



Digitally Enhanced

**East Bay Drive 57,000 AADT**

For Lease

**RIPCO**  
RETAIL LEASING

# Winco Center

4100 East Bay Drive, Clearwater, FL 33764  
Tampa MSA

**±1,200 – 3,600 SF**

Multiple retail spaces available for lease in established community center

# Space Details



<b>Location</b>	East Bay Drive between Belcher Road North and Bedford Circle West	
<b>Size</b>	Unit 20 <small>*Suitable for Medspa, Massage, and Professional use</small>	1,200 SF
	Unit 30	1,200 SF
	Unit 32	1,200 SF
	Unit 38	1,200 SF
	Unit 40/42 <small>*Prime end cap with ±40 FT exterior window frontage</small>	2,400 SF
<b>Frontage</b>	±300 FT	
<b>Possession</b>	Immediate	
<b>Term</b>	Five (5) year minimum	
<b>Rent</b>	Upon request	
<b>Co-Tenants</b>	Amscot, Fashion Nails, Euro Food & Deli, Anytime Tan, East Bistro	
<b>Neighbors</b>	CVS, Advance Auto Parts, Publix, Verizon, Raising Canes, WaWa, Dutch Bros	
<b>Comments</b>	<p>Winco Center - Established Neighborhood Retail Center in Clearwater, FL.</p> <p>Spaces include prime end-cap space and multiple inline suites with wide window frontage fronting E Bay Dr.</p> <p>Center has been fully renovated with new exterior elevation, façade work, and parking lot improvements with Building and pylon signage available.</p> <p>Situated along the south side of the corridor at E Bay Dr and Belcher Rd N with aggregate traffic counts in excess of 75,000 AADT, multiple points of ingress/egress, and ±300 FT of frontage.</p> <p>Clearwater, FL is a major city within the Pinellas County submarket of the Tampa MSA, which has experienced 1% stabilized annual growth.</p>	

# Site Plan



Suite	Tenant	Size
10	Amscot Financial	4,800
18	Estrella Insurance	1,200
<b>20</b>	<b>Available</b>	<b>1,200</b>
22	Fashion Nails	1,200

Suite	Tenant	Size
24/26	Euro Food & Deli	2,700
28	Anytime Tan	1,200
<b>30</b>	<b>Available</b>	<b>1,200</b>
<b>32</b>	<b>Available</b>	<b>1,200</b>

Suite	Tenant	Size
34	East Bistro	1,200
36	Alkeo Barbershop	1,200
<b>38</b>	<b>Available</b>	<b>1,200</b>
<b>40/42</b>	<b>Available</b>	<b>2,400</b>

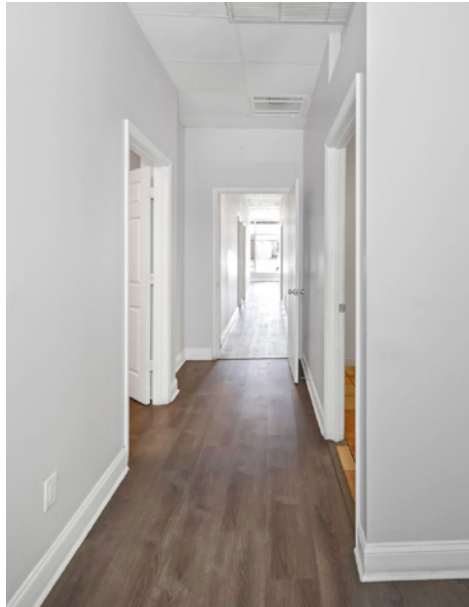
# Exterior

Additional photos

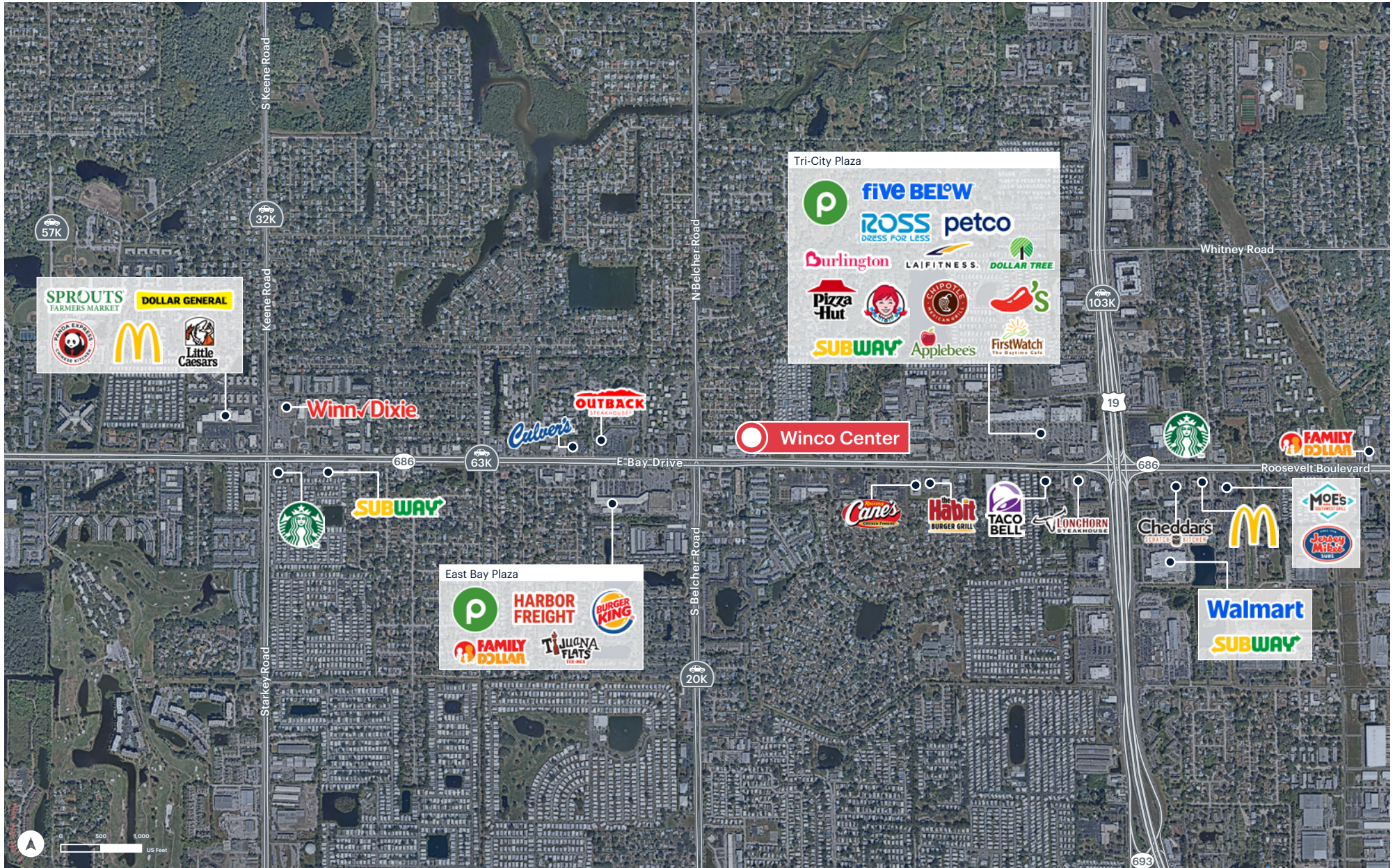


# Interior

Additional photos

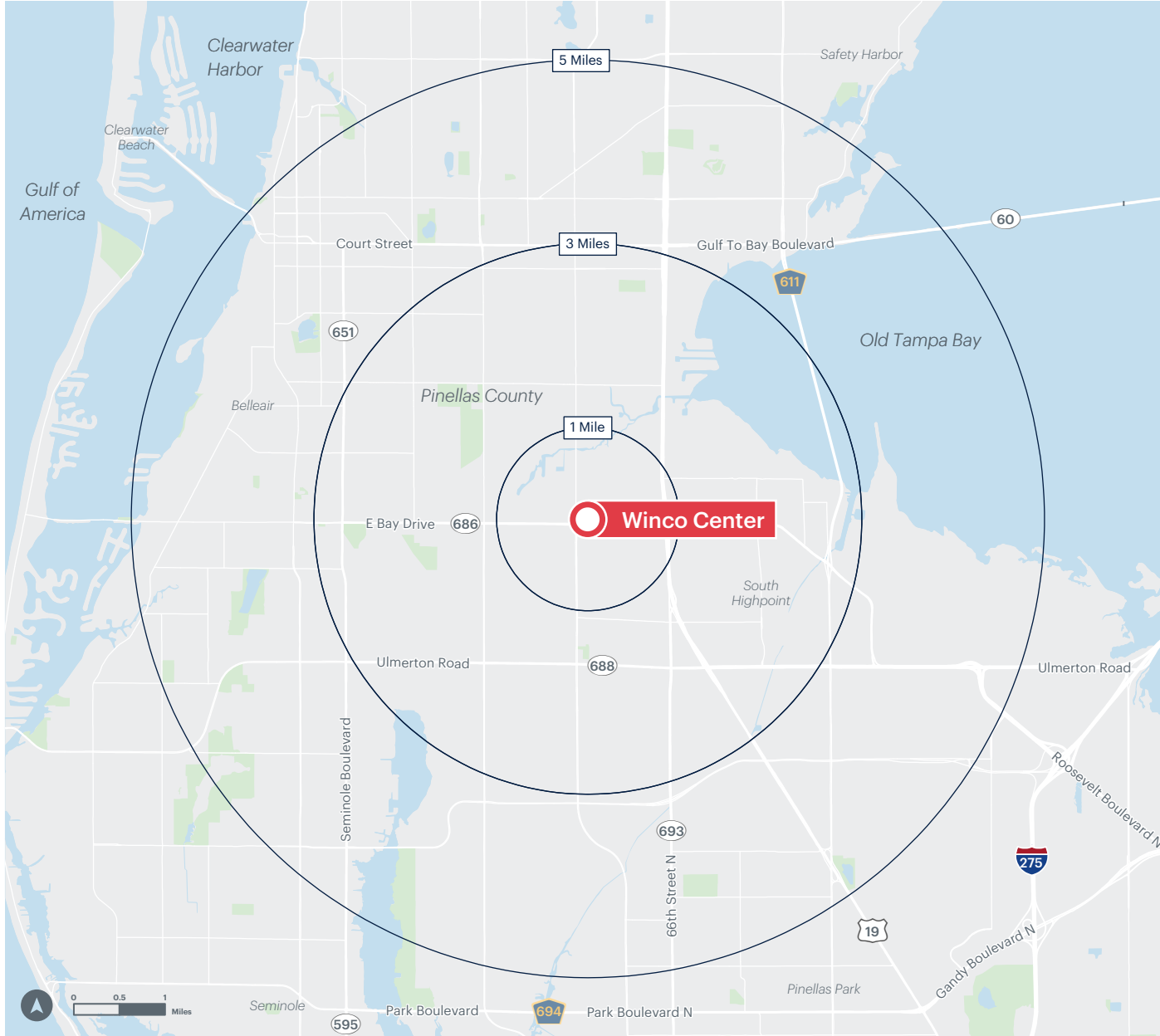


# Market Retail



# Area Demographics

2025 ESRI Summary Report



	1 mile	3 miles	5 miles
<b>Total Population</b>	15,581	108,115	252,752
<b>Total Households</b>	7,313	50,483	114,816
<b>Daytime Population</b>	12,437	109,009	285,200
<b>Average Household Income</b>	\$86,228	\$89,517	\$93,963
<b>Total Employees</b>	5,101	58,456	161,440
<b>Total Businesses</b>	577	5,222	14,243