

Pinellas Crossroads



2683 ROOSEVELT BLVD, CLEARWATER, FL 33760

For Lease



For more information please contact:

Curtis Jared

President & CEO

417.877.7900 x111

cjared@jaredcommercial.com

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



For Lease



PROPERTY DESCRIPTION

Presenting Pinellas Crossroads - an exceptional lease opportunity that stands out with its prime features. This property is ideally located at a signalized intersection, offering maximum visibility and accessibility for potential tenants. Situated on a corner lot and shadow anchored by Walmart, it provides a prominent position for businesses to thrive. The high visibility and easy access make this property an enticing choice for retail, office, or medical tenants. Don't miss out on this remarkable leasing opportunity that guarantees top-notch exposure and convenience for your business.

PROPERTY HIGHLIGHTS

- Signalized Intersection.
- Corner Lot.
- Shadow Anchored by Walmart.
- Great Visiblility & Easy Access.

OFFERING SUMMARY

Lease Rate:	\$30 SF/yr (NNN)
Available SF:	1,260 SF
Lot Size:	2.6 Acres
Building Size:	12,250 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,587	37,534	92,677
Total Population	12,088	82,306	205,471
Average HH Income	\$75,986	\$87,988	\$85,809



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,260 SF	Lease Rate:	\$30 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
102	Available	1,260 SF	NNN	\$30.00 SF/yr	In-Line.

Pinellas Crossroads



2683 ROOSEVELT BLVD, CLEARWATER, FL 33760

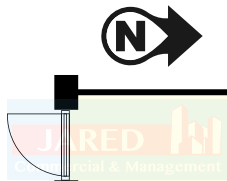
SITE PLAN



2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.



Pinellas Crossroads

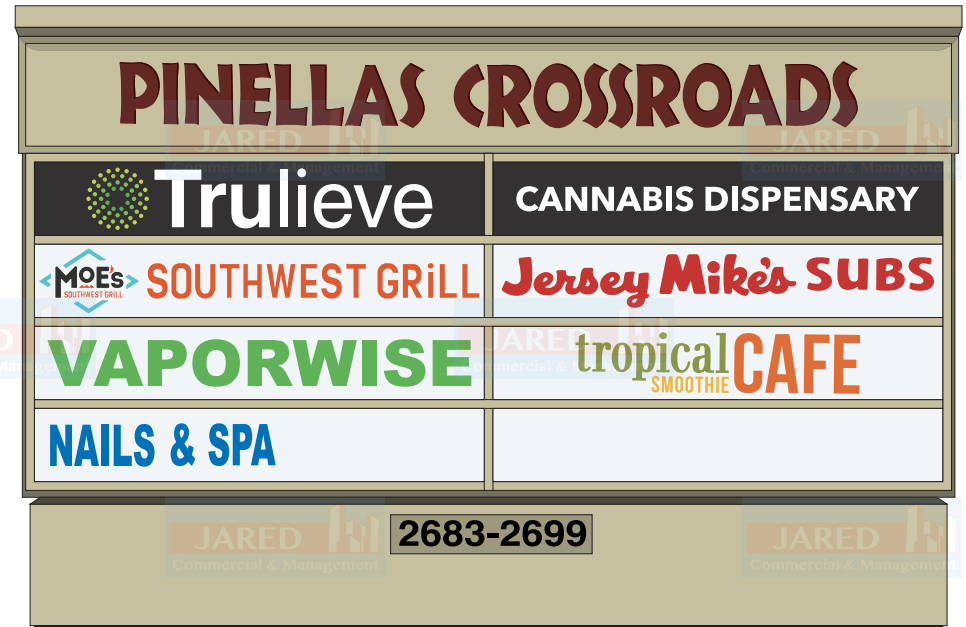


2683 ROOSEVELT BLVD, CLEARWATER, FL 33760

MONUMENT SIGN



WEST FACE



EAST FACE



2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

For Lease



2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



For Lease

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.



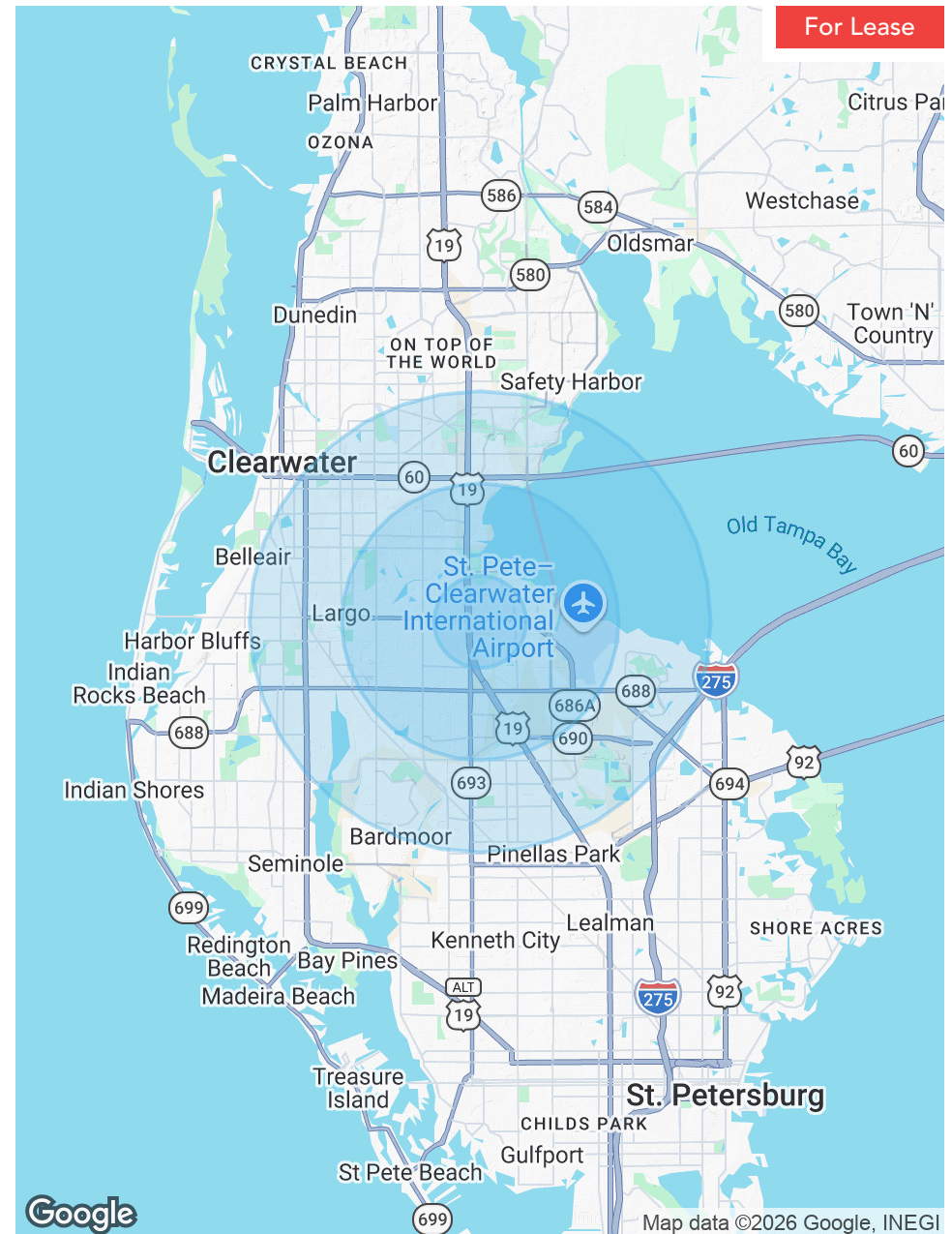
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,088	82,306	205,471
Average Age	43	47	46
Average Age (Male)	43	46	45
Average Age (Female)	44	47	47

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,587	37,534	92,677
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$75,986	\$87,988	\$85,809
Average House Value	\$252,158	\$282,430	\$293,449

Demographics data derived from AlphaMap





For Lease



CURTIS JARED

President & CEO

cjared@jaredcommercial.com

Direct: 417.877.7900 x111 | Cell: 417.840.9001

MO #2012016985

EDUCATION

BA - Drury University
Real Estate License

MEMBERSHIPS

BOMA International
ICSC
Missouri Realtors
National Association of Realtors

Jared Commercial
2870 S Ingram Mill Rd Ste A
Springfield, MO 65804
417.877.7900

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.