

# ALDI ANCHORED SUBLEASE IN CLEARWATER

2170 GULF TO BAY BOULEVARD  
CLEARWATER, FL 33765

RETAIL  
SUBLEASE

PROPOSED FRONT ELEVATION (OVERALL)



8,756 SF



SUBLEASE

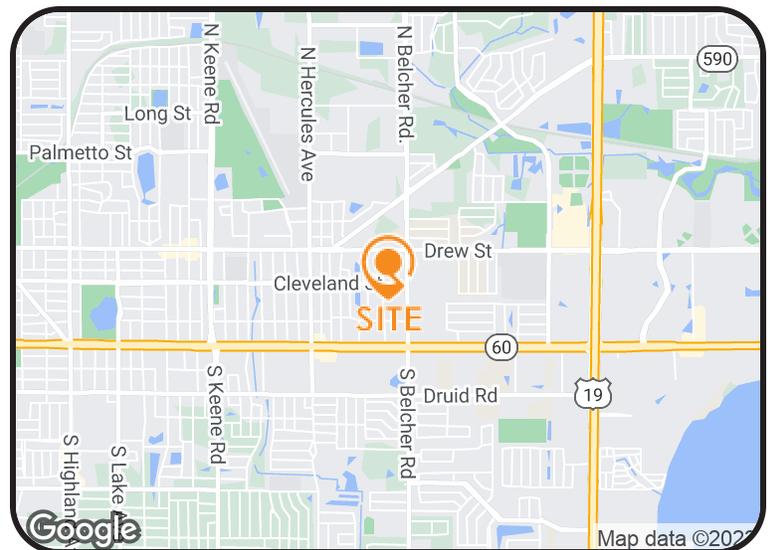


\$25.00 SF/YR

## PROPERTY SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Space Size (SF):	8,756 SF
Min Size Available:	4,500 SF
Max Contiguous:	8,756 SF
Gulf to Bay Boulevard AADT:	46,000
S Belcher Road AADT:	18,500

- Shadow anchor by LA Fitness(Esporta) and Bealls.
- Aldi anchored shopping center along Gulf To Bay Blvd in Clearwater.
- New construction sublease opportunity to neighbor Aldi grocery store.
- Located directly on Gulf to Bay Blvd, with a traffic count of 46,000 cars per day.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	13,982	113,159	256,106
5-Yr Pop. Increase	0.2%	0.2%	0.3%
Average HH Income	\$64,832	\$66,999	\$69,873
# Households	5,999	50,855	118,660
# Employees	7,902	60,883	137,814



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[PROPERTIES.LQWEST.COM/ALDI-ANCHORED-CLEARWATERSUBLEASE](https://PROPERTIES.LQWEST.COM/ALDI-ANCHORED-CLEARWATERSUBLEASE)

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NAPLES

