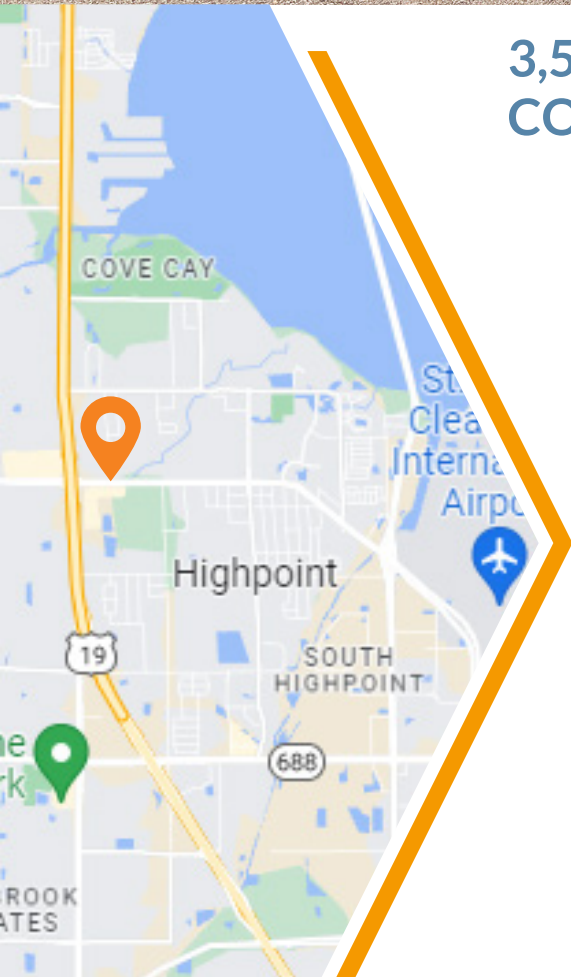




## 3,500 SF END-CAP WITH DRIVE THRU COMING AVAILABLE MAY 1, 2024

- » 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



Available

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