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***Retrofit or Redevelopment
4,556 SF Warehouse/Retail
1185 Ponce de Leon Blvd.
Clearwater, Florida***



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4,556 SF Warehouse/Retail

Property Aerial



4,556 SF Warehouse/Retail

Photographs-Retail





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4,556 SF Warehouse/Retail

Photos-Warehouse





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4,556 SF Warehouse/Retail

Property Overview

Identification: 4,556 SF Warehouse/Retail
(Southern Bakeries)

Location: 1185 Ponce de Leon Blvd.
Clearwater, Florida 33765

Building Size: 4,556 SF on approx. 1/2 acre

Construction: Concrete Block

Ceiling Height: 10 feet

Doors: (16) 8' x 8' OH Doors,
2' loading height
(1) 8' x 8' Truck High Door
(1) 8' x 8' Drive in Door

HVAC: Retail, Office areas

Taxes: \$5,210.98 (2009)

Zoning: C-2, General Retail Commercial and Limited Services
Permitted uses include retail sales, bowling alleys, dry cleaners, limited auto repair, wholesale/distribution facilities, etc.

Land Use: CG, Commercial General

Restrooms: 2

Sprinklers: No

Comments: Strong retail, medical and government office area. Ideal for retrofit to offices, retail or services. Just off Clearwater-Largo Road. Former bakery outlet store for many years.

Sale Price: **\$350,000**

Lease Rate: Negotiable, may consider





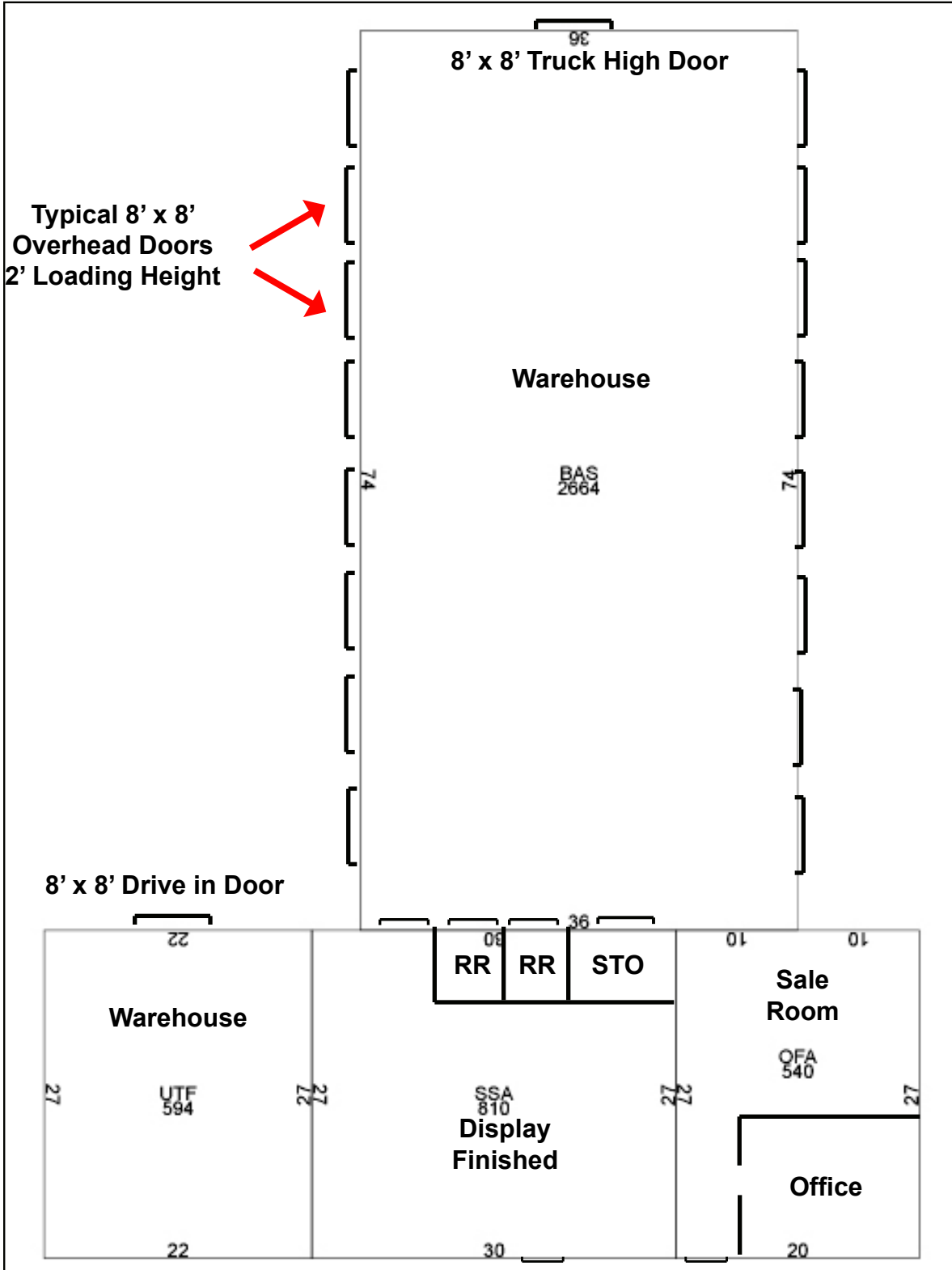
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4,556 SF Warehouse/Retail

Floor Plan

Paved Parking

South ↑



Paved Parking

Paved Parking

North ↓

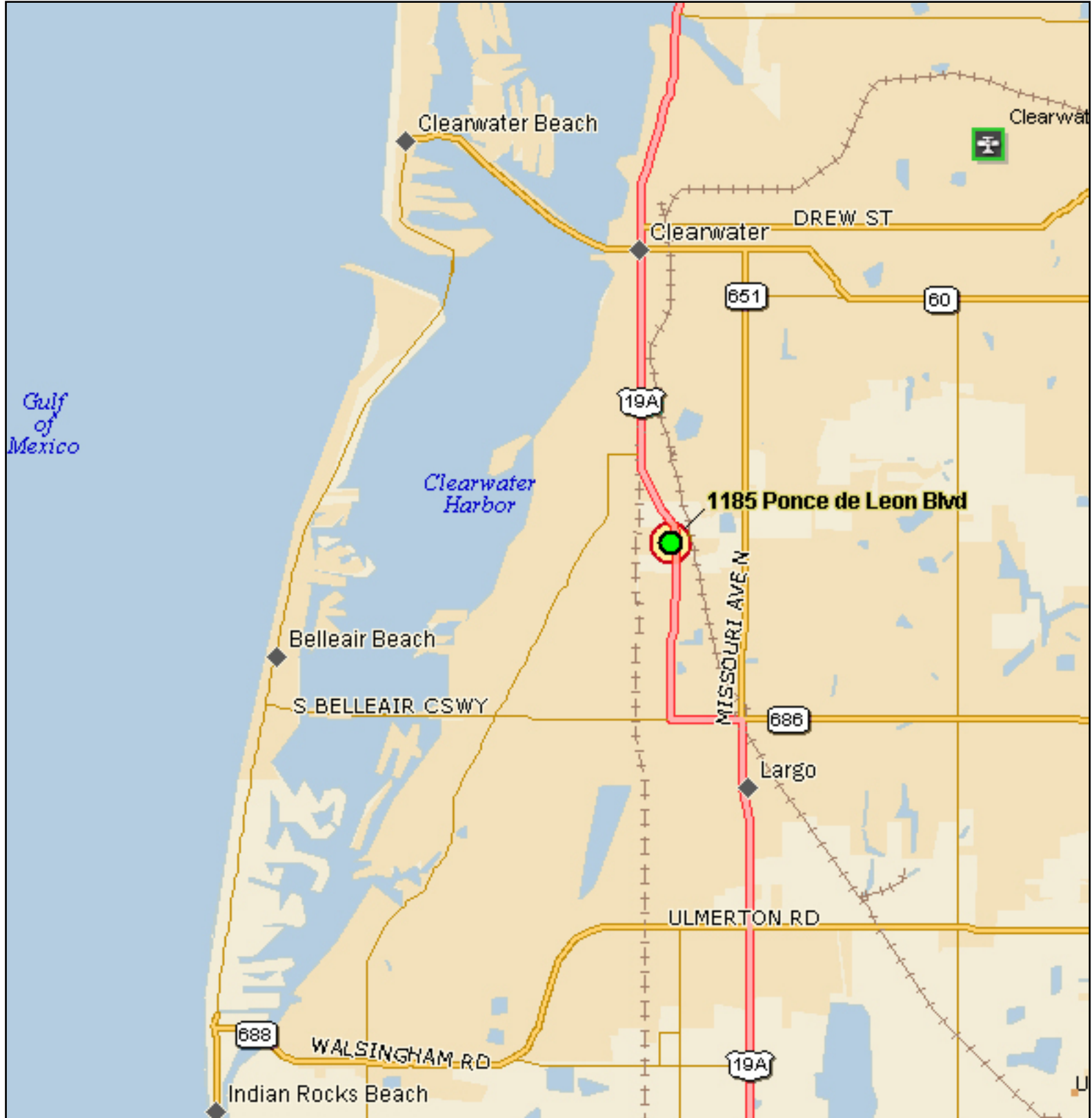
← Ponce de Leon Blvd →



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Greater Clearwater Location Map





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4,556 SF Warehouse/Retail

Demographics-Executive Summary

Southern Bakeries Site Type: Radius	1185 Ponce De Leon Blvd Clearwater, FL 33756 Radius: 1.0 mile	1185 Ponce De Leon Blvd Clearwater, FL 33756 Radius: 5.0 mile	1185 Ponce De Leon Blvd Clearwater, FL 33756 Radius: 10.0 mile
2008 Population			
Total Population	11,977	224,505	533,021
Male Population	48.4%	47.8%	47.6%
Female Population	51.6%	52.2%	52.4%
Median Age	45.2	46.6	47.2
2008 Income			
Median HH Income	\$37,158	\$45,801	\$48,272
Per Capita Income	\$26,086	\$29,450	\$30,172
Average HH Income	\$55,107	\$63,615	\$65,848
2008 Households			
Total Households	5,588	102,774	240,672
Average Household Size	2.09	2.13	2.16
1990-2000 Annual Rate	0.28%	0.38%	0.74%
2008 Housing			
Owner Occupied Housing Units	55.2%	58.6%	63.3%
Renter Occupied Housing Units	28.6%	24.4%	21.1%
Vacant Housing Units	16.3%	17.0%	15.6%
Population			
1990 Population	11,086	211,061	494,272
2000 Population	11,646	220,071	523,603
2008 Population	11,977	224,505	533,021
2013 Population	12,113	226,315	536,946
1990-2000 Annual Rate	0.49%	0.42%	0.58%
2000-2008 Annual Rate	0.34%	0.24%	0.22%
2008-2013 Annual Rate	0.23%	0.16%	0.15%

In the identified market area, the current year population is 533,021. In 2000, the Census count in the market area was 523,603. The rate of change since 2000 was 0.22 percent annually. The five-year projection for the population in the market area is 536,946, representing a change of 0.15 percent annually from 2008 to 2013. Currently, the population is 47.6 percent male and 52.4 percent female.

Households			
1990 Households	5,316	97,233	219,849
2000 Households	5,466	101,025	236,598
2008 Households	5,588	102,774	240,672
2013 Households	5,649	103,680	242,745
1990-2000 Annual Rate	0.28%	0.38%	0.74%
2000-2008 Annual Rate	0.27%	0.21%	0.21%
2008-2013 Annual Rate	0.22%	0.18%	0.17%

The household count in this market area has changed from 236,598 in 2000 to 240,672 in the current year, a change of 0.21 percent annually. The five-year projection of households is 242,745, a change of 0.17 percent annually from the current year total. Average household size is currently 2.16, compared to 2.15 in the year 2000. The number of families in the current year is 138,588 in the market area.

Housing

Currently, 63.3 percent of the 285,236 housing units in the market area are owner occupied; 21.1 percent, renter occupied; and 15.6 percent are vacant. In 2000, there were 274,666 housing units— 62.7 percent owner occupied, 23.5 percent renter occupied and 13.8 percent vacant. The rate of change in housing units since 2000 is 0.46 percent. Median home value in the market area is \$170,121, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by -0.01 percent annually to \$170,018. From 2000 to the current year, median home value changed by 8.89 percent annually.



4,556 SF Warehouse/Retail

Demographics-Executive Summary

Site Type: Radius	Radius: 1.0 mile	Radius: 5.0 mile	Radius: 10.0 mile
Median Household Income			
1990 Median HH Income	\$19,755	\$25,895	\$27,193
2000 Median HH Income	\$29,377	\$35,979	\$37,302
2008 Median HH Income	\$37,158	\$45,801	\$48,272
2013 Median HH Income	\$43,406	\$53,525	\$54,914
1990-2000 Annual Rate	4.05%	3.34%	3.21%
2000-2008 Annual Rate	2.89%	2.97%	3.17%
2008-2013 Annual Rate	3.16%	3.17%	2.61%
Per Capita Income			
1990 Per Capita Income	\$15,452	\$16,152	\$15,969
2000 Per Capita Income	\$22,112	\$23,029	\$23,363
2008 Per Capita Income	\$26,086	\$29,450	\$30,172
2013 Per Capita Income	\$30,473	\$34,405	\$35,195
1990-2000 Annual Rate	3.65%	3.61%	3.88%
2000-2008 Annual Rate	2.02%	3.03%	3.15%
2008-2013 Annual Rate	3.16%	3.16%	3.13%
Average Household Income			
1990 Average Household Income	\$31,558	\$34,593	\$35,222
2000 Average Household Income	\$44,417	\$49,252	\$50,827
2008 Average HH Income	\$55,107	\$63,615	\$65,848
2013 Average HH Income	\$64,407	\$74,294	\$76,749
1990-2000 Annual Rate	3.48%	3.6%	3.74%
2000-2008 Annual Rate	2.65%	3.15%	3.19%
2008-2013 Annual Rate	3.17%	3.15%	3.11%

Households by Income

Current median household income is \$48,272 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$54,914 in five years. In 2000, median household income was \$37,302, compared to \$27,193 in 1990.

Current average household income is \$65,848 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$76,749 in five years. In 2000, average household income was \$50,827, compared to \$35,222 in 1990.

Current per capita income is \$30,172 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$35,195 in five years. In 2000, the per capita income was \$23,363, compared to \$15,969 in 1990.

Population by Employment

Total Businesses	816	13,815	31,468
Total Employees	5,654	112,357	330,692

Currently, 94.3 percent of the civilian labor force in the identified market area is employed and 5.7 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 95.0 percent of the civilian labor force, and unemployment will be 5.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 57.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 65.1 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 17.0 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 17.9 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 80.2 percent of the market area population drove alone to work, and 3.4 percent worked at home. The average travel time to work in 2000 was 23.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

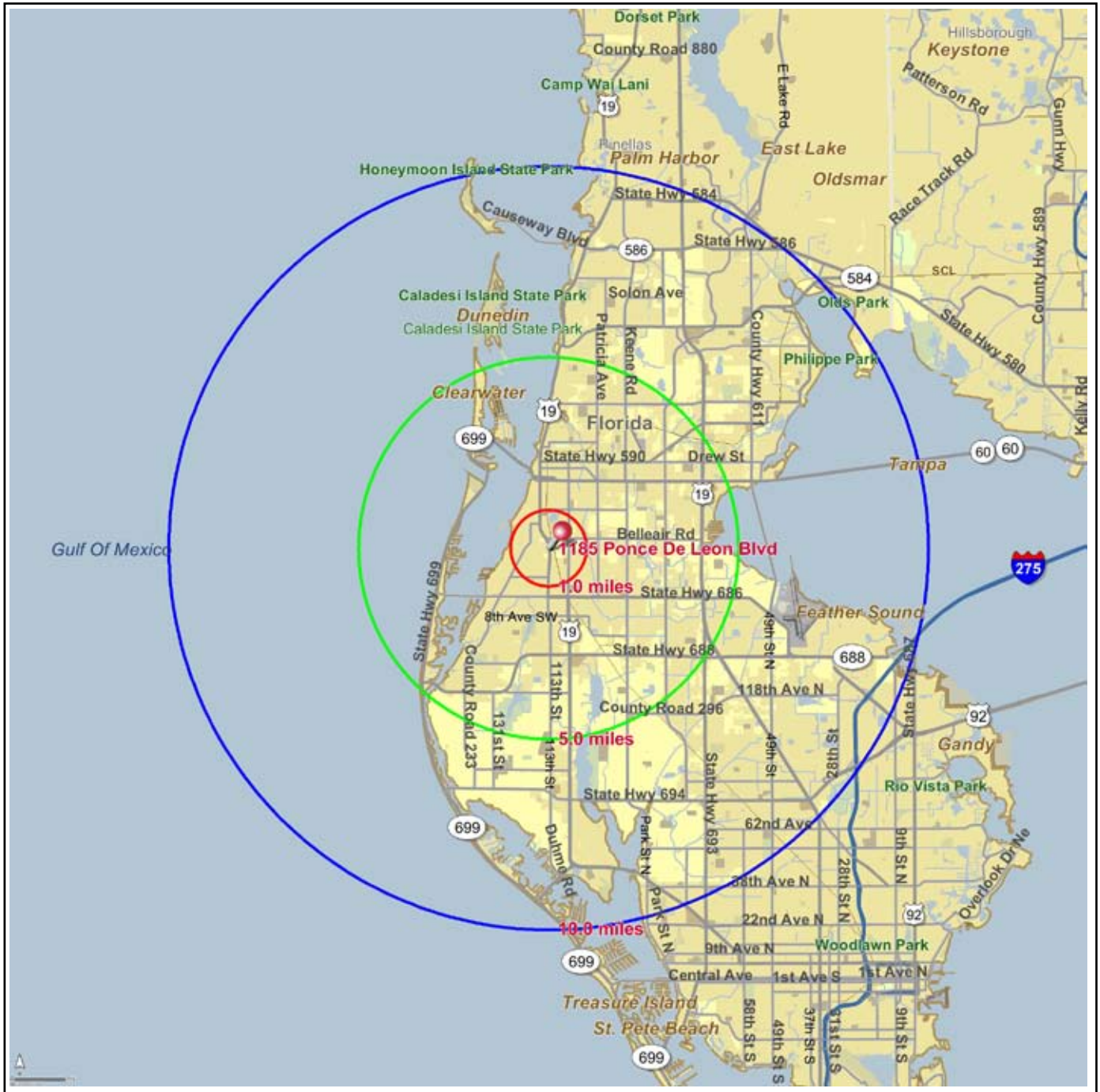
- 12.1 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 31.4 percent were high school graduates only (29.6 percent in the U.S.)
- 8.5 percent had completed an Associate degree (7.2 percent in the U.S.)
- 16.5 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 8.6 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)



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Demographics-Standard Site Map



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