

2683 ROOSEVELT BLVD
CLEARWATER, FL 33760



PINELLAS CROSSROADS

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PROPERTY DESCRIPTION

Presenting Pinellas Crossroads - an exceptional lease opportunity that stands out with its prime features. This property is ideally located at a signalized intersection, offering maximum visibility and accessibility for potential tenants. Situated on a corner lot and shadow anchored by Walmart, it provides a prominent position for businesses to thrive. The high visibility and easy access make this property an enticing choice for retail, office, or medical tenants. Don't miss out on this remarkable leasing opportunity that guarantees top-notch exposure and convenience for your business.

PROPERTY HIGHLIGHTS

- Signalized Intersection.
- Corner Lot.
- Shadow Anchored by Walmart.
- Great Visiblility & Easy Access.

OFFERING SUMMARY

Lease Rate:	\$30.00 SF / year (NNN)
Available SF:	1,260 SF
Lot Size:	2.6 Acres
Building Size:	12,250 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,587	37,534	92,677
Total Population	12,088	82,306	205,471
Average HH Income	\$75,986	\$87,988	\$85,809

PROPERTY SUMMARY

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,260 SF	Lease Rate:	\$30 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
102	Available	1,260 SF	NNN	\$30.00 SF/yr	In-Line.

LEASE SPACES

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SITE PLAN

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Measurements are approximate. Does not include interior walls and fixtures.

SUITE 102 FLOOR PLAN



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PINELLAS CROSSROADS	
Trulieve	CANNABIS DISPENSARY
SOUTHWEST GRILL	Jersey Mike's SUBS
VAPORWISE	tropical SMOOTHIE CAFE
NAILS & SPA	
2683-2699	

WEST FACE

PINELLAS CROSSROADS	
Trulieve	CANNABIS DISPENSARY
SOUTHWEST GRILL	Jersey Mike's SUBS
VAPORWISE	tropical SMOOTHIE CAFE
NAILS & SPA	
2683-2699	

EAST FACE

MONUMENT SIGN



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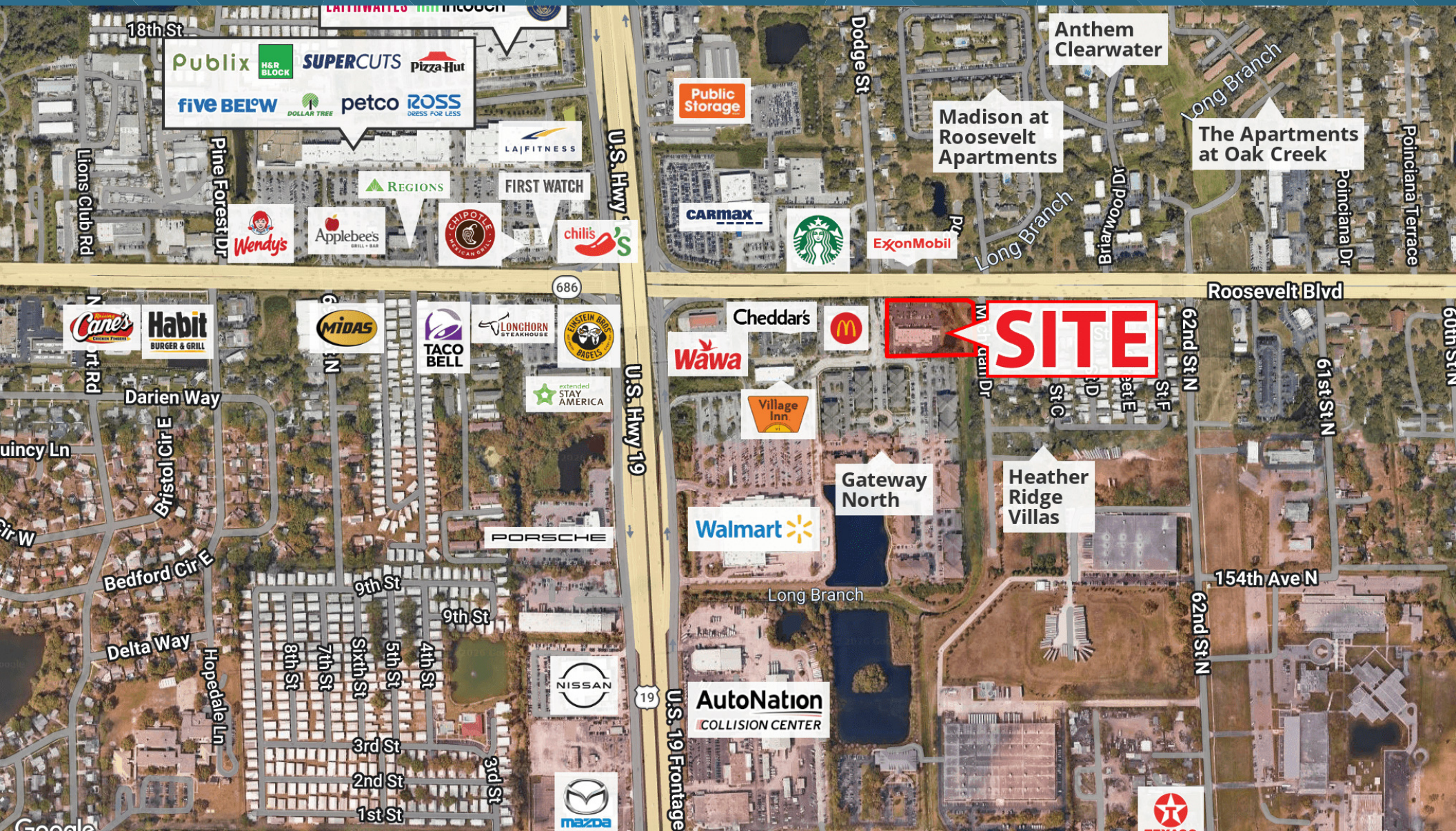


ADDITIONAL PHOTOS

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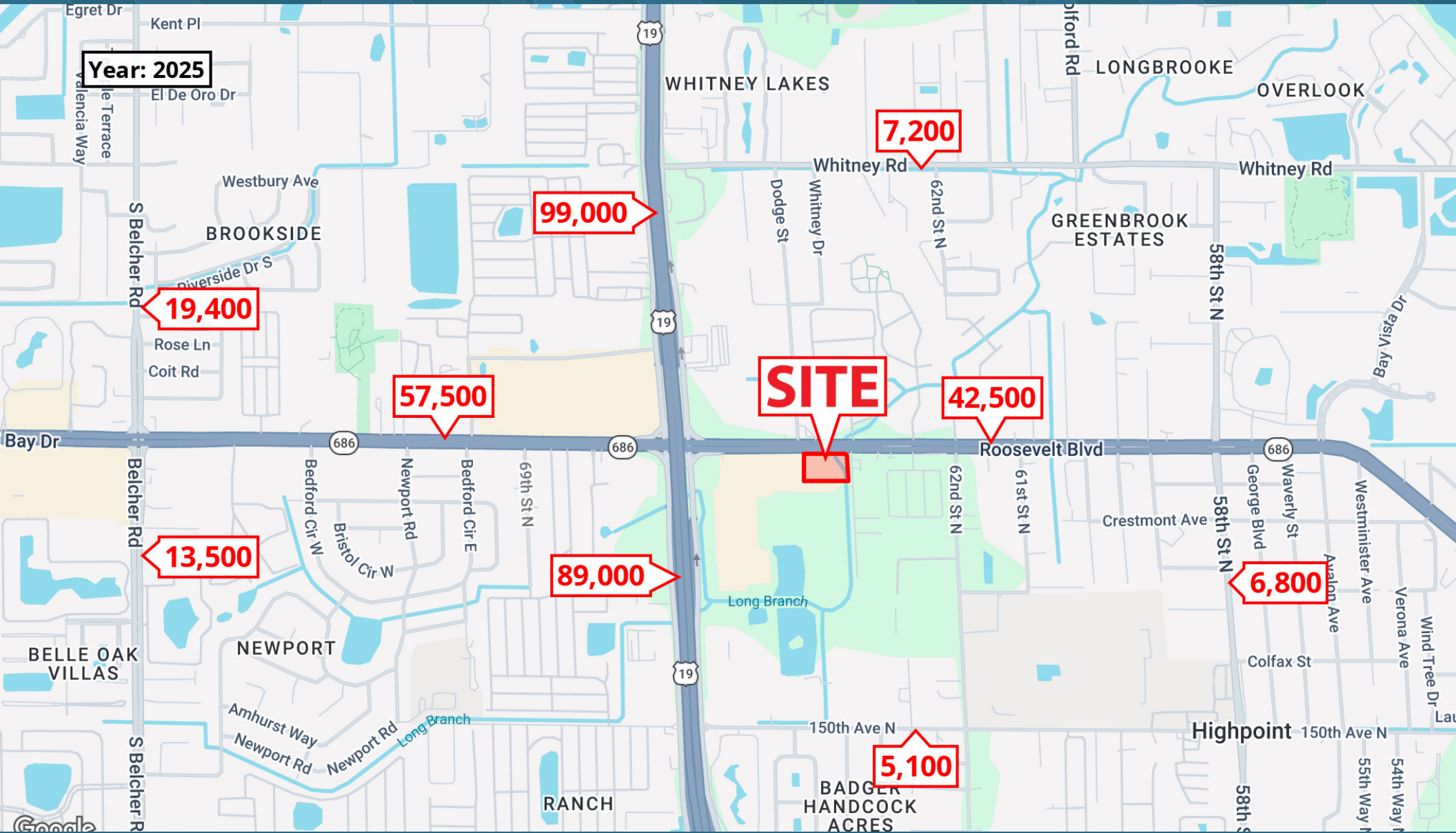
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RETAILER MAP

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TRAFFIC COUNT MAP



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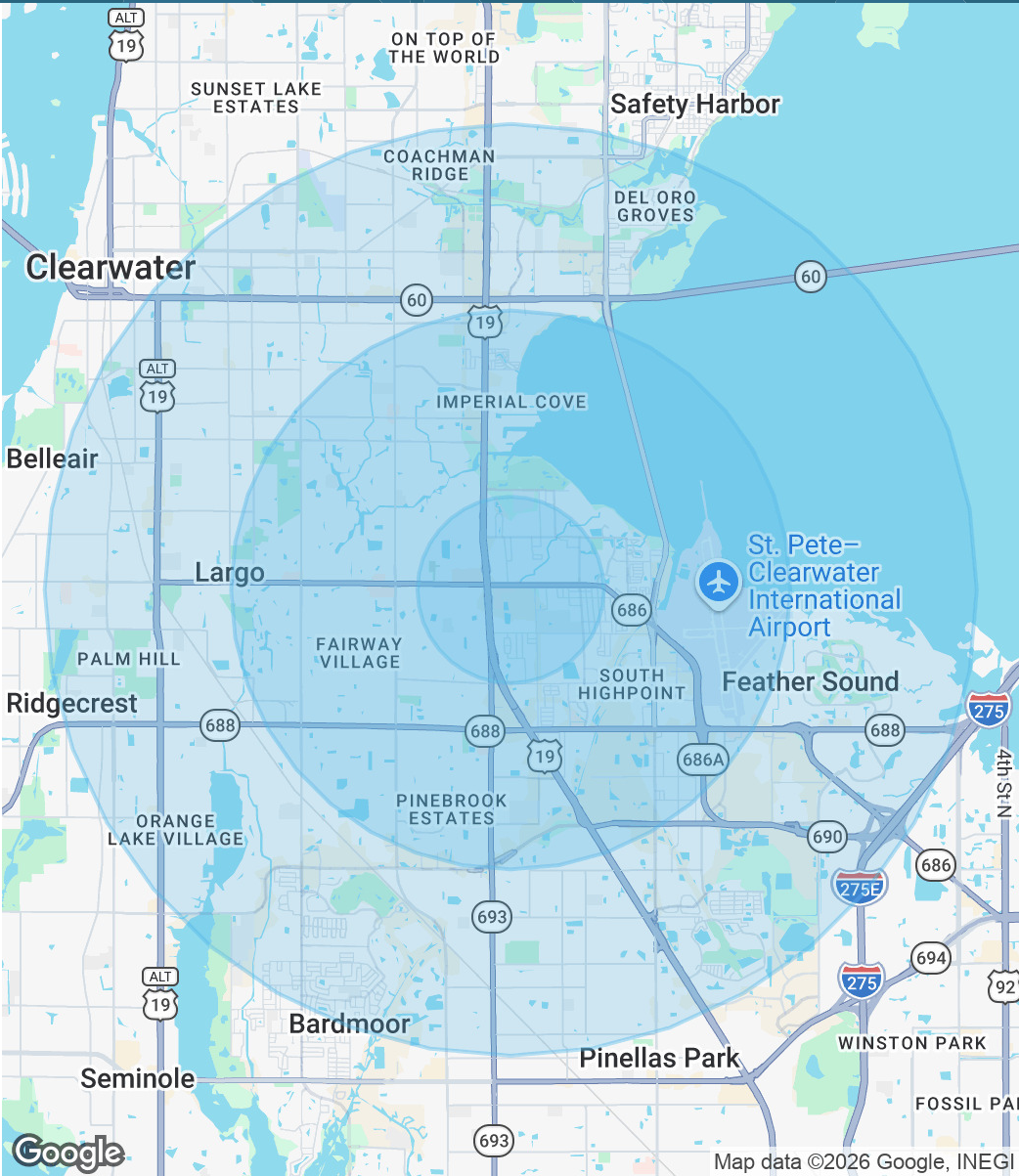
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,088	82,306	205,471
Average Age	43	47	46
Average Age (Male)	43	46	45
Average Age (Female)	44	47	47

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,587	37,534	92,677
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$75,986	\$87,988	\$85,809
Average House Value	\$252,158	\$282,430	\$293,449

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT



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CURTIS JARED

President & CEO

Direct: 417.877.7900 x111 **Cell:** 417.840.9001
cjared@jaredcommercial.com

MO #2012016985

MEET THE TEAM

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