

Sublease of Medical Clinic Space

1685 Gulf to Bay Blvd, Clearwater, FL 33755

NAISouthcoast



GULF TO BAY SHOPPING CENTER

Presented By

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FOR LEASE:

\$11.60/SF/Net

Sublease of Medical Clinic Space

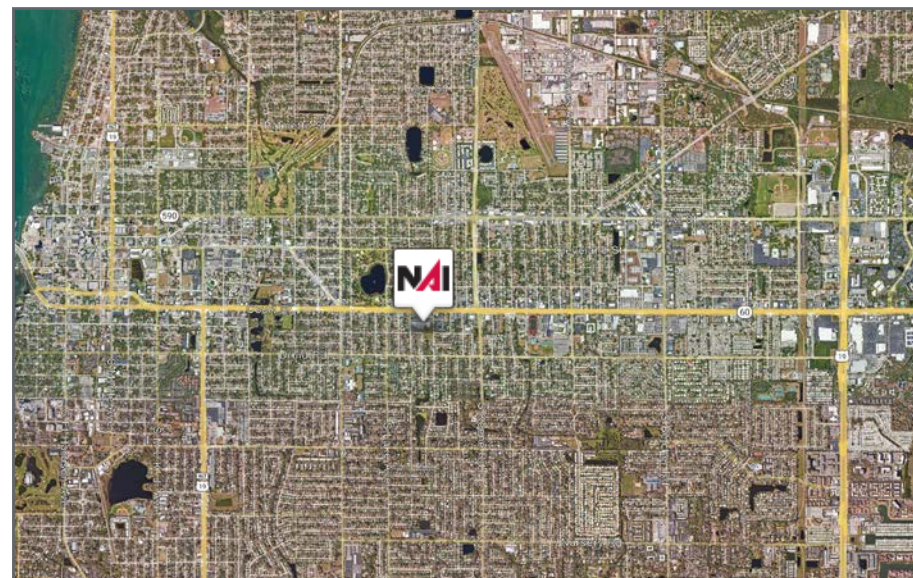
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Property Features

- Sublease available for clinical space
- Available Space: 13,000 SF Total (\pm 11,000 SF Clinic Space)
- Total Building Size: \pm 73,080 SF Shopping Center
- Total Land Area: 7.028 Acres
- Land Use: Medical Building
- Subdivision: Gulf to Bay Shopping Center
- Parking: Ample
- Traffic Count: 49,000 AADT on Gulf to Bay Blvd
- Lease Expiration: February 28, 2026

Property Highlights

Located at 1685 Gulf to Bay Blvd, Clearwater, FL, this 13,000 SF medical space is perfectly situated on one of Clearwater's busiest roads, Gulf to Bay Boulevard. This major thoroughfare connects Clearwater Beach to Downtown Tampa and experiences over 49,000 vehicles daily, offering exceptional visibility and accessibility for a medical practice. The property is in a densely populated area with a growing community of over 250,000 residents within a 5-mile radius, providing a strong patient and workforce base. Surrounded by residential neighborhoods and thriving commercial activity, the property also benefits from proximity to shopping centers, restaurants, and other convenient amenities. With its versatile design and prime location, this space is ideally suited for a variety of medical uses, offering unparalleled opportunity in Clearwater's bustling commercial and medical corridor.



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Interior Photos



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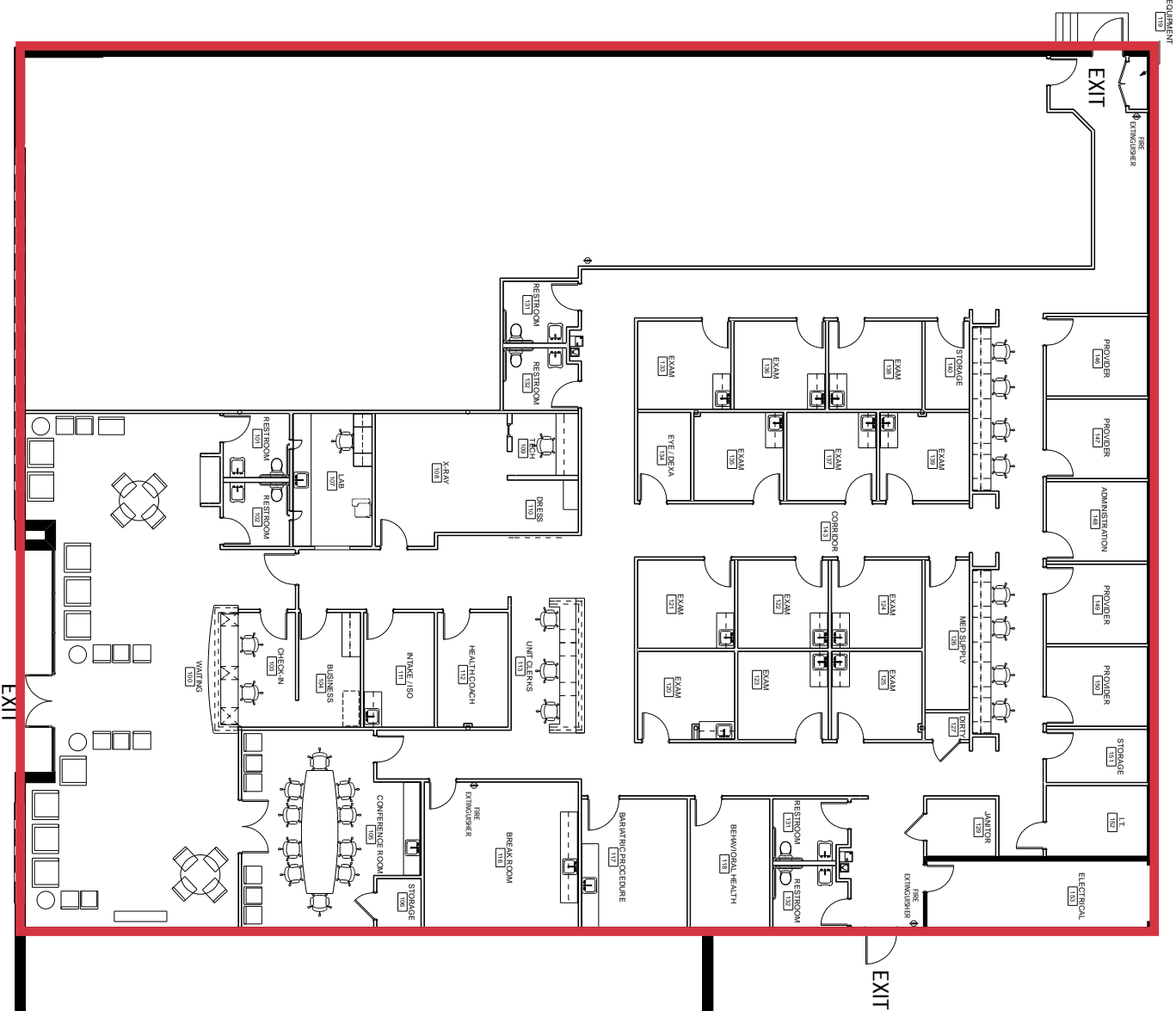
Aerial



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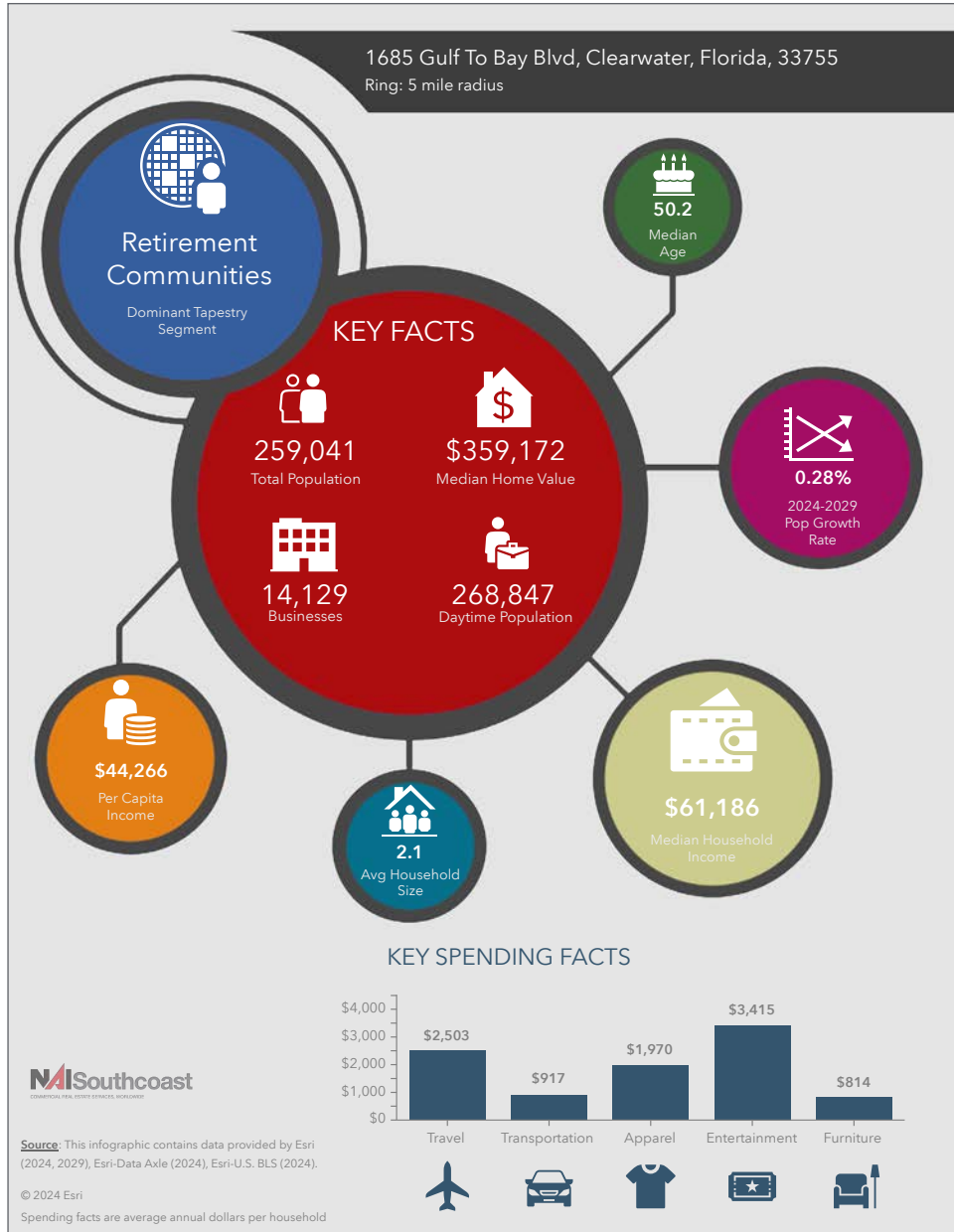
Floor Plan



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2024 Demographics



Population

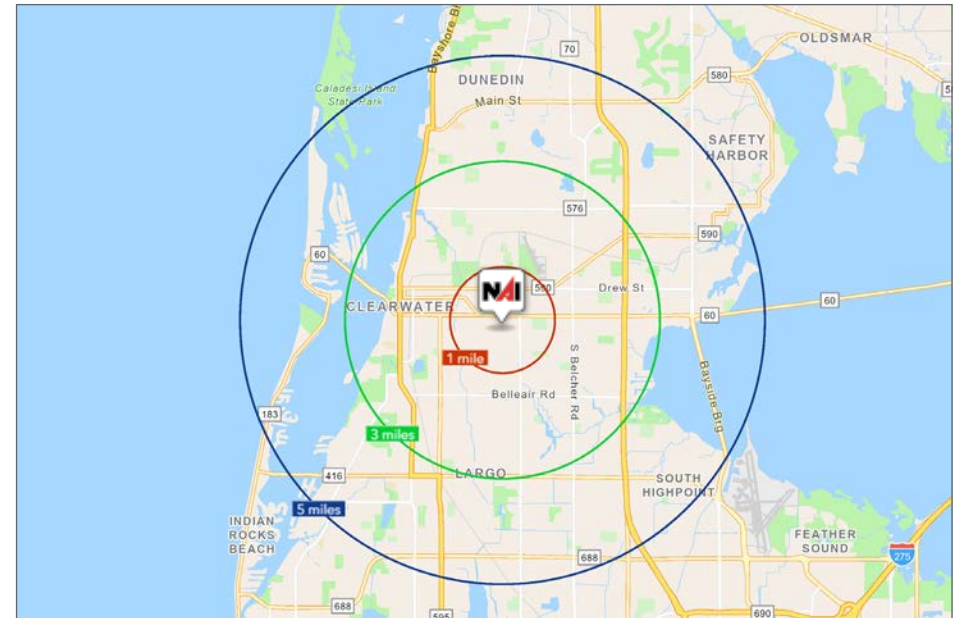
- 1 Mile: 14,831
- 3 Mile: 122,537
- 5 Mile: 259,041

Average Household Income

- 1 Mile: \$92,155
- 3 Mile: \$89,834
- 5 Mile: \$93,732

Median Age

- 1 Mile: 42.8
- 3 Mile: 45.4
- 5 Mile: 50.2



City Overview

Clearwater, Florida

Clearwater, nestled on Florida's Gulf Coast, is a vibrant city known for its stunning beaches, thriving economy, and strong sense of community. As the county seat of Pinellas County, Clearwater serves as a cultural and economic hub for the region, blending small-town charm with modern amenities. Its location on the Gulf of Mexico provides not only breathtaking scenery but also year-round opportunities for water-based recreation and outdoor activities, making it a sought-after destination for residents and visitors alike.

The city's economy is diverse and robust, with key industries including tourism, technology, healthcare, and professional services. Clearwater is home to a thriving downtown area, which has experienced significant revitalization in recent years, offering a mix of commercial spaces, dining options, and cultural attractions. Clearwater Beach, consistently ranked as one of the top beaches in the United States, drives much of the city's tourism industry, while corporate headquarters and small businesses alike benefit from the city's pro-business policies, skilled workforce, and strategic location. Clearwater's proximity to Tampa International Airport and major highways ensures excellent connectivity, further enhancing its appeal to businesses and investors.

Beyond its economic opportunities, Clearwater boasts a high quality of life, with excellent schools, vibrant neighborhoods, and a welcoming atmosphere. The city is a hub for arts and culture, hosting events like the Clearwater Jazz Holiday and offering venues such as Ruth Eckerd Hall for world-class performances. Clearwater's dedication to sustainability and green initiatives, including its award-winning Clearwater Ferry and bike-friendly infrastructure, reflects its commitment to preserving the natural beauty and resources of the area. With its dynamic mix of economic vitality, cultural richness, and coastal allure, Clearwater continues to thrive as a premier location to live, work, and play.



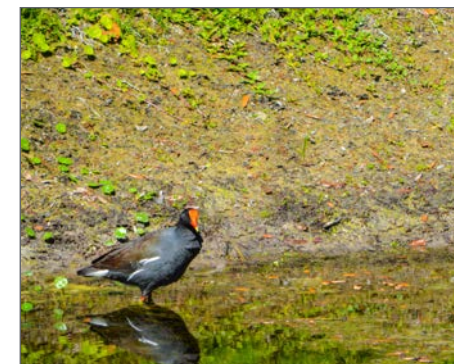
County Overview

Pinellas County, Florida

Pinellas County, located on Florida's Gulf Coast, is a vibrant and diverse region celebrated for its thriving economy, breathtaking natural beauty, and welcoming communities. Home to 24 municipalities, including the bustling cities of St. Petersburg, Clearwater, and Largo, Pinellas seamlessly blends urban sophistication with coastal charm. The county's economy is bolstered by key industries such as healthcare, technology, manufacturing, and tourism, which contribute to its reputation as a hub for innovation and opportunity. With its strategic location, a highly skilled and educated workforce, and a pro-business environment, Pinellas County is a magnet for companies seeking growth and success. Its robust infrastructure, including access to major highways, international airports, and the nearby Port of Tampa Bay, ensures seamless connectivity and supports ongoing economic development. Furthermore, the county's leadership is committed to forward-thinking policies that promote sustainability, resilience, and economic inclusivity, making Pinellas a prime destination for both businesses and residents alike.

Pinellas County is renowned for its exceptional quality of life, offering something for everyone. With stunning beaches like Clearwater Beach and St. Pete Beach consistently ranked among the best in the world, over 4,000 acres of parks and nature preserves, and a thriving arts and cultural scene, the area provides endless opportunities for recreation and enrichment. Residents enjoy a temperate climate year-round, top-tier schools, and a family-friendly atmosphere, making it an ideal place to live, work, and play. The real estate market is equally dynamic, with high demand for residential, commercial, and mixed-use developments. Downtown St. Petersburg, with its modern skyline, vibrant nightlife, and walkable design, has emerged as a hotspot for innovation and growth. Meanwhile, other areas of the county offer opportunities for retail, office space, and industrial expansion. Pinellas County's emphasis on smart growth and sustainable practices ensures it remains a strong market for long-term investment.

The spirit of community and innovation is a defining characteristic of Pinellas County. The region actively fosters collaboration between government entities, private businesses, and residents to create a supportive and forward-thinking environment. Initiatives such as the Tampa Bay Innovation Center and a growing network of incubators and coworking spaces underline the county's commitment to entrepreneurship, technological advancement, and workforce development. With its unparalleled location, diverse economy, and exceptional lifestyle offerings, Pinellas County stands out as one of Florida's premier destinations for living, working, and investing. Its future is as bright as its present, promising continued growth and opportunity for all who call it home.



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