

FOR  
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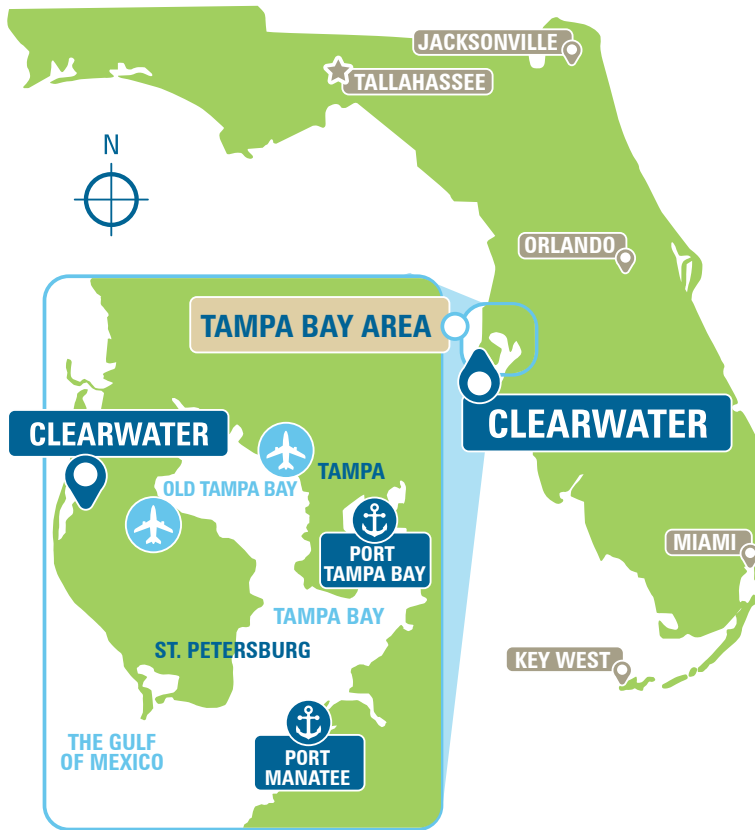
OSCEOLA  
GARAGE  
RETAIL



155 SOUTH OSCEOLA AVENUE  
CLEARWATER, FL 33756



CLEARWATER  
ECONOMIC DEVELOPMENT & HOUSING



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	9,036	86,258	213,521
Daytime Population	18,711	44,723	106,612
Households	4,240	37,757	99,253
Average HH Income	\$74,188	\$85,967	\$79,317

## LOCATION DESCRIPTION

- Connectivity to major highways, ferry and trolley access.
- Minutes from the world-famous Clearwater Beach.
- Positioned for high pedestrian visibility.
- Steps away from Coachman Park and the BayCare Sound, an award-winning 9,000-capacity amphitheater hosting year-round major concerts.
- Walkable to the Historic Capitol Theatre, art galleries, public art installations and boutiques.

## PROPERTY HIGHLIGHTS

The city of Clearwater is developing a 397-space public parking garage that will feature 12,000 square feet of prime ground-floor retail space in a premiere downtown waterfront destination.

Ideal for restaurants, specialty shops, and service retail.

## SURROUNDING DEVELOPMENT UNDERWAY

- A 158-room, Hilton-branded boutique hotel
- Luxury 400-unit rental community



## MAP KEY

 **155 South Osceola Ave.**

**1** The Bluffs (400 units)

**2** Clearwater Ferry

**3** Harbor Marina

**4** The BayCare Sound

**5** Main Library

**6** Hilton Branded Hotel Site (158 rooms)

**7** Restoration Cafe

**8** Clear Sky Restaurant

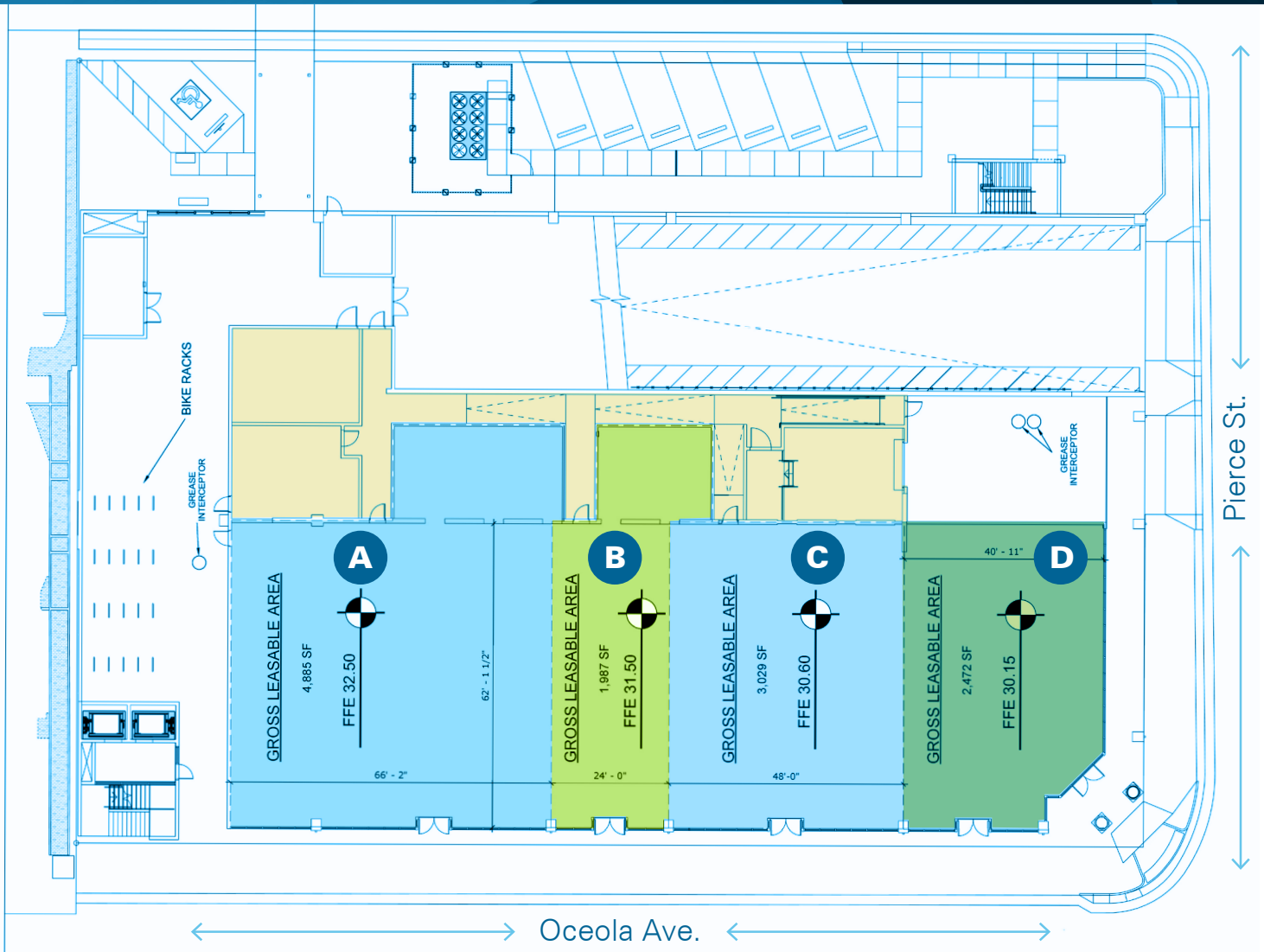
**9** Tequila's Mexican Restaurant

**10** Downtown Pizza

**11** Nash Keys Dueling Piano Bar & Restaurant

**12** Starbucks

**13** The Capitol Theatre



## Osceola Garage Lease Plan

SUITE	TENANT NAME	SPACE SIZE
<b>A</b>	Available	4,885 SF
<b>B</b>	Available	1,987 SF
<b>C</b>	Available	3,029 SF
<b>D</b>	Available	2,472 SF

To find out more, contact:

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