



3,500 SF END CAP COMING AVAILABLE MAY 1, 2024

- » Steps from the award winning apartment community Gateway North, with 342 - 1, 2 & 3 bedroom units
- » Direct road visibility to Roosevelt Boulevard at US 19
- » Adjacent to McDonald's, Cheddar's & Wawa
- » Located at the signalized intersection of Roosevelt & Dodge
- » Within close proximity to Walmart Supercenter
- » 2022 Traffic Counts: 46,756 AADT Roosevelt Blvd

| Demographics | 1-mile | 3-mile | 5-mile |
|--------------------|----------|----------|----------|
| 2023 Population | 12,843 | 80,634 | 223,000 |
| Daytime Employment | 6,940 | 54,778 | 148,965 |
| Average HH Income | \$64,233 | \$70,096 | \$70,459 |
| Median Age | 45 | 48 | 47 |

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PINELLAS CROSSROADS

2683-2699 Roosevelt Blvd., Clearwater, FL 33760



| SUITE | TENANT | SF |
|-------|-----------------------|-------|
| 2683 | Moe's Southwest Grill | 2,450 |
| 2685 | LIVE Hydration Spa | 1,260 |
| 2687 | Jersey Mike's Subs | 1,260 |
| 2689 | Vaporwise | 1,260 |
| 2693 | Concept Nails & Spa | 1,260 |
| 2695 | Tropical Smoothie | 1,260 |
| 2699 | AVAILABLE | 3,500 |



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