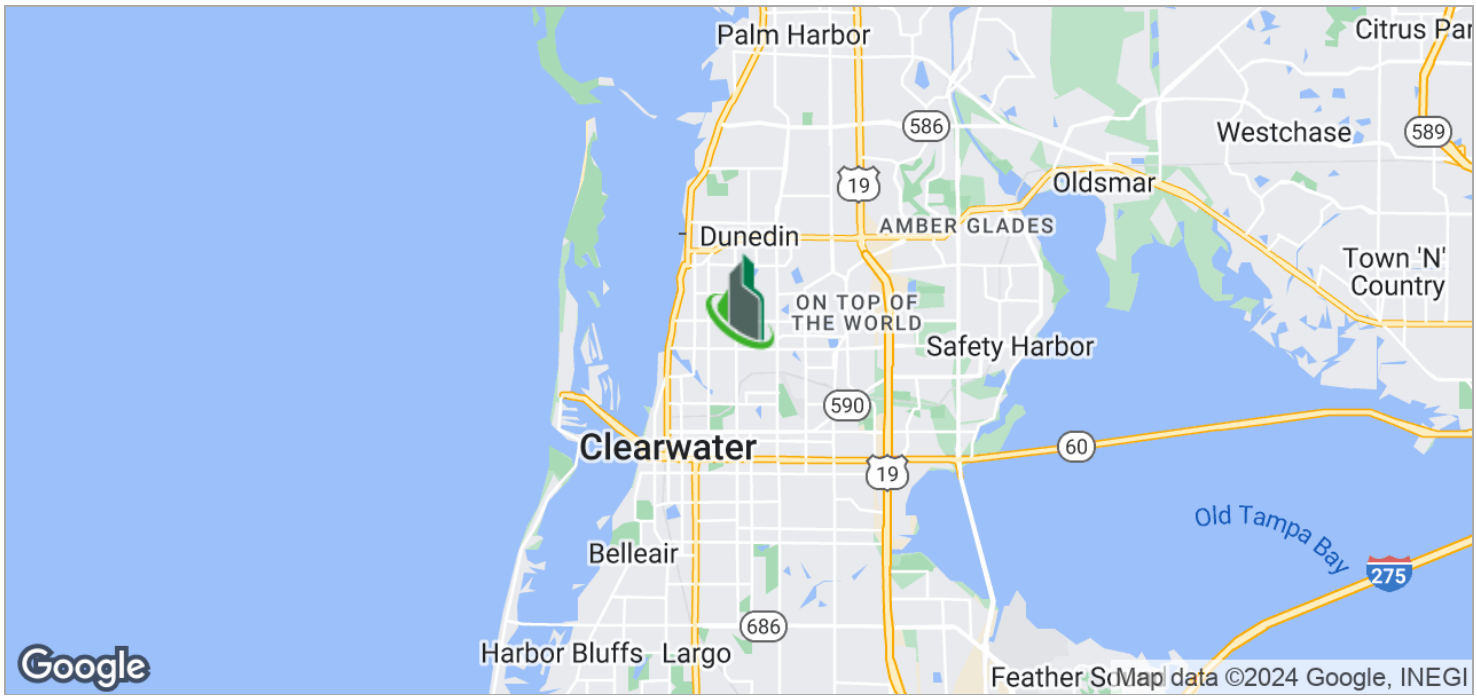
Location Maps





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Aerial Map

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Demographics Map

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	15,164	52,823	97,644
MEDIAN AGE	40.3	43.4	45.0
MEDIAN AGE (MALE)	39.7	42.3	43.8
MEDIAN AGE (FEMALE)	40.6	43.4	45.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,130	20,632	41,007
# OF PERSONS PER HH	2.5	2.6	2.4
AVERAGE HH INCOME	$50,595	$51,047	$51,726
AVERAGE HOUSE VALUE	$208,619	$210,654	$196,166

RACE	1 MILE	2 MILES	3 MILES
% WHITE	75.4%	79.5%	83.0%
% BLACK	18.7%	15.2%	11.2%
% ASIAN	1.1%	1.6%	1.8%
% HAWAIIAN	0.0%	0.2%	0.4%
% INDIAN	0.1%	0.1%	0.2%
% OTHER	2.8%	1.8%	1.8%

ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	12.6%	11.9%	12.7%

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

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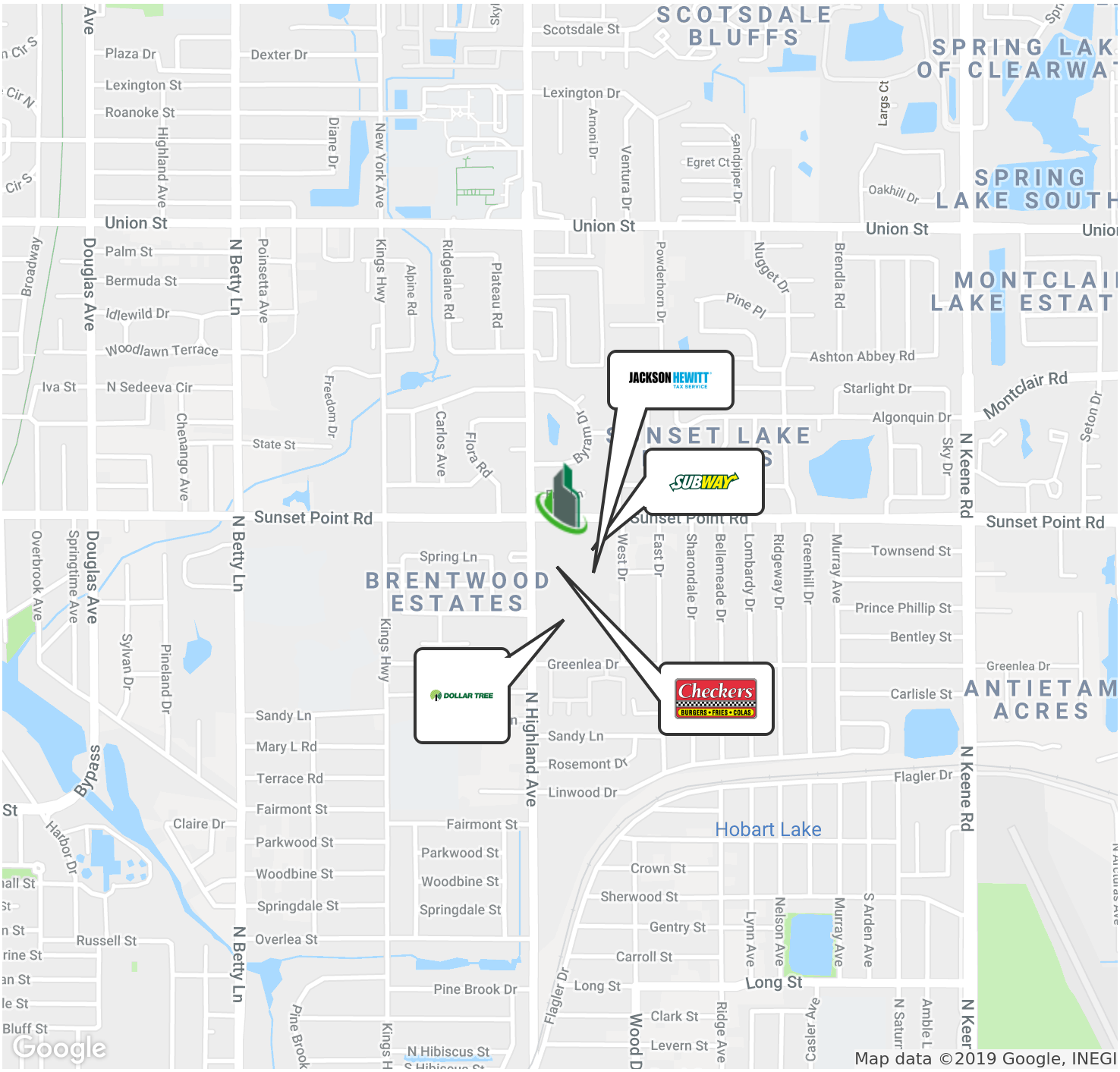
Retailer Map



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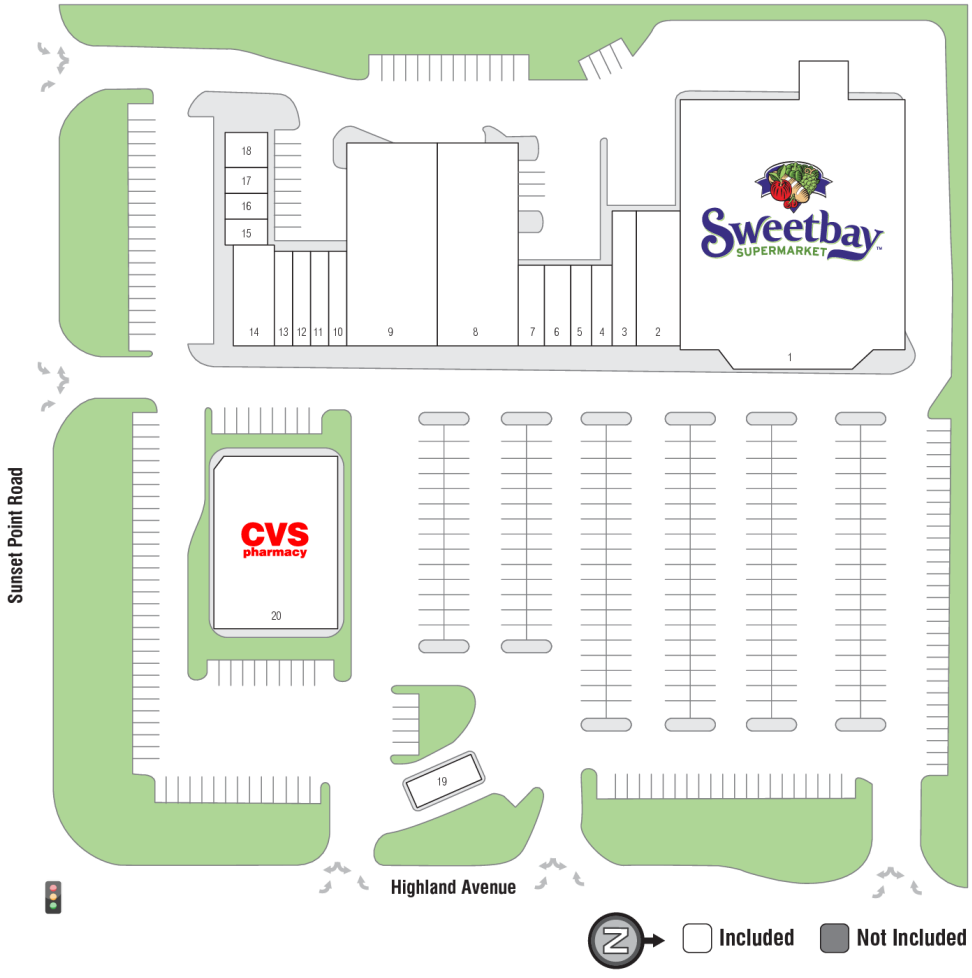
Site Plan

Sunset Square | 1895 N. HIGHLAND AVENUE | CLEARWATER, FL 33755

REF #	Square Footage	Width	Depth
1	31095		
2	3000	30	100
3	2000	20	100
4	900	15	60
5	900	15	60
6	1200	20	60
7	1200	20	60
8	8152	50.5	160.5
9	12600	63	200
10	1050	15	70
11	1050	15	70
12	1050	15	70
13	1050	15	70
14	1500	20	75
15	600	20	30
16	600	20	30
17	600	20	30
18	750	25	30
19			
20	13103		



Stuart S. Golding Co.

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