

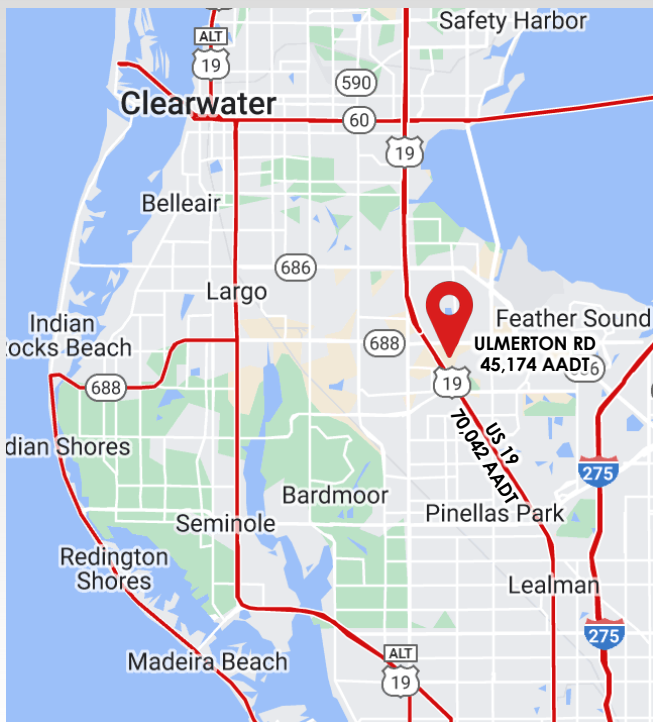
2ND GEN RESTAURANT & DRIVE-THRU SPACE AVAILABLE IN CLEARWATER

ICOT ARCADE **SHOPS**



THE PROPERTY

- 13505 & 13501 ICOT BLVD.
CLEARWATER, FL 33760

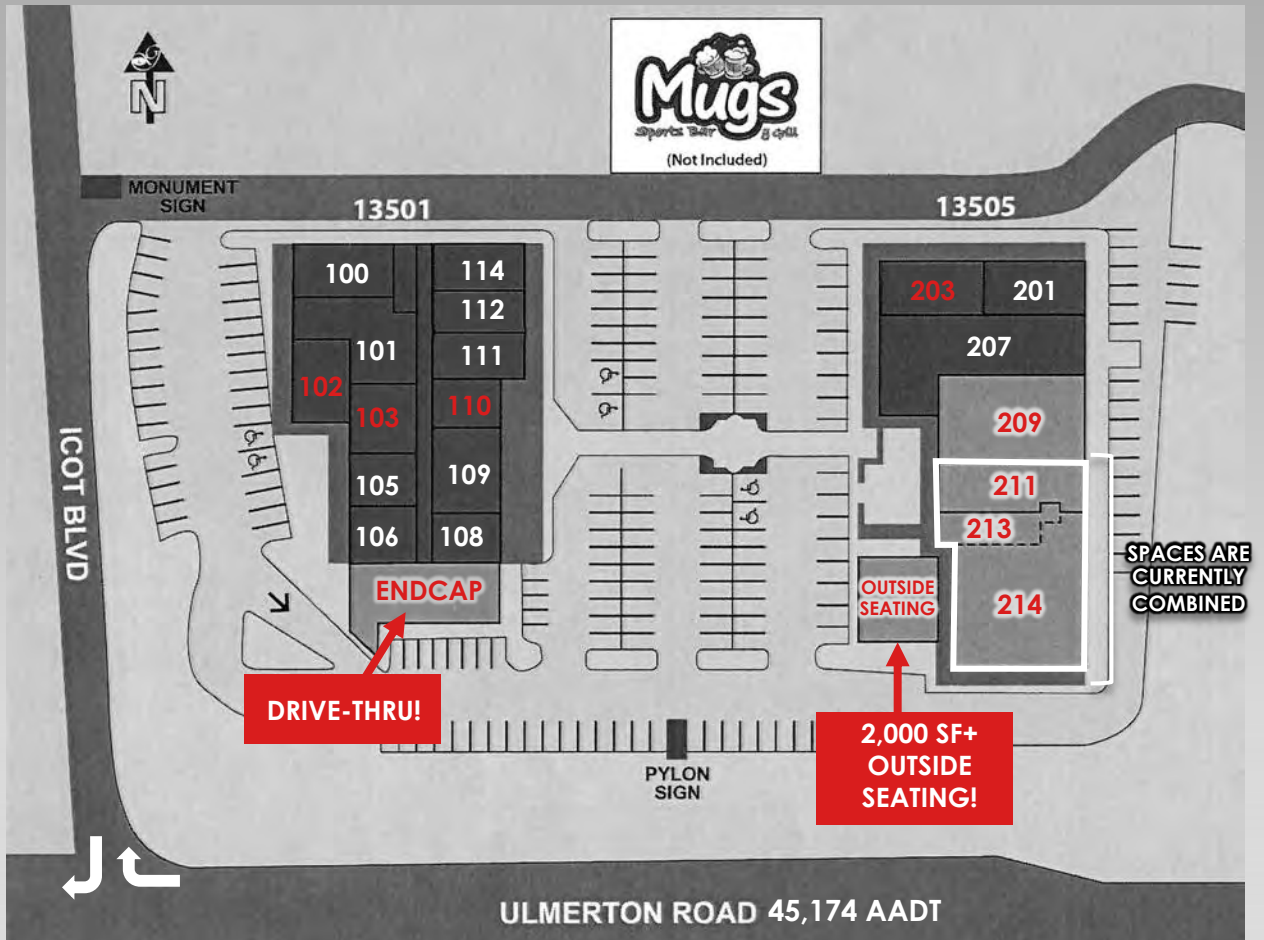


PROPERTY FEATURES

- 2ND GEN RESTAURANT ENDCAP
AVAILABLE WITH 2,000 SF
OUTDOOR SEATING
- END-CAP DRIVE-THRU AVAILABLE
- HIGH TRAFFIC COUNTS ON
ULMERTON ROAD- 45,174 AADT
- 1.5 MILES TO ST. PETE-
CLEARWATER AIRPORT WITH 2.4
MILLION GUESTS ANNUALLY
- HIGH DAYTIME POPULATION-
87,832 (3 MILES)
- DIRECTLY IN FRONT OF AN 8
MILLION SF OFFICE PARK
- GLA: 40,500 SF

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SITE PLAN



#	TENANT	SQ. FT
100	THE LOCAL DELI & CAFÉ	1,500
101	DENTIST	1,748
102	VACANT	738
103	VACANT	1,850
105	KALI BELLA (AMORAMA LATIN NIGHT CLUB)	1,005
106	PET DENTIST	2,400
END CAP	VACANT W/DRIVE-THRU	3,251
108	KALI BELLA (AMORAMA LATIN NIGHT CLUB)	1,005
109	KALI BELLA (AMORAMA LATIN NIGHT CLUB)	1,002
110	AVAILABLE	1,033
111	SWEET SPA	1,033
112-114	DR. DIAZ	2,536

#	TENANT	SQ. FT
201	METRO HAIR SALON	1,746
203	VACANT	1,260
207	KOBE ITALIAN	4,325
209	VACANT	4,000
211	VACANT	1,800
213	VACANT	1,184
214	VACANT	5,477

RETAIL MAP/ DEMOS



2023 DEMOGRAPHICS

POPULATION



1 MI- 7,101
3 MI- 74,657
5 MI- 213,638

AVG HH INCOME



1 MI- \$73,015
3 MI- \$89,328
5 MI- \$86,432

DAYTIME POPULATION

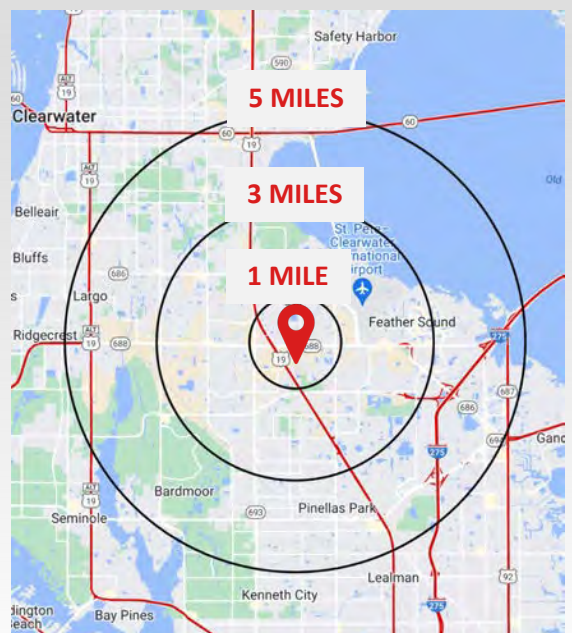


1 MI- 16,999
3 MI- 87,832
5 MI- 171,056

MEDIAN AGE



1 MI- 36.6
3 MI- 44.5
5 MI- 46.1



ICOT ARCADE SHOPS

