

Retail Space for Lease

Roosevelt Crossings

New 2024 Construction
Strategic Location



2659 Roosevelt Blvd.
Clearwater, FL 33760



EUROPEAN EQUITIES
CORPORATION

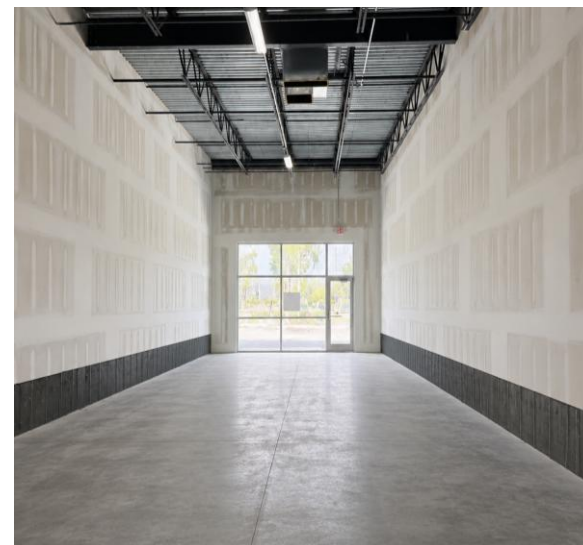
Property Highlights

- High-Traffic Location — approximately 46,756+ AADT
- Directly in Front of Walmart Supercenter
- Strong Retail Corridor surrounded by major national brands including Wawa, Cheddar's, McDonald's, and Starbucks
- Excellent Visibility and Exposure along one of the area's primary commercial thoroughfares
- Dense 5-Mile Trade Area with approximately 102,305 residents
- Strong Area Demographics with a median household income of approximately \$70,630
- Convenient Access to surrounding residential neighborhoods, retail, restaurants, and major roadways
- Strong Location for Retail, Restaurant, Medical, Service, and Professional Users

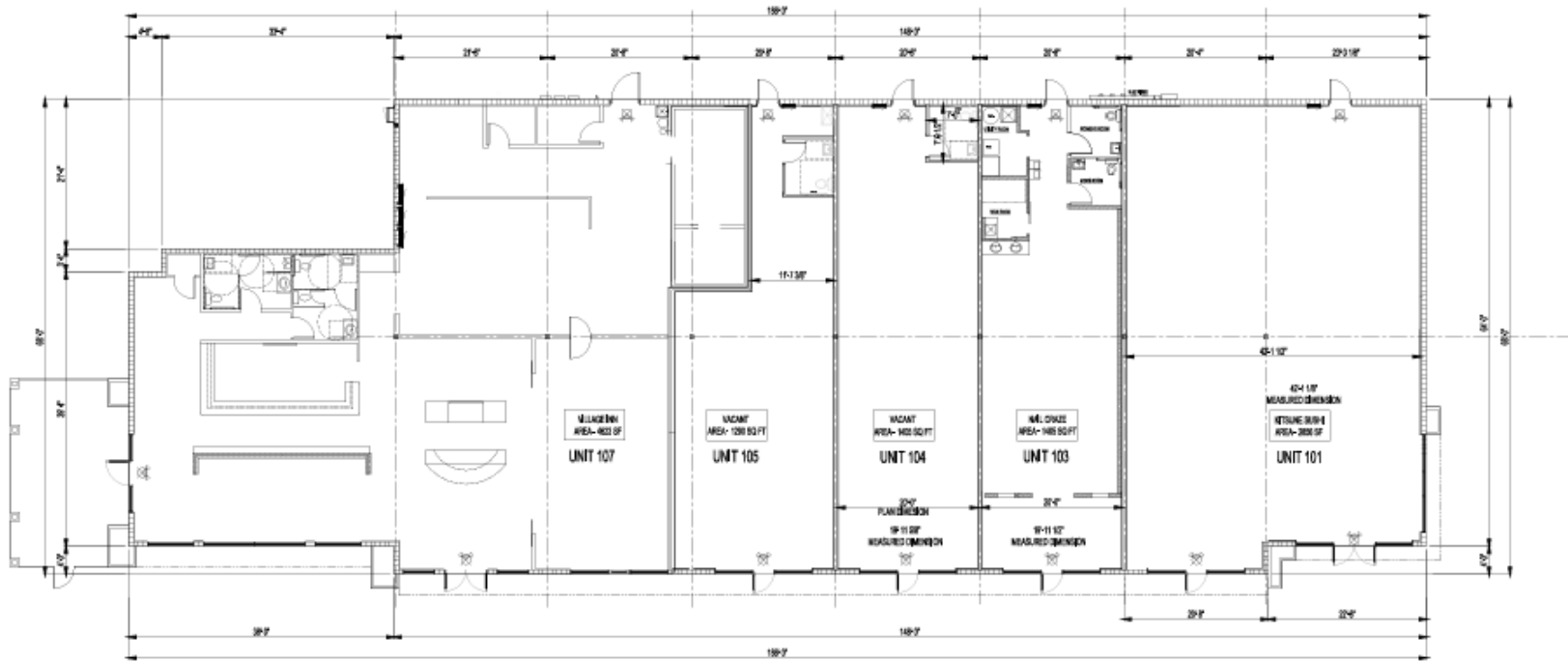


Suite Highlights

- 1,405 SF Shell Space Available for Lease
- \$28.00/SF NNN
- Ready for Custom Tenant Build-Out – clean shell condition provides flexibility to design the space around the next tenant’s operational needs
- High Ceilings offering an open, spacious feel and flexibility for a variety of retail or service concepts
- Ample Parking Throughout the Center with additional shared parking easements
- Excellent Access and Convenience for customers, employees, and deliveries
- Strong Retail Corridor surrounded by established national and regional businesses
- Walking Distance to Walmart Supercenter, Wawa, Starbucks, Restaurants & Other Retail
- Flexible Layout Opportunity suitable for retail, professional services, medical, wellness, showroom, or other approved commercial uses
- Excellent Build-to-Suit Opportunity for a tenant seeking a space customized specifically to its brand and operations
- Prominent Location Within an Established Shopping Center with a complementary tenant mix
- Signage Opportunities providing additional exposure to passing traffic and center visitors



Floor Plan



TENANT PLAN
SCALE: 1/8" = 1'-0"



Revised Drawing
11/18/2021
11/18/2021
11/18/2021
11/18/2021
11/18/2021

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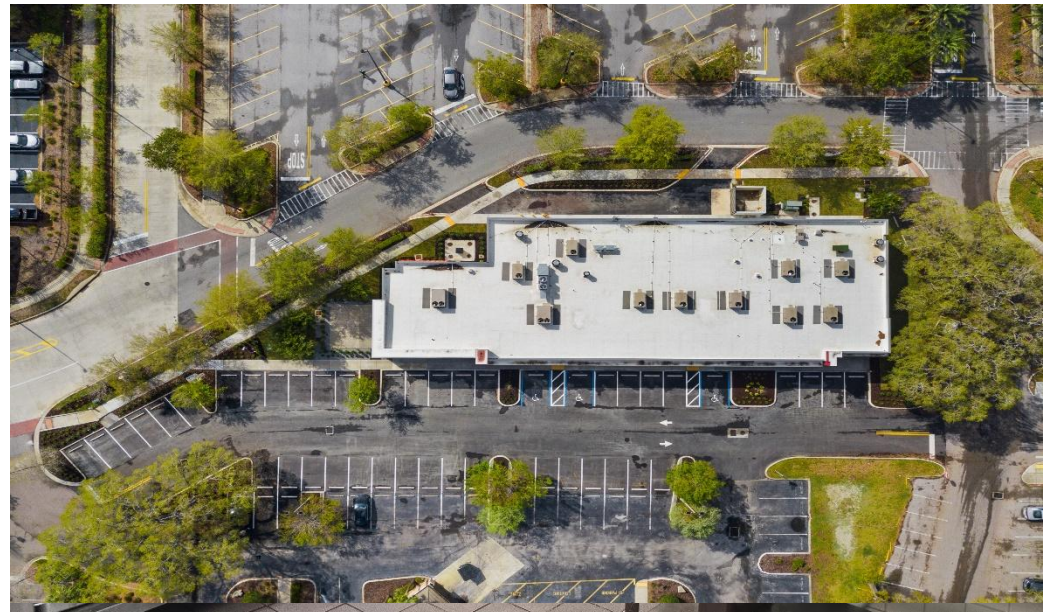
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COMMERCIAL BUILDING
2659 ROOSEVELT BLVD
CLEARWATER, FL

DESIGNED BY: HKS
CHECKED BY: HKS
DATE: 11/18/2021

REVISIONS
1. 11/18/2021
2. 11/18/2021
3. 11/18/2021
4. 11/18/2021
5. 11/18/2021
6. 11/18/2021
7. 11/18/2021
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10. 11/18/2021

Aerial Photos



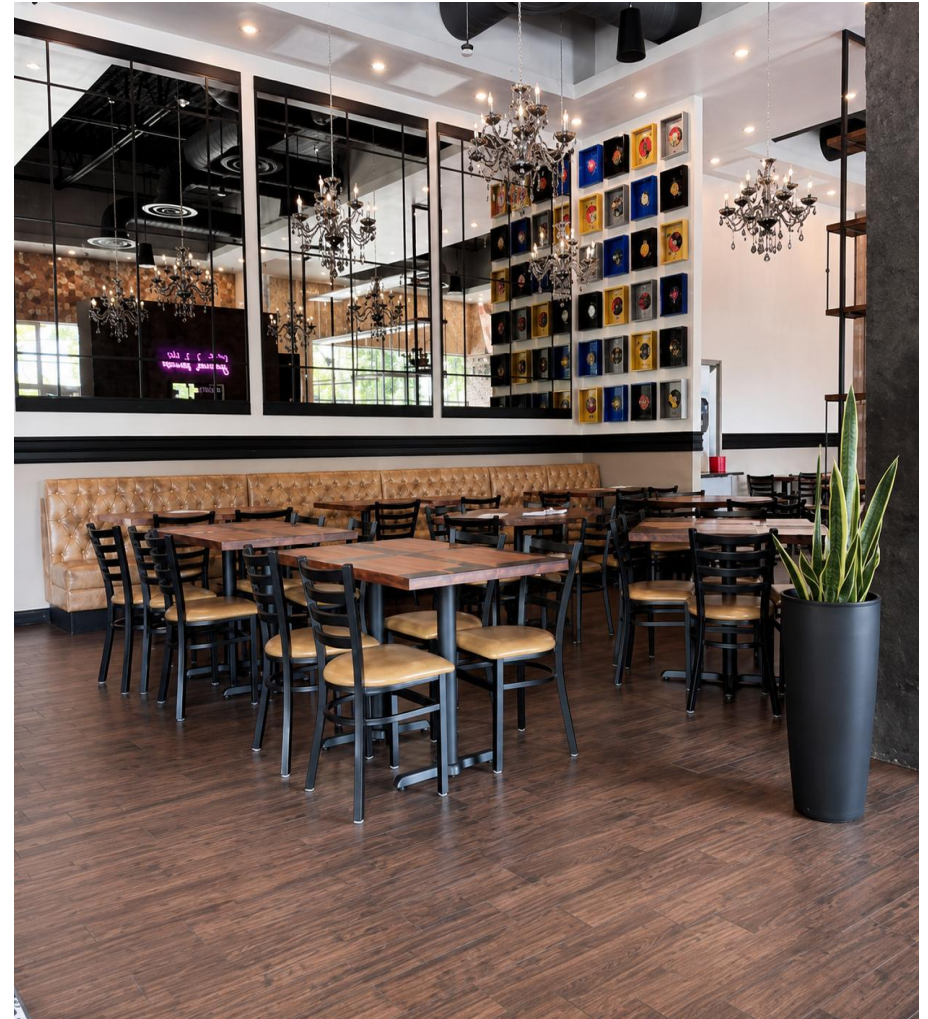
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Location: Major Retail Corridor



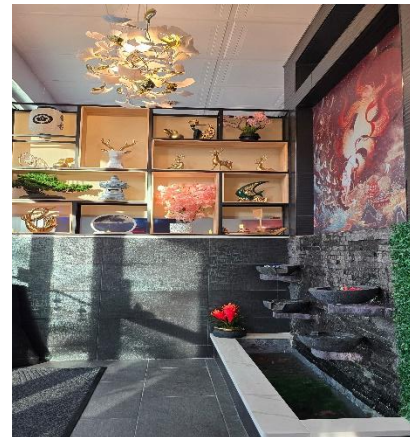
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Tenant Photos: Poblanos Mexican Grill & Bar



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Tenant Photos: Kitsune Sushi Restaurant



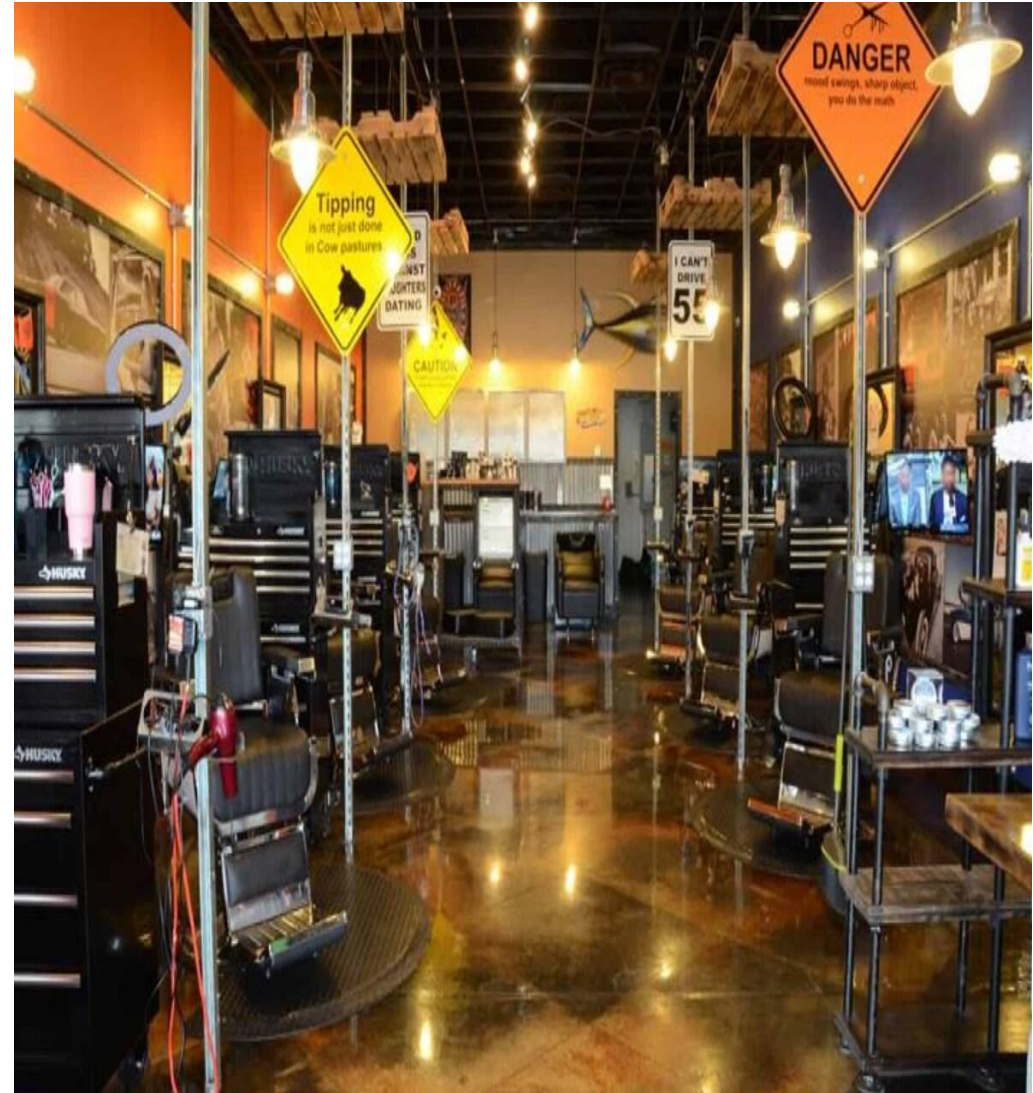
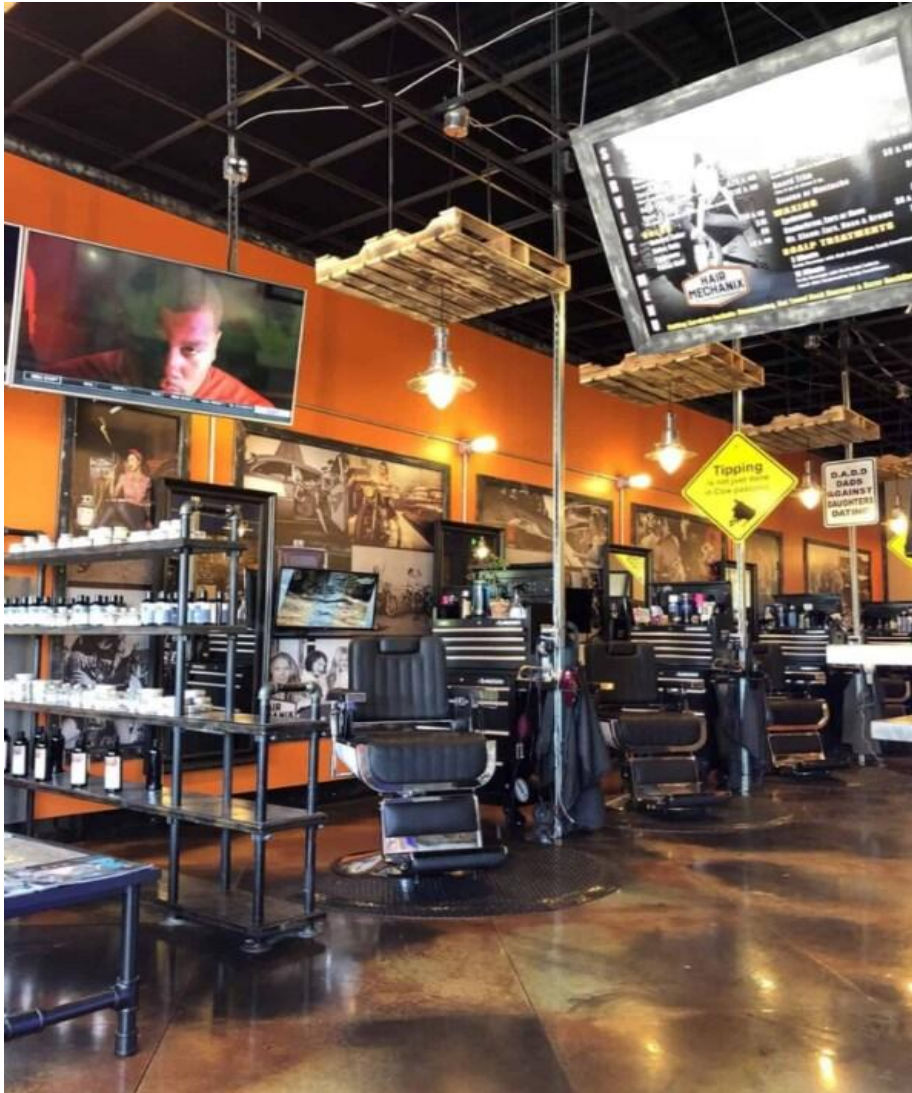
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Tenant Photos: Nail Craze Studio



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Tenant Photos: Hair Mechanix



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Company History

European Equities Corporation started as a retail company in 1988 and has since owned nearly a hundred Subway restaurants and other retail businesses in Florida and Texas. So they tend to look at themselves as retail operators that became a very strong part of developing real estate. Being immersed in these submarkets has forced them to understand the market at a granular level. With that, they have created several layers within the development cycle and really understanding the market from the income-producing level up. Over the years, they have diversified into other sectors of commercial real estate. European Equities Corporation touches every level of the development cycle, where they are fully versed in acquisitions and development, creating meaningful financing structures, stabilizing assets, and managing them post development.

