



# Office/Retail Building Lease or Long-Term Ground Lease Opportunity

*1234 Court Street, Clearwater, FL 33756*



💰 Lease Rate: **Contact For Rate**

📏 Subject Property Building Size: **2,750 SF on .37 AC**

📏 Assemblage: **± 3,000 SF Office Space On ±0.60 AC**

✅ Available: **Now**

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Founder

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**1234 Court Street, Clearwater, FL 33756**

Located at 1234 Court Street in Downtown Clearwater, **this property offers a highly visible leasing and redevelopment opportunity.** The site provides flexibility for a variety of commercial uses with strong long-term redevelopment potential.

- **±0.37-acre corner parcel**
- **Existing 2,750 SF building available for lease**
- The building can be divided for multiple users
- Approximately 42,500 vehicles per day on Court Street
- Three points of access with excellent ingress and egress
- Downtown (D) zoning allows a variety of commercial and redevelopment uses
- **Potential assemblage with an additional ±0.60 acres and approximately 3,000 SF of office space**

# Highlights



**Three Access Points**



**21 Parking Spaces**



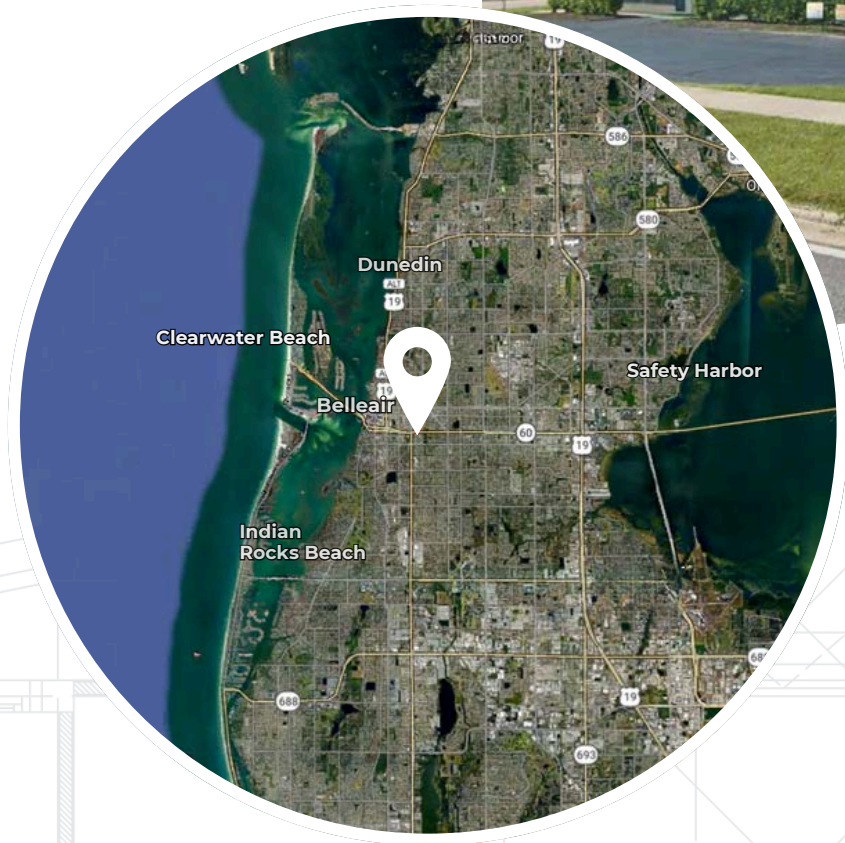
**Zoning: D (Downtown)**



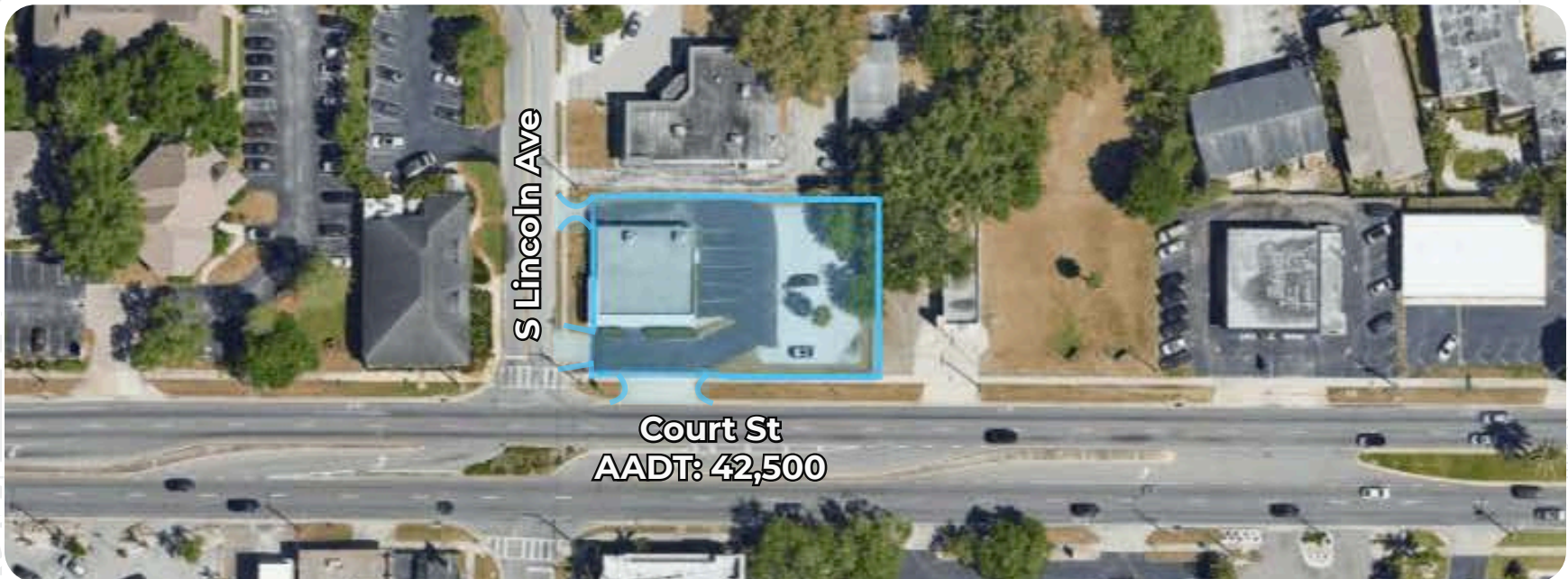
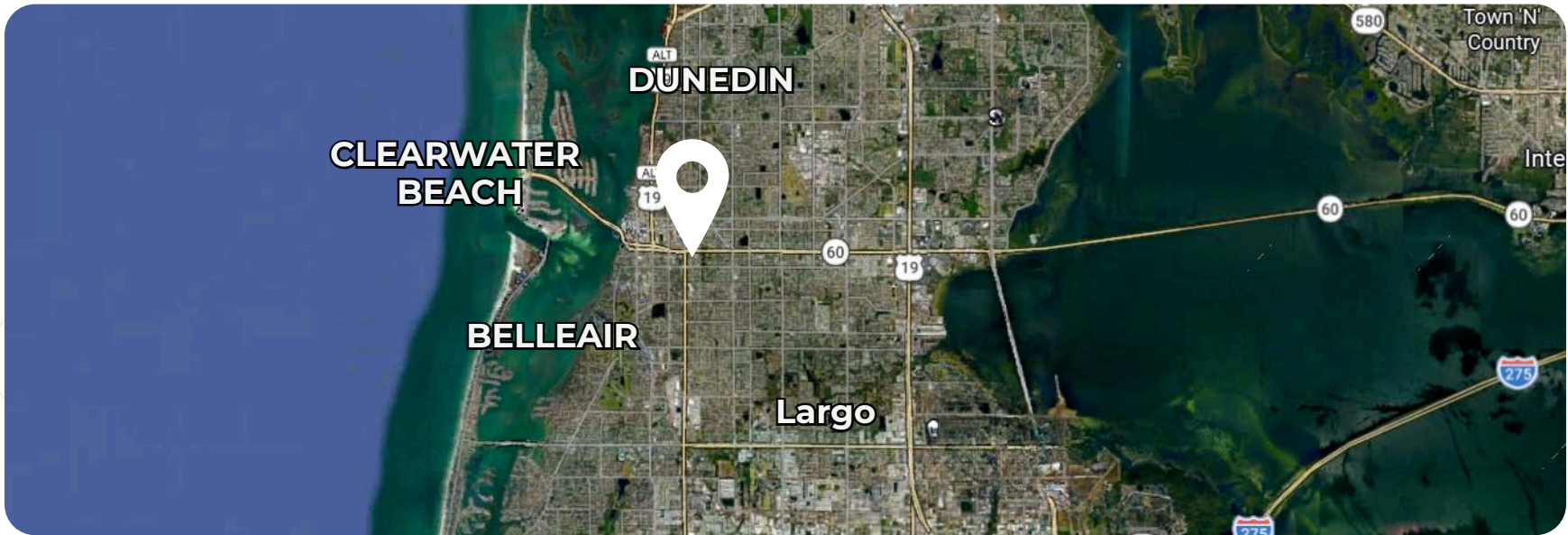
**750 SF + 2000 SF OR  
A Total Of 2,750 SF**



**AADT: 44,500 On Court Street**



*Information herein is not warranted and subject to change without notice.  
We assume no liabilities for errors and omissions.*



**The property offers three access points,** including two driveways from S Lincoln Ave and one direct driveway from Court St, allowing convenient ingress and egress to the **21 parking spaces.**

# Zoning & Potential Use

## Zoning: D (Downtown)

With Downtown (D) zoning, the site is well-suited for a ground lease supporting a wide range of high-value, income-producing uses consistent with Clearwater's downtown vision. The zoning's flexibility and emphasis on pedestrian-oriented development make the property particularly attractive for operators seeking visibility, long-term tenancy, and adaptive reuse or redevelopment potential in a growing downtown corridor.

## Potential Uses:

- Restaurant, café, or food and beverage concepts (including outdoor seating)
- Retail storefronts or specialty shops
- Boutique, lifestyle, or service-oriented uses
- Professional or creative office space
- Medical, wellness, or health-related uses
- Adaptive reuse or redevelopment consistent with downtown form-based standards

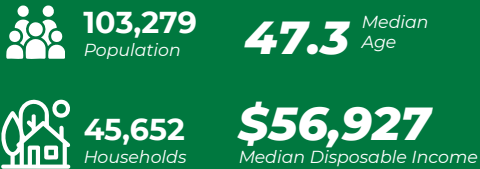


# DEMOGRAPHIC SUMMARY

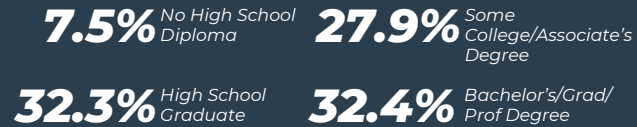
1234 Court Street, Clearwater, FL 33756  
RING OF 3 MILES



## KEY FACTS



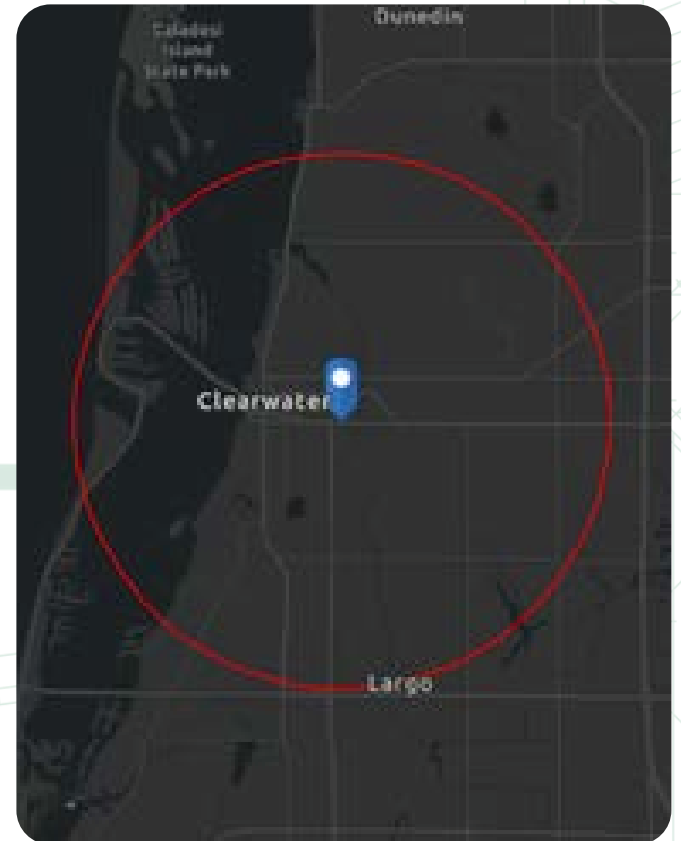
## EDUCATION



## INCOME



## EMPLOYMENT



Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

# Listing Team



## Scott Clendening

*Founder*

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**Scott Clendening is the Founder & Broker of CPR and has been active in the Central Florida market since 1985.** He specializes in the sales, leasing, development, and investment of office and industrial properties. Over the last 39 years, Scott has helped hundreds of clients with their commercial property needs. He has done and seen it all and uses his plethora of on the job knowledge to best support his clients and protect them in their real estate transactions.

He has continued to leverage the relationship to help expedite processes for his clients and to garner answers quickly and efficiently, where other may not be able to.

**As a leader in commercial real estate, Scott enjoys mentoring new agents and supporting the Florida Gulfcoast Commercial Association of Realtors, of which he was also a founding member.** Both nationally and locally, people continue to recognize Scott for his skill and achievements in commercial real estate. He continues to share his knowledge with his clients and team, positioning the firm to excel within the real estate industry for years to come.

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🌐 [www.cprteam.com](http://www.cprteam.com)

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