



Curlew Crossing S.C.

Clearwater, FL

Tampa-St. Petersburg-Clearwater (FL)



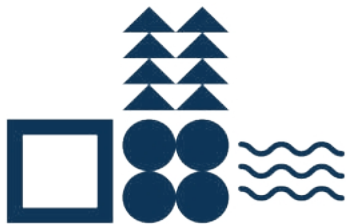
Spencer Phelps
Leasing Representative
(407) 302-6518
sphelps@kimcorealty.com





As of 02/22/24

AERIAL



GROSS LEASABLE AREA (GLA)	112,188 SF
PARKING SPACES	931
PARKING RATIO	8.30 per 1,000 SF

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DENSITY AERIAL

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■ Available ■ Non-Controlled ● Curbside Pick-up

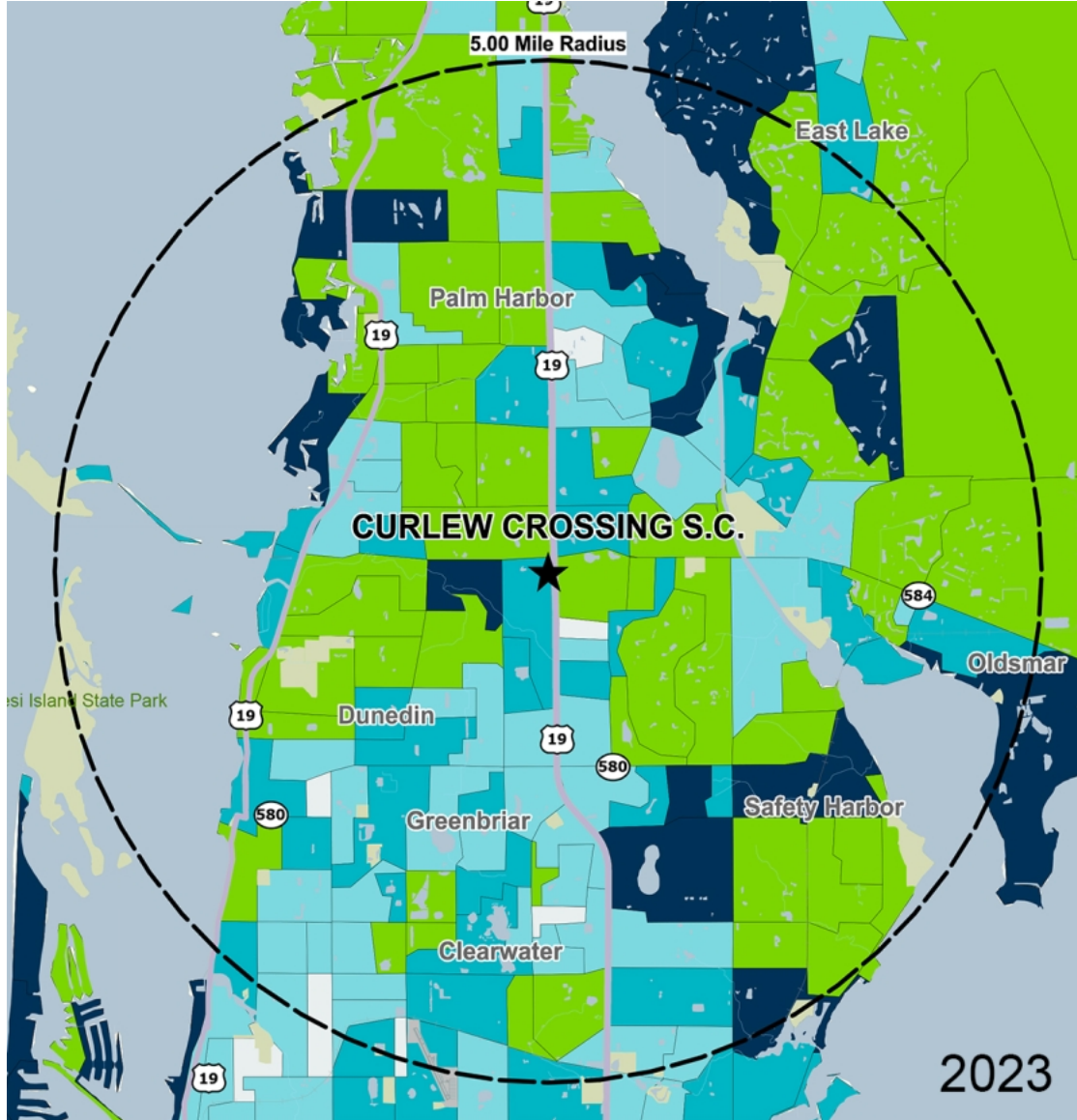


	TENANT	SQ FT
2	Staples	17,055
3	Anytime Fitness	5,233
4	Southern Steer Butcher	2,650
5	H&R Block	1,250
6	Joann	41,865
7	Available	2,104
8	Health Link Solutions	664
9	Curlew Pharmacy	1,251
10	Available	995
11	Rosies Alterations	602
12	Country Squire Barber Shop	527
13	Guidewell Emergency [...]	6,317
14	Walgreens	14,739
15	IHOP	4,336
16	Applebee's	4,600
K19	Management Office	814

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



COMPETITION MAP



by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	12,081	100,868	204,516
Daytime Pop	11,260	98,064	201,526
Households	5,438	47,554	94,196
Average HH Income	\$90,770	\$85,055	\$88,953
Median HH Income	\$71,919	\$63,082	\$64,451
Per Capita Income	\$40,930	\$40,380	\$41,219

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$75K - \$100K
- \$100K - \$150K
- \$50K - \$75K
- \$0K - \$50K



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US Hwy. 19 & Curlew Rd. (US Hwy. 19), Clearwater, FL



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