

VIDEO TOUR



Office | For Sale

Price | \$156/FT | \$300,000 up to \$1,499,000

Size | 1,925 SF up to 9,600 SF

611 DRUID RD E #101-110, CLEARWATER, FL 33756

Exclusively Listed by

Alex Lucke, CCIM - Commercial Director | (727) 410-2896 | AlexLucke@KWCommercial.com | #SL3351552

Each Office is Independently Owned and Operated
www.kwcommercial.com

KW COMMERCIAL TAMPA PROPERTIES

5020 W Linebaugh Ave #100
Tampa, FL 33624

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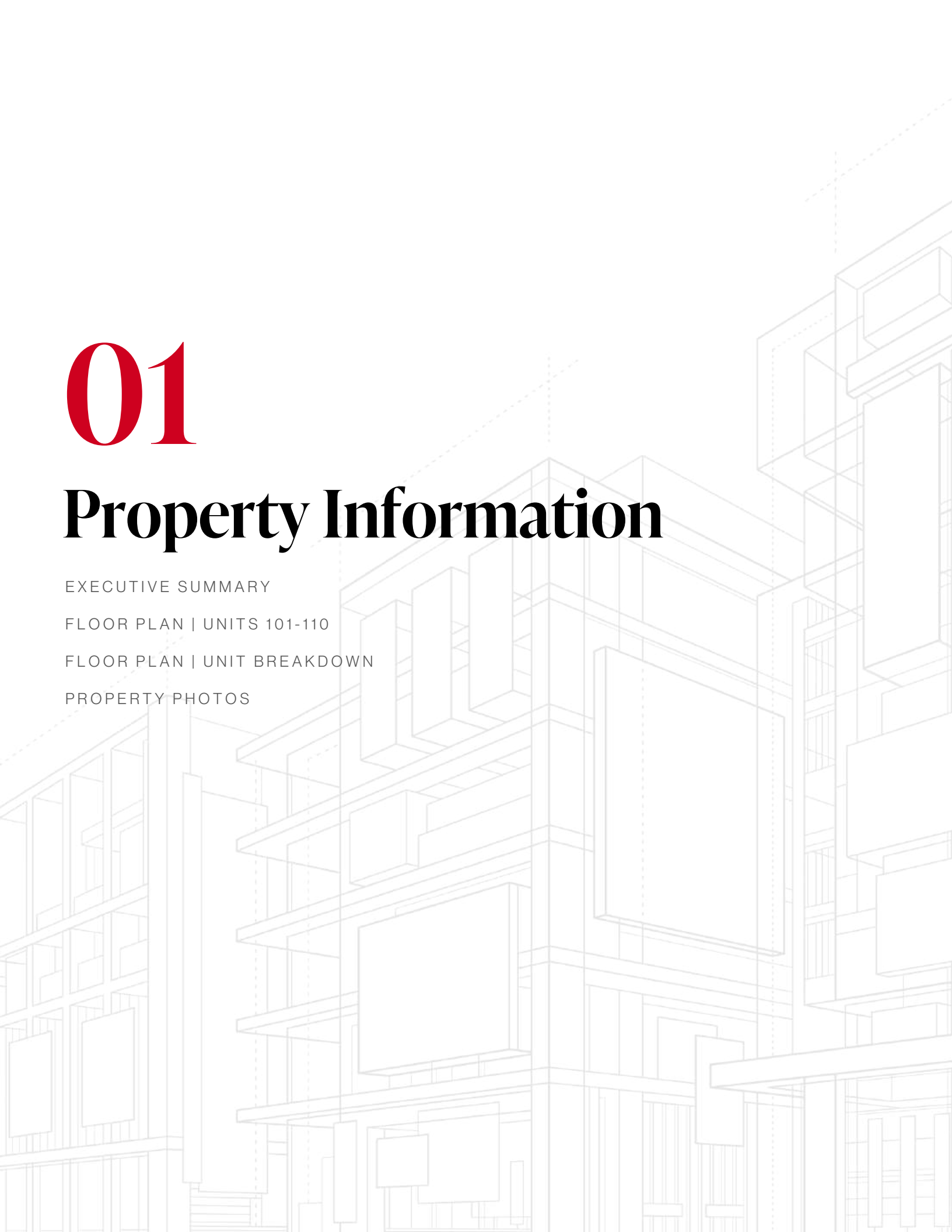
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01

Property Information

EXECUTIVE SUMMARY

FLOOR PLAN | UNITS 101-110

FLOOR PLAN | UNIT BREAKDOWN

PROPERTY PHOTOS

Executive Summary



Property Overview

KW Commercial Tampa Properties is proud to present for sale 611 Druid Road East, Units 101–110, Clearwater, FL 33756 ("Property"), a rare opportunity to acquire up to $\pm 9,600$ SF of contiguous first-floor office condominium space within Druhill Professional Center.

The Property consists of ten individual office condominium units that have been combined into one larger professional office footprint. The current layout includes a mix of private offices, meeting rooms, conference areas, reception/waiting areas, open work areas, storage, restrooms, and support spaces, providing flexibility for a wide range of professional office, medical office, administrative, or owner-user needs.

While the Property is available as a full $\pm 9,600$ SF package, ownership may consider smaller logical configurations beginning at approximately $\pm 1,925$ SF, subject to final ownership approval. Potential configurations may include a two-unit, four-unit, six-unit, or full-building purchase depending on the buyer's desired square footage, office layout, and intended use.

The existing layout allows buyers to evaluate different portions of the building based on their operational needs. Certain areas are more private-office oriented, while others provide more open workflow or cubicle-style functionality. This allows the Property to appeal to users seeking anything from a smaller professional office footprint to a larger headquarters-style office presence.

Located in an established professional office setting near Downtown Clearwater, the Property provides a flexible ownership alternative to leasing, with the ability to acquire only the space needed today while preserving the potential for larger configurations if required.

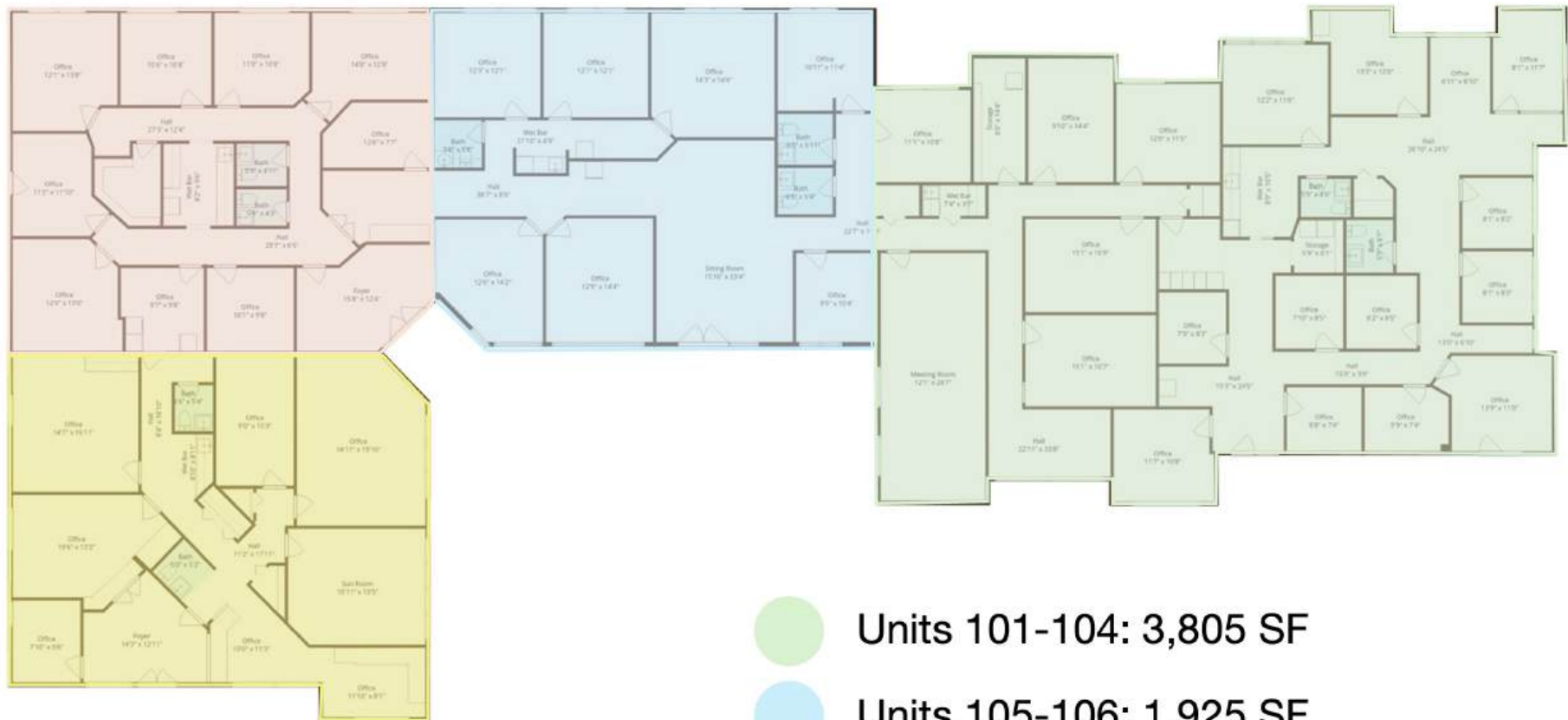
Property Highlights

- Up to $\pm 9,600$ SF contiguous first-floor office condo footprint
- Potential smaller configurations beginning at $\pm 1,925$ SF
- Two-unit, four-unit, six-unit, or full-building purchase options may be considered
- Ten office condo units combined into one larger professional office footprint
- Mix of private offices, conference rooms, open work areas, reception/waiting areas, storage, restrooms, and support spaces
- Flexible layout for professional office, medical office, administrative, or owner-user needs
- Located within Druhill Professional Center in Clearwater
- Offered at \$156/SF

Price:	\$300,000 to \$1,499,000
Building SF:	$\pm 1,925$ SF to $\pm 9,600$ SF
Price / SF:	\$156.00/ft
Occupancy:	Tenant occupied until September 30th, 2026 - Vacant thereafter
NOI:	N/A
CAP Rate:	N/A
Floors:	1
Available SF:	$\pm 1,925$ SF to $\pm 9,600$ SF
Year Built:	1985
Parking:	Common Area Parking
Flood Zone:	X



Floor Plan | Unit Breakdown



- Units 101-104: 3,805 SF
 - Units 105-106: 1,925 SF
 - Units 107-108: 1,935 SF
 - Units 109-110: 1,935 SF
- Total: 9,600 SF**

Property Photos



Property Photos

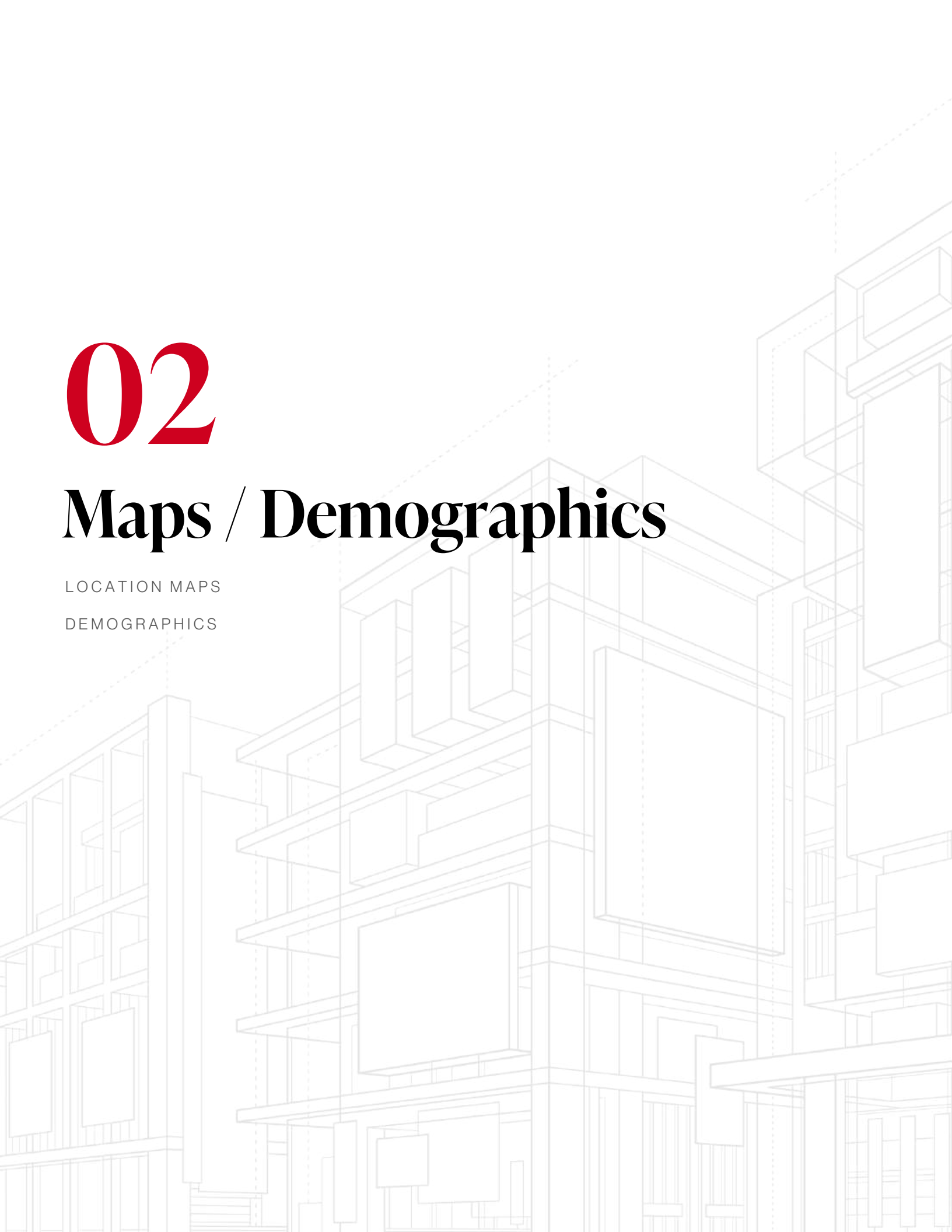


Property Photos



Property Photos





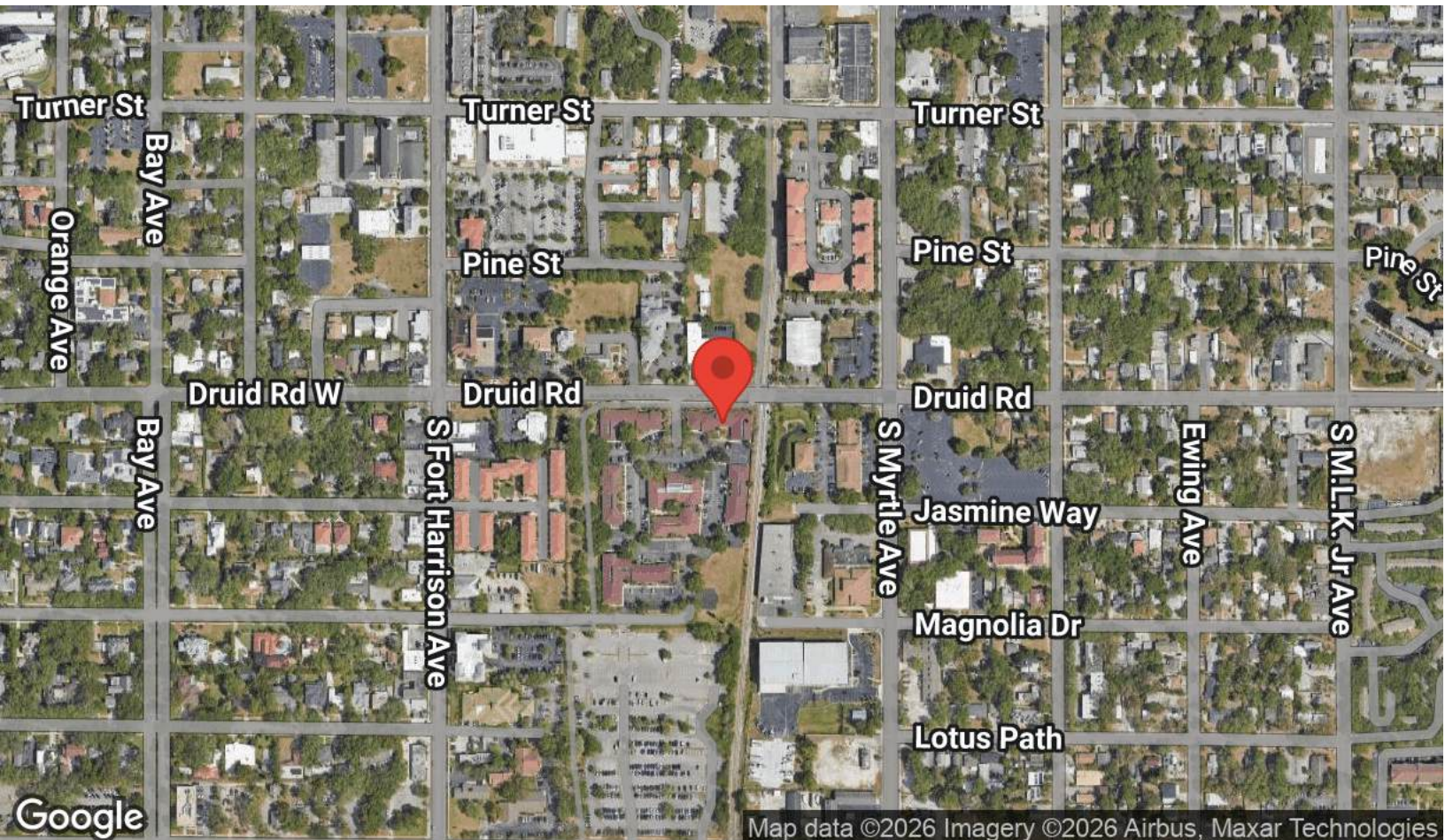
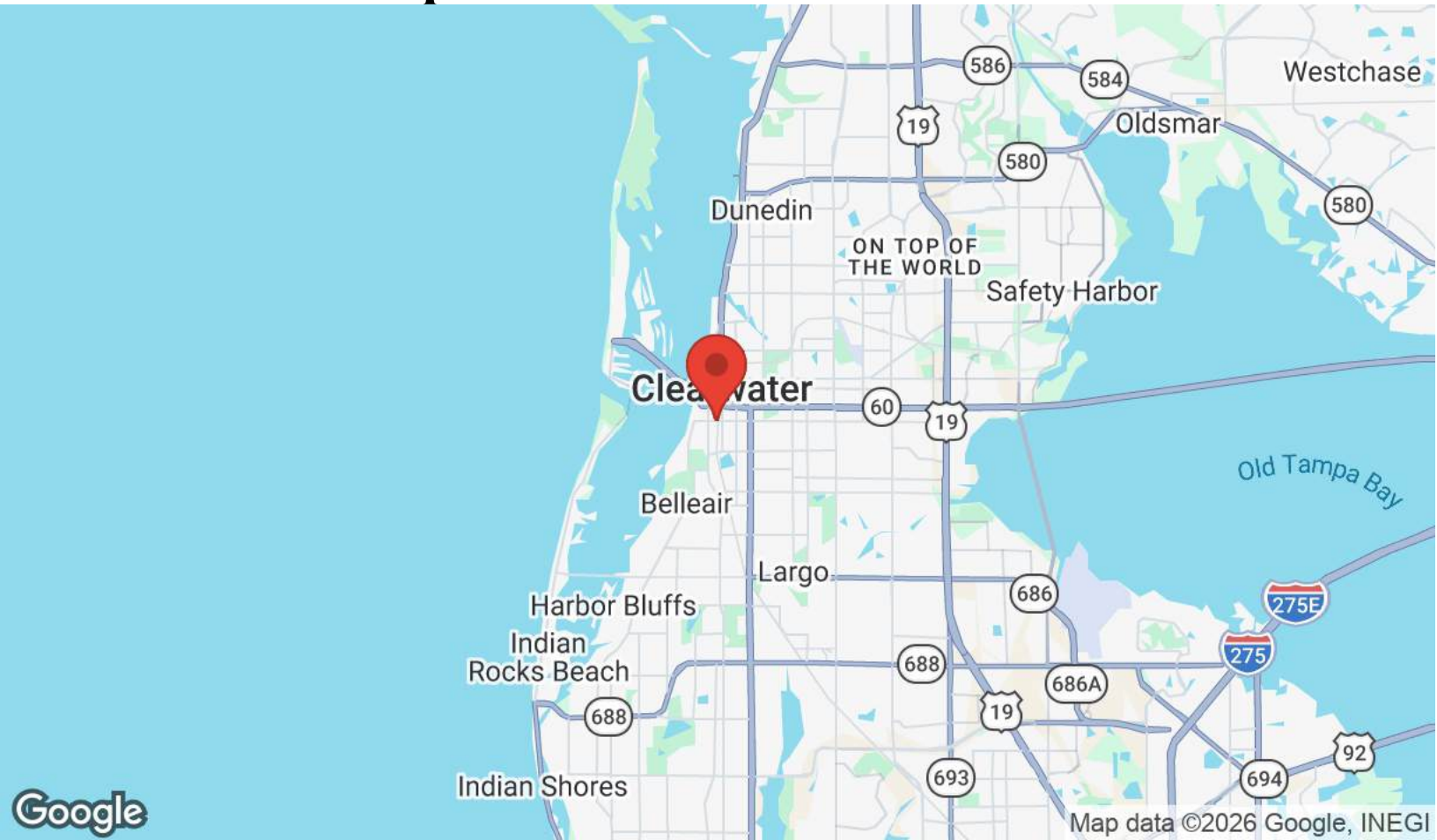
02

Maps / Demographics

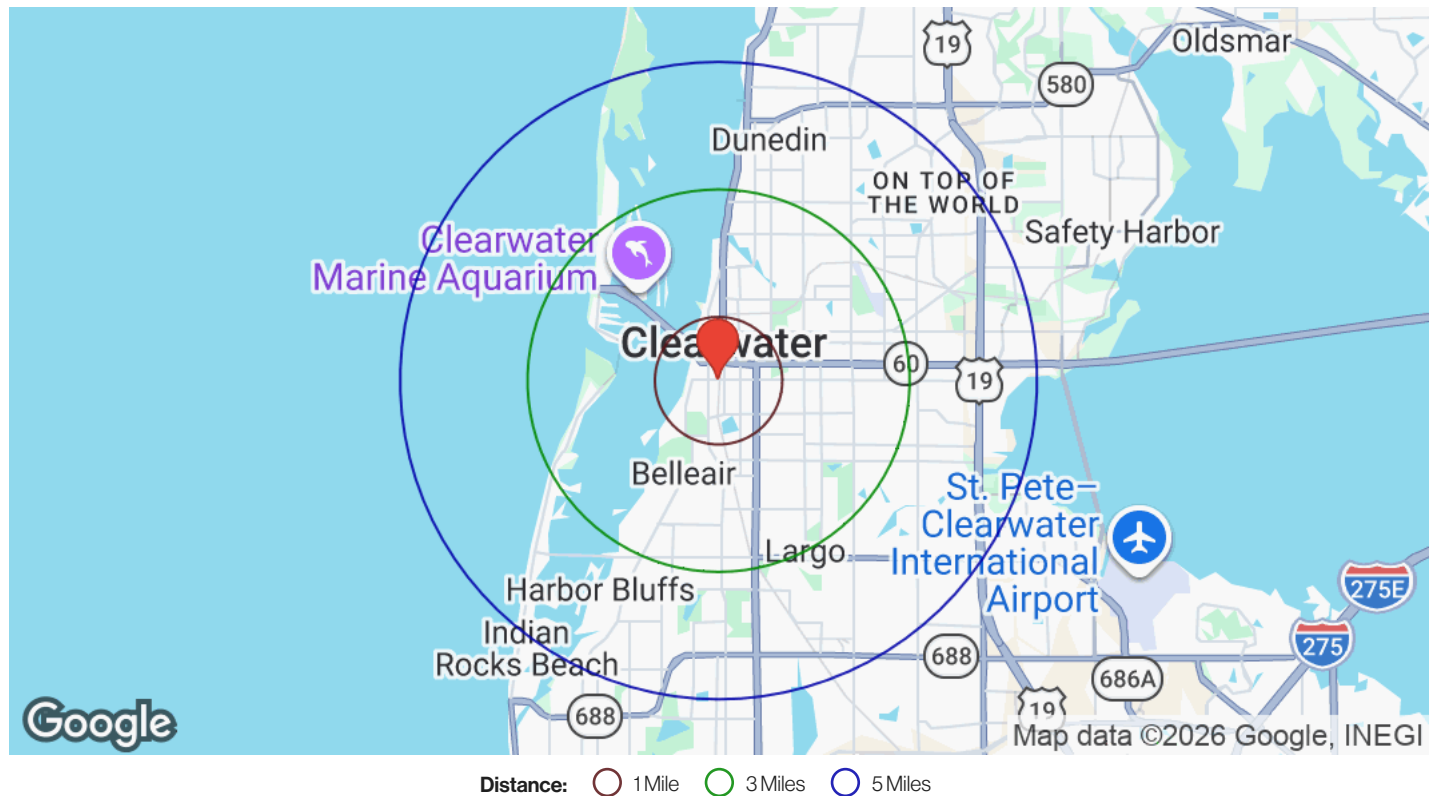
LOCATION MAPS

DEMOGRAPHICS

Location Maps



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	5,784	45,144	107,586
	Female	6,104	47,745	117,023
	Total Population	11,888	92,889	224,609
Race / Ethnicity	White	7,262	62,319	159,719
	Black	1,837	10,784	21,113
	Am In/AK Nat	27	139	292
	Hawaiian	7	102	180
	Hispanic	2,204	14,695	31,176
	Asian	294	2,629	6,828
	Multiracial	234	1,988	4,829
	Other	23	232	472
Housing	Total Units	6,532	48,569	123,536
	Occupied	5,598	41,642	106,886
	Owner Occupied	1,935	24,232	64,478
	Renter Occupied	3,663	17,410	42,408
	Vacant	934	6,926	16,649
Age	Ages 0 - 14	1,601	12,013	27,236
	Ages 15 - 24	1,095	8,697	19,363
	Ages 25 - 54	4,642	34,418	79,088
	Ages 55 - 64	1,680	14,092	34,184
	Ages 65+	2,869	23,667	64,739
Income	Median	\$55,159	\$73,588	\$71,337
	Under \$15k	706	3,852	9,680
	\$15k - \$25k	450	2,473	6,667
	\$25k - \$35k	558	3,354	7,951
	\$35k - \$50k	896	4,614	12,959
	\$50k - \$75k	611	6,875	18,736
	\$75k - \$100k	618	4,549	12,938
	\$100k - \$150k	685	6,799	17,815
	\$150k - \$200k	490	4,042	9,543
	Over \$200k	583	5,086	10,597

A faint, light gray architectural line drawing of modern buildings with various rectangular volumes and cantilevered sections, serving as a background for the page.

03

Comparables

SALE COMPARABLES

Sale Comparables



SP



611 Druid Rd E
611 Druid Road, Clearwater, FL 33756

Sale Price	\$1,499,000		
Spaces	10		
Rentable SF	9,600		
Price/SF	\$156.15		
Year Built	1985		

01



525 South Hercules Avenue STE #1
525 South Hercules Avenue, Clearwater, FL 33764

Sale Price	\$460,000		
Rentable SF	1,580		
Price/SF	\$291.14		
Year Built	2005		
Sale Date	4/20/2026		

02



1449 Court Street
1449 Court Street, Clearwater, FL 33756

Sale Price	\$240,000		
Rentable SF	1,080		
Price/SF	\$222.22		
Year Built	1954		
Sale Date	4/15/2026		

03



1618 South Highland Avenue
1618 South Highland Avenue, Clearwater, FL 33756

Sale Price	\$500,000		
Rentable SF	2,528		
Price/SF	\$197.78		
Year Built	1973		
Sale Date	4/9/2026		

04



1171 Northeast Cleveland Street
1171 Northeast Cleveland Street, Clearwater, FL 33755

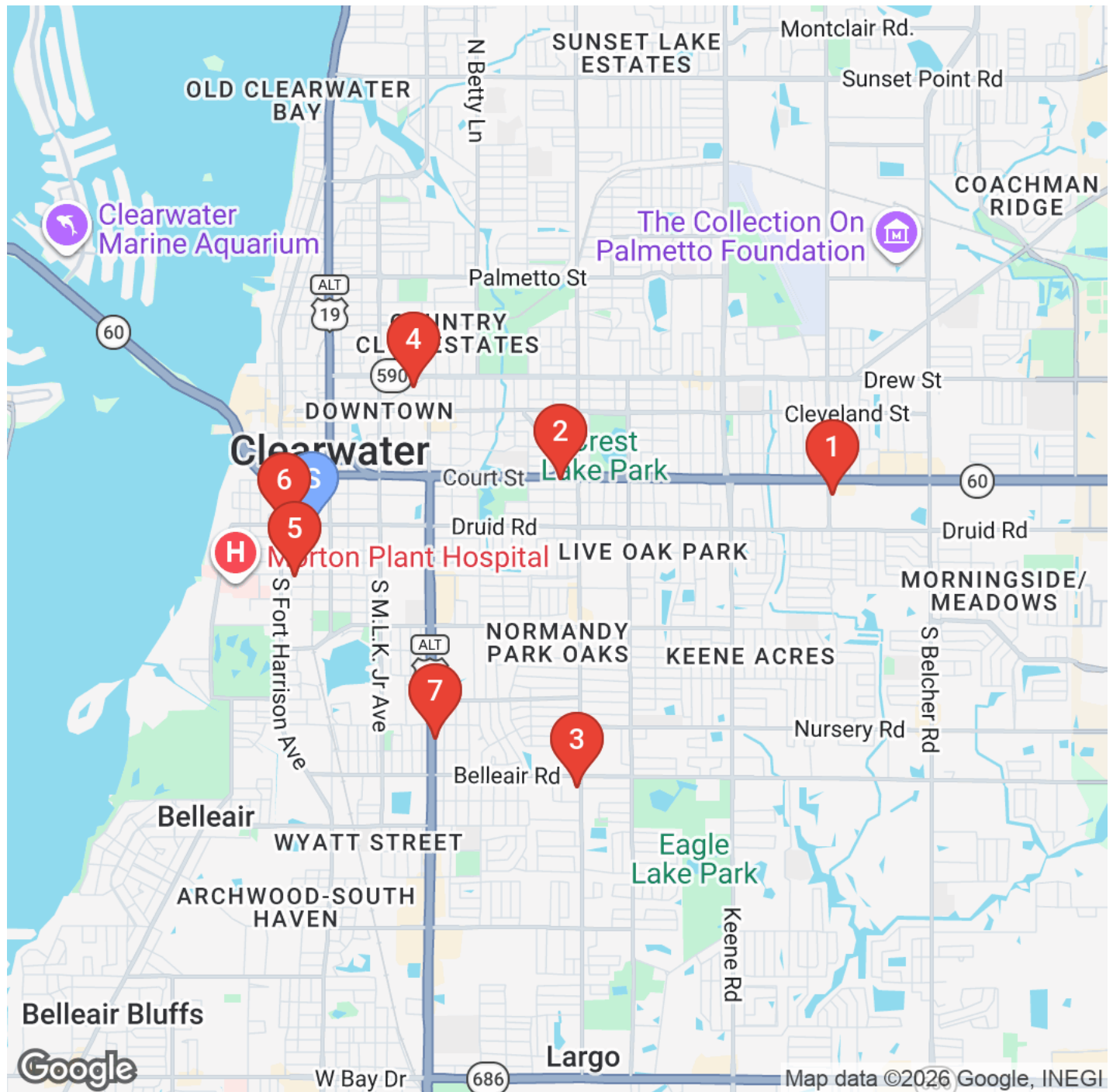
Sale Price	\$290,000		
Rentable SF	1,161		
Price/SF	\$249.78		
Year Built	1953		
Sale Date	3/6/2026		

Sale Comparables



05		1201 Hamlet Avenue 1201 Hamlet Avenue, Clearwater, FL 33756		
		Sale Price	\$580,000	
		Rentable SF	2,764	
		Price/SF	\$209.84	
		Year Built	1988	
		Sale Date	1/30/2026	
06		803 South Fort Harrison Avenue 803 South Fort Harrison Avenue, Clearwater, FL 33756		
		Sale Price	\$775,000	
		Rentable SF	3,491	
		Price/SF	\$222.00	
		Year Built	1957	
		Sale Date	12/23/2025	
07		1531 South Missouri Avenue 1531 South Missouri Avenue, Clearwater, FL 33756		
		Sale Price	\$300,000	
		Rentable SF	1,335	
		Price/SF	\$224.72	
		Year Built	1952	
		Sale Date	12/2/2025	

Sale Comparables



- | | | |
|---|--|--|
| <p>S 611 Druid Rd E
611 Druid Road
Clearwater, FL, 33756
\$1,499,000</p> | <p>1 525 South Hercules Avenue STE #1
525 South Hercules Avenue
Clearwater, FL, 33764
\$460,000</p> | <p>2 1449 Court Street
Clearwater, FL, 33756
\$240,000</p> |
| <p>3 1618 South Highland Avenue
Clearwater, FL, 33756
\$500,000</p> | <p>4 1171 Northeast Cleveland Street
Clearwater, FL, 33755
\$290,000</p> | <p>5 1201 Hamlet Avenue
Clearwater, FL, 33756
\$580,000</p> |
| <p>6 803 South Fort Harrison Avenue
Clearwater, FL, 33756
\$775,000</p> | <p>7 1531 South Missouri Avenue
Clearwater, FL, 33756
\$300,000</p> | |

A faint, light gray architectural line drawing of modern buildings with various rectangular volumes and windows, serving as a background for the page.

04

Agent Profile

PROFESSIONAL BIO

Professional Bio



Alex Lucke, CCIM

Commercial Director

☎ (727) 410-2896
✉ AlexLucke@KWCommercial.com
📱 #SL3351552

Alex Lucke is a dedicated commercial real estate broker based in Tampa, Florida. He's been actively helping clients buy, sell, and lease commercial properties since 2015. As a Commercial Director at KW Commercial and a Certified Commercial Investment Member (CCIM), Alex brings deep market knowledge and personalized service to every deal.

With a focus on Industrial, Office, Retail, Multifamily, Land Development, and Special Purpose properties, he works with business owners and investors to make smart, strategic real estate decisions. His approach is simple: clear communication, tailored advice, and results that make sense.

What sets Alex apart is his responsiveness and reliability. He picks up the phone, engages on his clients' schedules, and moves quickly when it matters most. He's also a skilled marketer who takes pride in representing some of the most sought-after listings in Florida. Known for identifying market trends early, Alex adapts fast delivering proactive strategies and exceptional client service.

In 2020, Alex earned his CCIM designation, an elite credential held by fewer than 10% of commercial brokers nationwide. Over the years, he's worked with a wide range of clients, including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Catering & Events, and many local small businesses.

He maintains membership in several professional organizations, including FGCAR, GTAR, NAR, and CCIM.

Outside of work, Alex enjoys golfing, traveling, and cheering on the Tampa Bay Lightning with his wife Jacqueline, a podiatric surgeon. Both proud graduates of the University of Florida, they share a love for good food, family, and new places.

Schedule a Private Tour Today!

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