

# Clearwater Town Square

NEC Ft. Harrison Avenue & Turner Street, Clearwater, Pinellas County, Florida

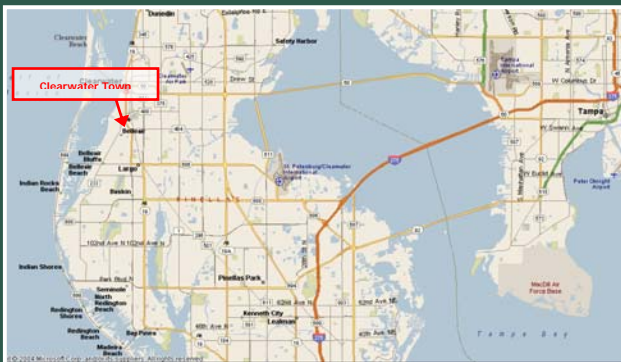


## Shopping Center Features

- ❖ Local Retail Space – 14,880 s.f.
- ❖ Parking – 78 Spaces
- ❖ Traffic Counts-  
Ft. Harrison: 23,000 AADT  
\*2004 Florida Dept. of Transportation

## Market Highlights

- ❖ One block south of the main thoroughfare on and off Clearwater Beach, and adjacent to the upscale, historical neighborhood of Belleair, two world class golf courses and a Publix Supermarket, *Clearwater Town Square* is strategically positioned in the middle of high traffic visibility, residential and commercial activity (daytime and evening).



## Demographics

2005 Demographics*	1- Mile	3-Mile	5-Mile
Population	10,922	94,595	242,812
Average Household Income	\$45,936	\$49,372	\$48,114
Median Age	42.2	42.5	45.0

\*Source: US Census Bureau USPS 01/05

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