

# LEASE

## ROBOTIC PARK BUILDING

6003 126th Ave N Clearwater, FL 33760



### PROPERTY DESCRIPTION

Coldwell Banker Commercial presents a prime opportunity for businesses seeking a dynamic new space in Clearwater, FL. This commercial property located at 6003 126th Ave N offers unparalleled versatility and convenience. Boasting ample parking, high visibility, and excellent accessibility, this property is ideal for retail, home office, satellite office, call center or medical space. The interior features spacious, bright, and customizable layouts, perfect for tailoring to your unique business needs. With its strategic location and impressive features, this property presents a rare chance to establish a thriving presence in a sought-after area. Don't miss out on the chance to elevate your business in this exceptional space.

### PROPERTY HIGHLIGHTS

- High visibility and accessibility.
- Ample parking for tenants and guests.
- Ideal for retail, office, call center, staging, medical space.
- Strategic location for businesses.

### OFFERING SUMMARY

Lease Rate:	\$27 SF/yr (MG)
Number of Units:	2
Available SF:	6,183 SF
Lot Size:	0.89 Acres
Building Size:	8,328 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	68	332	2,437
Total Population	117	601	5,596
Average HH Income	\$63,063	\$64,951	\$76,421

### Garrick Sims

Commercial Sales Specialist  
(813) 474-8505  
garrick.sims@cbcrrt.com  
FL #BK3358557



COLDWELL BANKER  
**COMMERCIAL**  
REALTY

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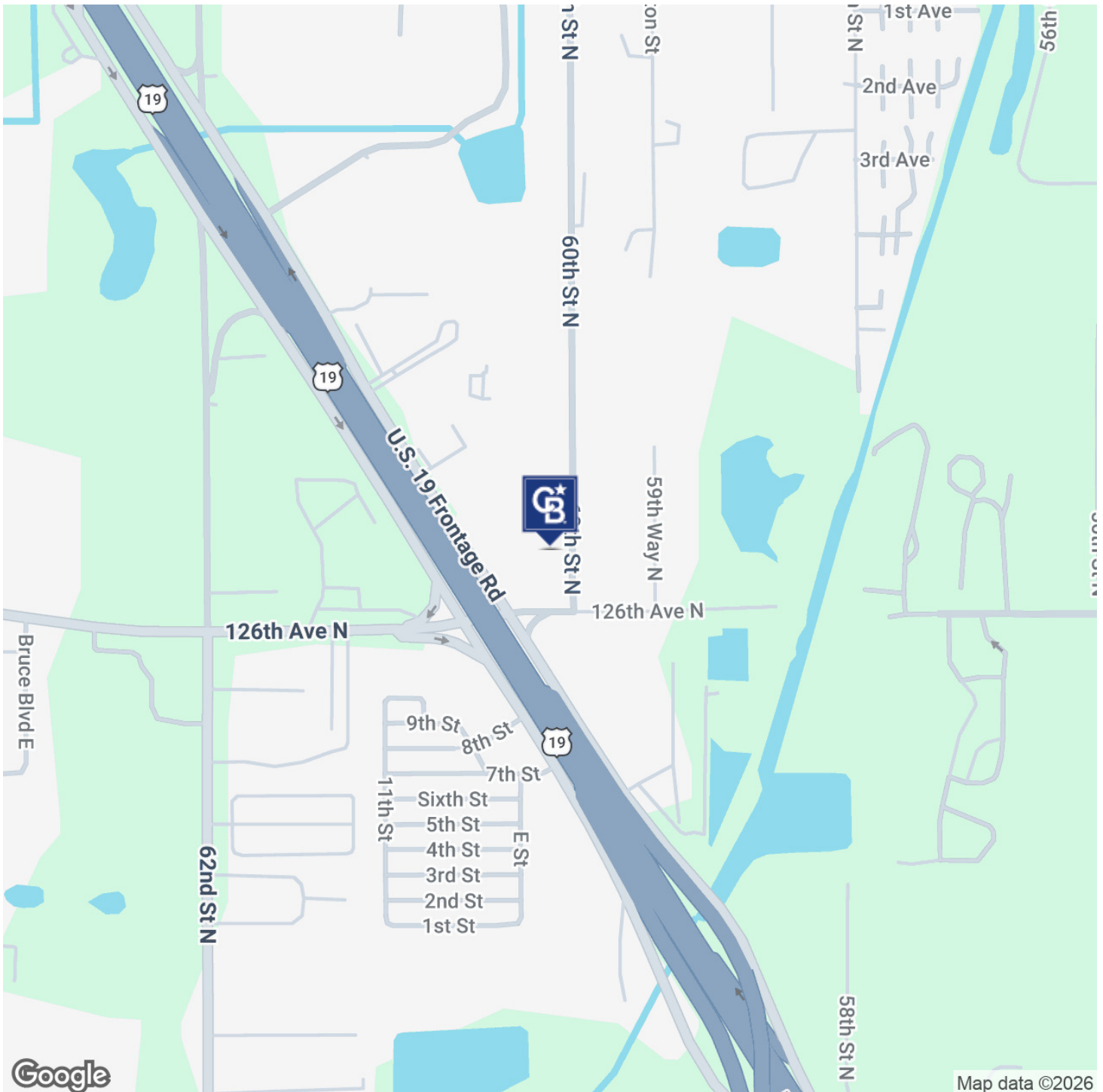


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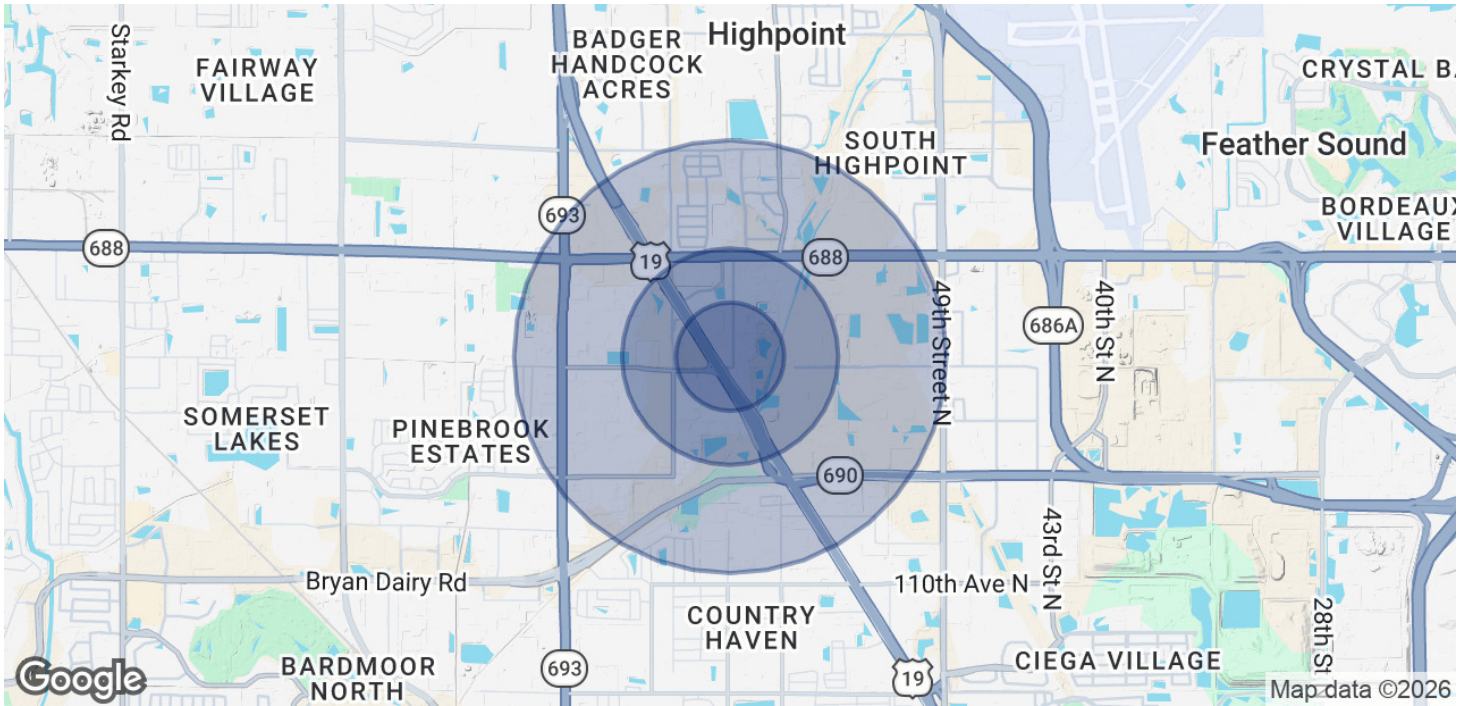


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	117	601	5,596
Average Age	63.5	57.5	42.2
Average Age (Male)	62.2	56.4	42.4
Average Age (Female)	63.4	57.2	42.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	68	332	2,437
# of Persons per HH	1.7	1.8	2.3
Average HH Income	\$63,063	\$64,951	\$76,421
Average House Value	\$115,394	\$111,730	\$159,408

2023 American Community Survey (ACS)

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