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# BELLEAIR BAZAAR

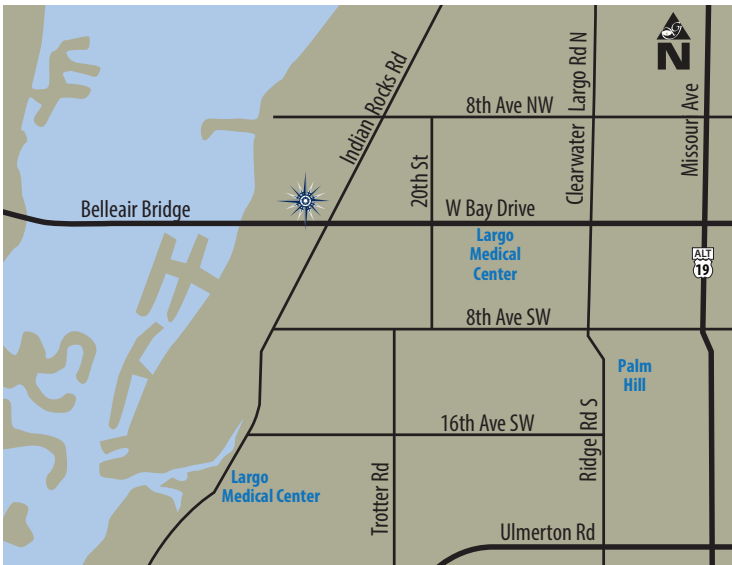
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2901 West Bay Drive, Belleair Bluffs, FL 33770 • 41,944 SF Retail Center with Flexible Office Space



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# BELLEAIR BAZAAR



## BUILDING SPECIFICATIONS

Total Retail Space Available	33,477 SF
Total Office Space Available	8,467 SF
Total Space Available	41,944 SF

## AMENITIES

- Ample Parking – 4.5 spaces/1,000 SF
- Great visibility on West Bay Drive
- Pylon signage available
- Major tenants include Bonefish Grill, Cold Stone Creamery, LabCorp, Westshore Pizza, and FBC Mortgage

## LOCATION

- Premium frontage on high traffic road – 24,205 VPD on West Bay
- Highly accessible with 4 points of ingress/egress on West Bay Drive and Sunset Blvd
- Class A location in affluent City of Belleair Bluffs
- Average household Income of \$81,124 within 1-mile
- Just over the bridge from Clearwater Beach, consistently one of the top 10 beaches in the country

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Avg. HH Income	\$81,124	\$66,296	\$64,909
Population	9,707	73,891	190,615
Daytime Population	8,101	70,421	191,379
Number of Households	4,428	34,904	86,267
Traffic Counts (VPD)			
W Bay Drive	24,205		
Indian Rocks Road	15,133		



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