Publix #1160 - Gulf to Bay Plaza

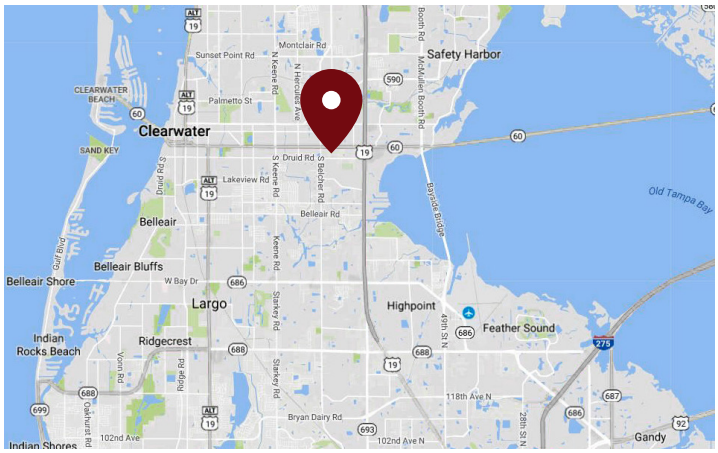
525 S. Belcher Road
Clearwater, FL 33764
Lat 27.959, Long -82.746

FOR LEASE

3,095 - 19,132 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Tampa MSA – Pinellas County
- Anchored by Publix and Office Depot
- Five Miles from Downtown Clearwater and Clearwater Beach
- Less than One Mile from Clearwater High School
- Well Positioned at the High Traffic Intersection of Highway 60 and Belcher Road
- Densely Populated Trade Area
- Combined Traffic Count of 73,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	13,189	113,869	257,988
Daytime Population	13,482	109,457	269,353
Total Households	5,819	51,335	119,955
Avg. HH Income	$91,861	$88,645	$91,310

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Sandra Woodworth

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Crossman & Company
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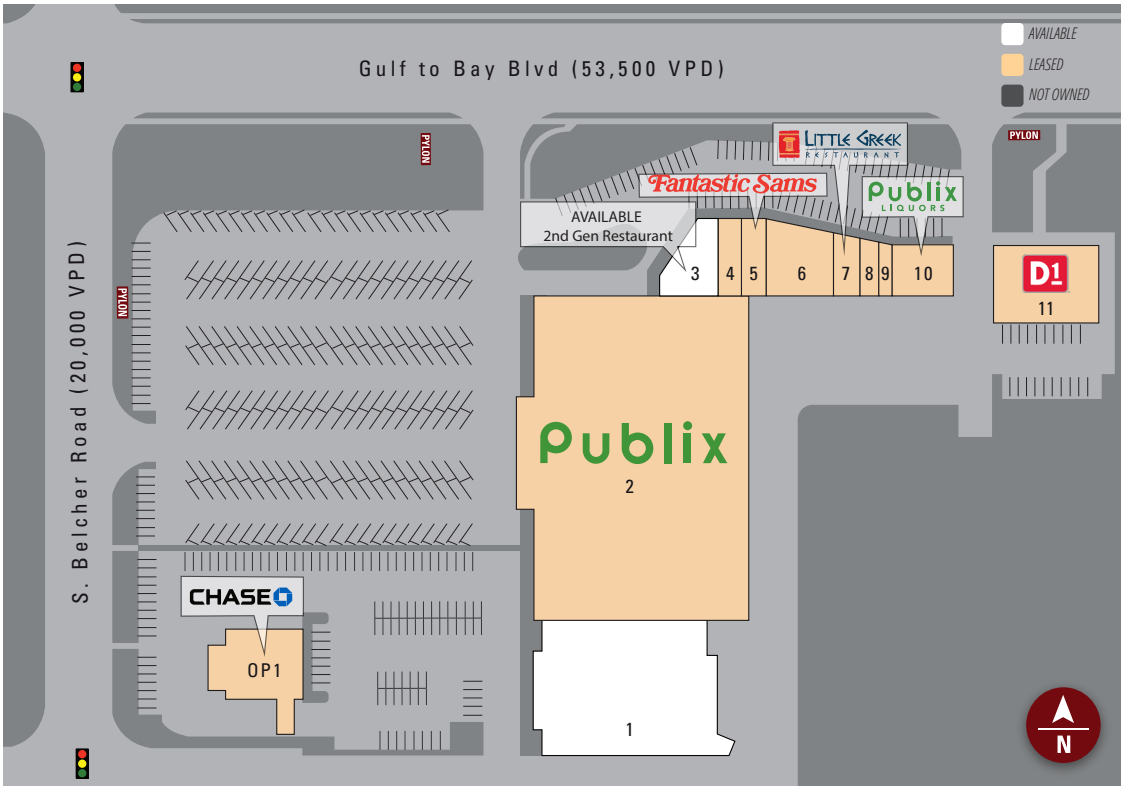

SITE PLAN

Suite	Tenant	Size
2	Publix	54,340
1	AVAILABLE	19,132
3	AVAILABLE (2nd Gen Restaurant)	3,095
4	Ocean Nails	1,181
5	Fantastic Sams	1,174
6	Outspoken Bicycle	3,634
7	Little Greek	1,397
8	Sun Country Cleaners	949
9	UBREAKIFIX	882
10	Publix Liquors	1,489
11	D1 Sports Training	4,600
OP1	Chase	OP2

TOTAL 91,873

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
334,400

EST. # OF VISITS ANNUALLY
1.5 Million

AVG. VISITS / CUSTOMER
4.44

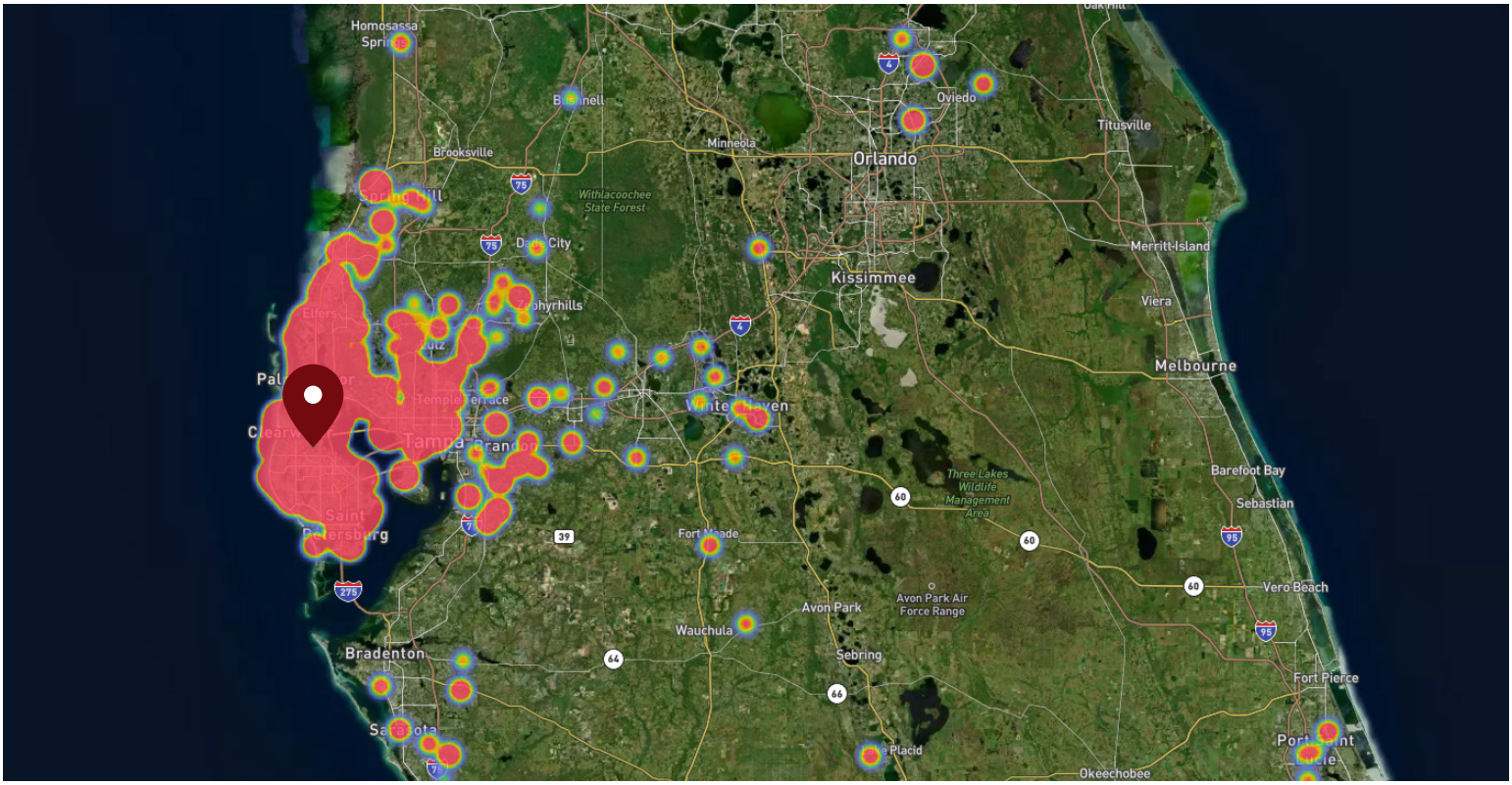
AVG. LENGTH-OF-STAY / VISIT
26 Min

TOP 3 DAYS	# OF VISITS
Saturday	233,406
Sunday	232,612
Friday	212,337

TOP 3 HOURS	# OF VISITS
12-1 PM	200,720
5-6 PM	199,443
1-2 PM	192,976

Data provided by Placer Labs Inc. (www.placer.ai) April 1, 2024 - March 31, 2025

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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