

Former CVS in Clearwater, Fla.

13,013 SF Freestanding Retail
1899 N Highland Ave.



FOR SUBLEASE: \$15 SqFt/Yr/NNN

Dee Maret, CCIM | 727-641-5736



Property Description

Freestanding Retail | 1899 N Highland Ave | Clearwater, FL



Representative Interior

Property Summary

Lease Rate:	\$15/SqFt/Yr/NNN
Building Size:	13,031 SF
Sector Type:	Retail – Freestanding
Flood Zone:	X
Roof:	Flat
Zoning:	Commercial (C)
Lot Size:	1.4 Acres
Tax ID:	02 29 15 88237 000 0020

Property Overview

This former CVS store is situated on the southeast corner of Sunset Point Road and North Highland Avenue in Clearwater, Fla. The 1.4-acre parcel, with 60 parking spaces, is zoned Commercial and offers 171 feet of frontage on North Highland Avenue. The store, 13,013 square feet of solid block construction, was built in 2008. CVS, which has been adapting to changing consumers' buying patterns, is offering this building for sublease as their lease expires in January 2034. The property lies in the desirable Flood Zone X and suffered no damage from either of the recent hurricanes. The HVAC units are roof-mounted and all public utilities are on site. The building is fully sprinklered and offers a drive-thru for customer convenience.

Location Description

Freestanding Retail | 1899 N Highland Ave | Clearwater, FL



Location Overview

Clearwater, a city known for sunny weather and world-class beaches is the second-largest city in Pinellas County with 117,000 residents. Sunset Square Shopping Center, a neighborhood center of which the former CVS is an outparcel, is anchored by a Planet Fitness and has Checker's and Subway as tenants. Other nearby retailers include 7-Eleven, Dollar Tree, Amscot, Advance Auto, Dunkin' and a Walmart Neighborhood Market. The average daily traffic count on North Highland is 14,000.

Drive Times

Dunedin, Fla.:	6 min
Clearwater City Hall:	9 min
Clearwater Beach:	14 min
St. Pete/Clearwater (PIE) Airport:	18 min
Tampa International Airport:	27 min
Downtown St. Petersburg:	29 min
Downtown Tampa:	32 min

Diagram illustrating a rectangular plot with dimensions and labels:

- Top horizontal boundary: 96
- Right vertical boundary: 116
- Bottom horizontal boundary: 96 (with a 41-unit gap in the center)
- Left vertical boundary: 138
- Small rectangular area at the top right: 20 by 20, labeled **CPF**
- Bottom boundary segments: 29, 41, 29
- Central label: **BAS**

- Gourmet or Specialty Grocer
- Beer, Wine and Spirits store
- Indoor Playground
- Government Building or Community Center
- Golf Simulator or Indoor Pickleball
- Brewpub or Microbrewery
- Tools and equipment sales
- Motorcycle & Specialty Golf Cart Sales
- Private school
- Funeral Home
- Veterinarian or Pet Boarding
- Medspa Beauty Clinic

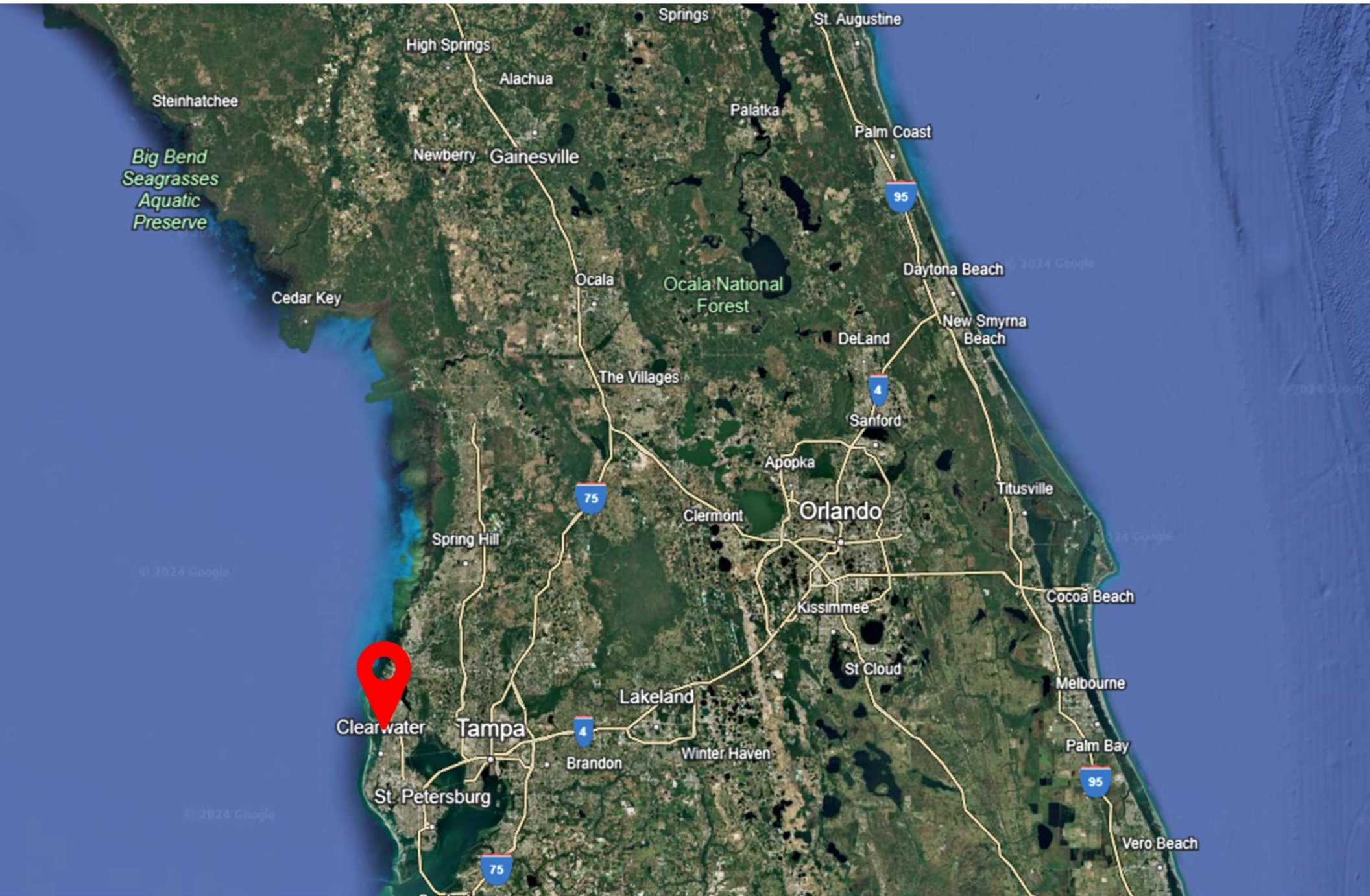
Aerial Photo

Freestanding Retail | 1899 N Highland Ave | Clearwater, FL



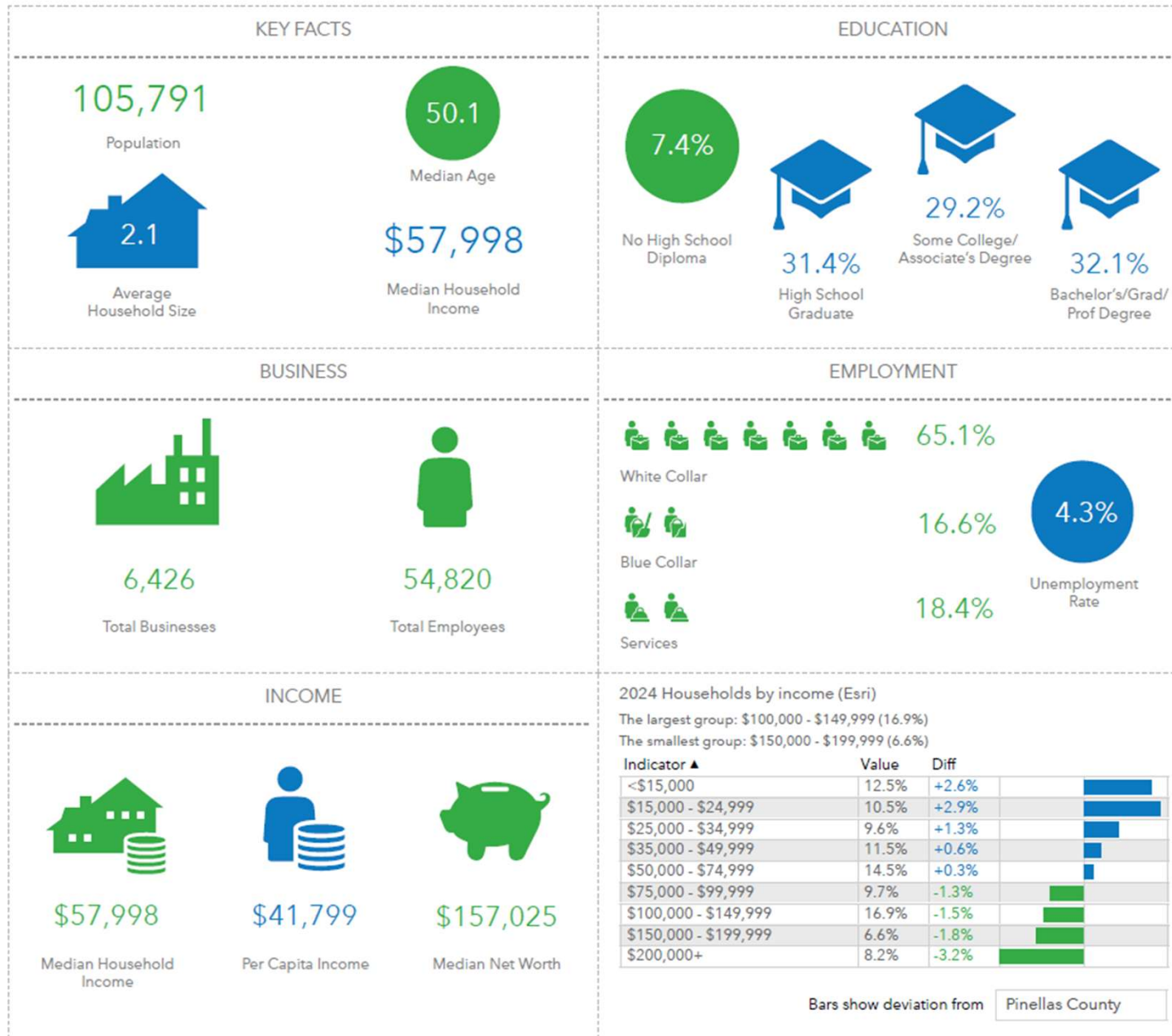
Regional Map

Freestanding Retail | 1899 N Highland Ave | Clearwater, FL



Key Facts – 3 Mile Radius

Freestanding Retail | 1899 N Highland Ave | Clearwater, FL



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2024 Esri

Dee Maret CCIM

727-641-5736

Dee@BridgewaterCommercial.com

Kris Dumke

813-541-4254

Kris@BridgewaterCommercial.com

Contacts

Freestanding Retail | 1899 N Highland Ave | Clearwater, FL



Dee Maret CCIM

Broker Associate

727-641-5736

Dee@BridgewaterCommercial.com



Kris Dumke

Broker Associate

813-541-4254

Kris@BridgewaterCommercial.com

Dee Maret CCIM

727-641-5736

Dee@BridgewaterCommercial.com

Kris Dumke

813-541-4254

Kris@BridgewaterCommercial.com