

HIGHLAND PLAZA

1224 – 1260 S Highland Ave | Clearwater, FL 33756



PROPERTY HIGHLIGHTS:

- Units recently remodeled
- Frontage on busy S Highland Ave with a 9,500 AADT
- Building signage available
- Easy access from Belleair Rd, Druid St, and Lakewood Ave
- Neighborhood plaza that has a great mix of tenants including a US Post Office, pharmacy, convenience store, laundromat, bakery and restaurant
- Ample parking: 6.4/1000
- Demographics include a population of over 257,000 with an average income of more than \$69,000 within a 5-mile radius
- Shopping center total GLA: 32,095 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2022 Estimated Population	8,115	104,597	274,889
2022 Estimated Households	3,144	40,913	108,752
INCOME			
2022 Estimated Avg HH Income	\$83,482	\$75,450	\$80,835
AGE			
Median Age	37	38	38
DAYTIME DEMOS			
Number of Businesses	834	9,080	21,339
Number of Employees	7,901	64,657	141,518
Total Daytime Population	10,165	96,122	221,560
TRAFFIC COUNTS			
S Highland Ave (N/S)	9,500 AADT		



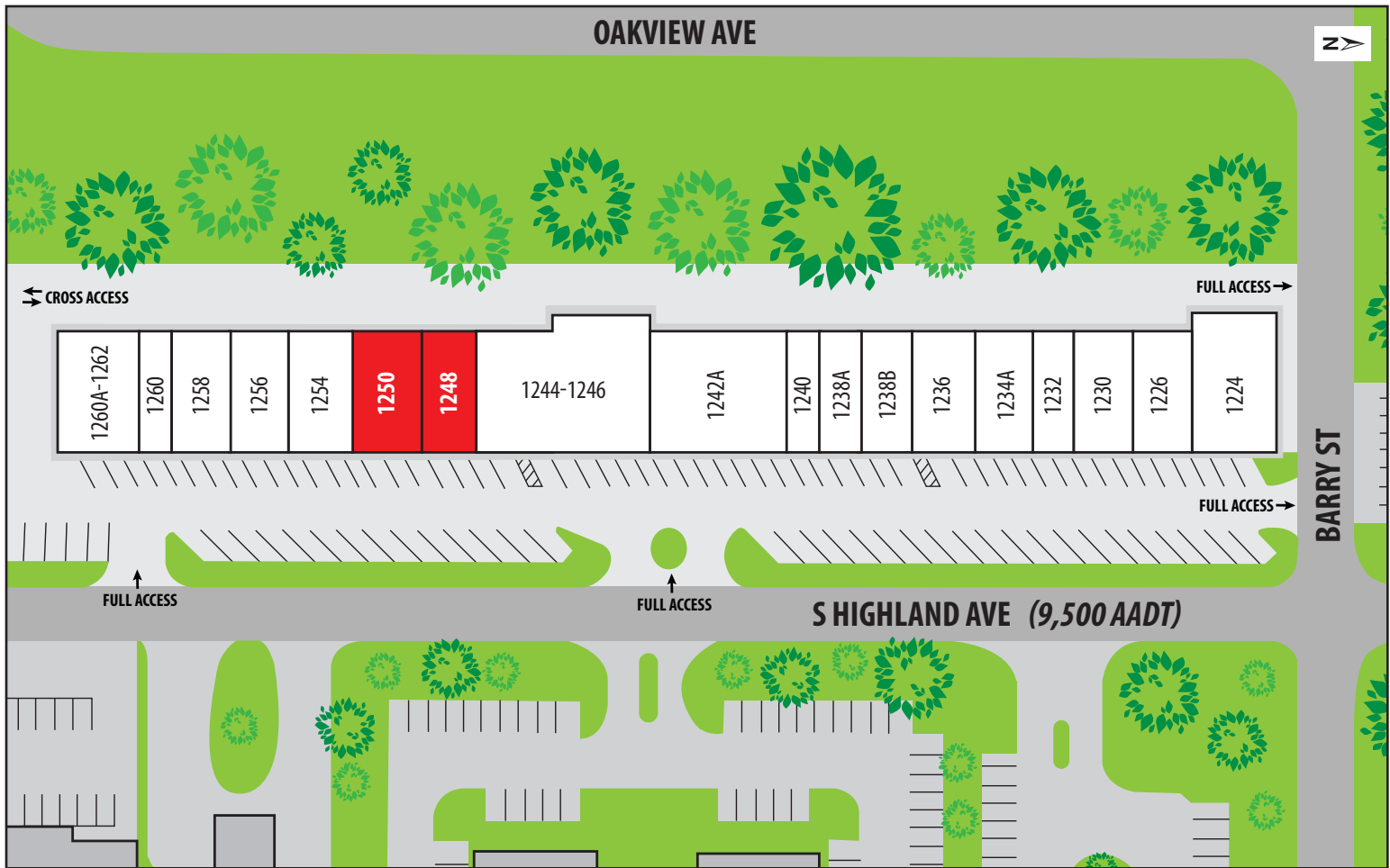
FOR LEASING INFORMATION:

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UNIT	TENANT	SF
1224	Pharmacy/Jeweler/Post Office	2,371
1226	La Pollera Colorada Restaurant	1,610
1230	El Glacier Ice Cream Shop	1,584
1232	Laundry	1,018
1234A	Pie King Bakery	1,601
1236	Massage Therapy	1,565
1238B	Merchandise Distribution & Storage	1,237
1238A	Herbalife	991
1240	DIME	804

UNIT	TENANT	SF
1242A	Victory Chapel Church	3,604
1244-1246	Rainbow Food	4,818
1248	AVAILABLE	1,499
1250	AVAILABLE	1,695
1254	5 De Mayo Mexican Bakery	1,555
1256	Hot Stone Nails & Spa	1,551
1258	The Chef's Table Cafe	1,609
1260	B&B Hair Salon	765
1260A-1262	Cinco De Mayo Bakery	1,847

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