

1.287 Acre Development Opportunity

Property Information

- **Location and Size:**
 802 N. Fort Harrison Avenue – 37,171 SF land
 804 N. Osceola Avenue – 5,950 SF land
 805 N. Fort Harrison Avenue – 7,000 SF land
 *Square footages are approximated per Pinellas County Property Appraiser records and will be further verified by survey.
- **Access:** Great access and visibility from Osceola Avenue, North Fort Harrison Avenue and Seminole Street
- **Utilities:** City of Clearwater – Water, sewer, natural gas and reclaimed water available Duke Energy – electric.
- **Zoning:** Downtown (D) – Old Bay Character District
- **Future Land Use:** Central Business District (CBD)
 Primary uses include residential, office, retail and public / semi-public uses.
- **Density:** Less than two acres – 25 units/acre
- **FAR (Floor Area Ratio):** 0.5
- **Height:** 100' west of Osceola Avenue, 40' east of Osceola Avenue
- **Price Reduced: \$2,199,000**

Property Highlights

- Located within the heart of the recently completed 55 acre North Marina Area Master Plan Redevelopment
- Neighboring amenities include: Frances Wilson Playhouse, Seminole Boat Ramp, Clearwater Basin Marina and Clearwater Bay.
- Situated along Fort Harrison Avenue, which is considered main street of the North Marina Area, with Master Plan recommendation for medium to high density residential, retail and commercial development.
- **This 1.287 acre opportunity was part of an assemblage of 2.114 total acres. Entitlements received in 2014 remain in place and provide for multifamily development. Adjacent parcels highlighted in blue are available for purchase separately. Call for details.**

For more information, please contact:

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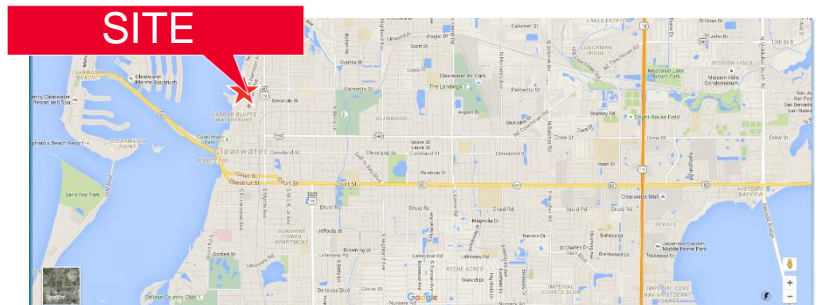
Clearwater Marine Aquarium



Pinellas Trail

Points of Interest

- **Seminole Boat Ramp and Parking** – Built in 1968, this city owned self service facility serves 100 to 150 boats daily, with eight lanes and 30 to 35’ staging docks.
- **Francis Wilson Playhouse** – A part of Clearwater’s history for 86 years, this 14,000 square foot, 192-seat playhouse is situated on 0.8 acres of City owned land.
- **Future Garden Trail Apartments** – An approved 76 unit workforce housing development within five townhomes and apartment style buildings.
- **Pinellas Trail** – Approximate 38 mile linear park and recreation trail extending from St. Petersburg to Tarpon Springs, and connecting North Marina Area to Downtown Clearwater, as well as to the City of Dunedin.
- **Clearwater Beach** - Voted among the “most beautiful beaches in the world” by Conde Nast Traveler and USA Today. Boasting white sands, world class fishing charters, unique food and beverages, mom and pop establishments and world class resorts.
- **Clearwater Marine Aquarium** – Providing a lifelong home to injured animals and offering a number of exhibits including Dolphin Terrace, Turtle Cove, Sea Cavern, Stingray Beach, Shark Pass, Otter Oasis and others.
- **Ruth Eckerd Hall** – A 73,000 square foot nationally renowned performing arts center offering a diverse schedule of events, traditional and innovative performances, and educational experiences.
- **Capital Theatre** – A historic theatre with 750 seating capacity, owned by the City of Clearwater, managed by Ruth Eckerd Hall and offering world class entertainment.
- **BrightHouse Field** – A 7,300 fixed seat stadium with grass berm seating and a 360 degree main concourse. Home to the Phillies Spring Training games.



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North Marina Area Master Plan



SYMBOLS KEY

- A** North Ward School
- B** Francis Wilson Playhouse
- C** Seminole Boat Ramp
- D** Bayview Condos
- E** Clearwater Garden Club
- F** Clearwater Neighborhood Housing Services
- G** Garden Trail Apartments
- H** Apartments at 708 N. Osceola Avenue
- I** Hotel with Private Event Space
- J** Restaurant/Café
- K** Marine Retail
- L** Small Watercraft Launch
- M** Cultural Arts Center
- N** Maritime School
- O** Makars Courtyard Live-Work Units
- P** Incubator Kitchen
- Q** Bicycle Repair/Rental

PERSPECTIVES LOCATION KEY

- 1** Seminole Boat Ramp
 - 2** Fort Harrison Avenue
 - 3** Pinellas Trail
- Point faces direction of view*

BUILDING TYPE LEGEND

- Existing
- Residential, Single-Family
- Residential, Multi-Family
- Hotel
- Commercial/Office
- Academic/Community
- Park/Green Space
- Structured Parking

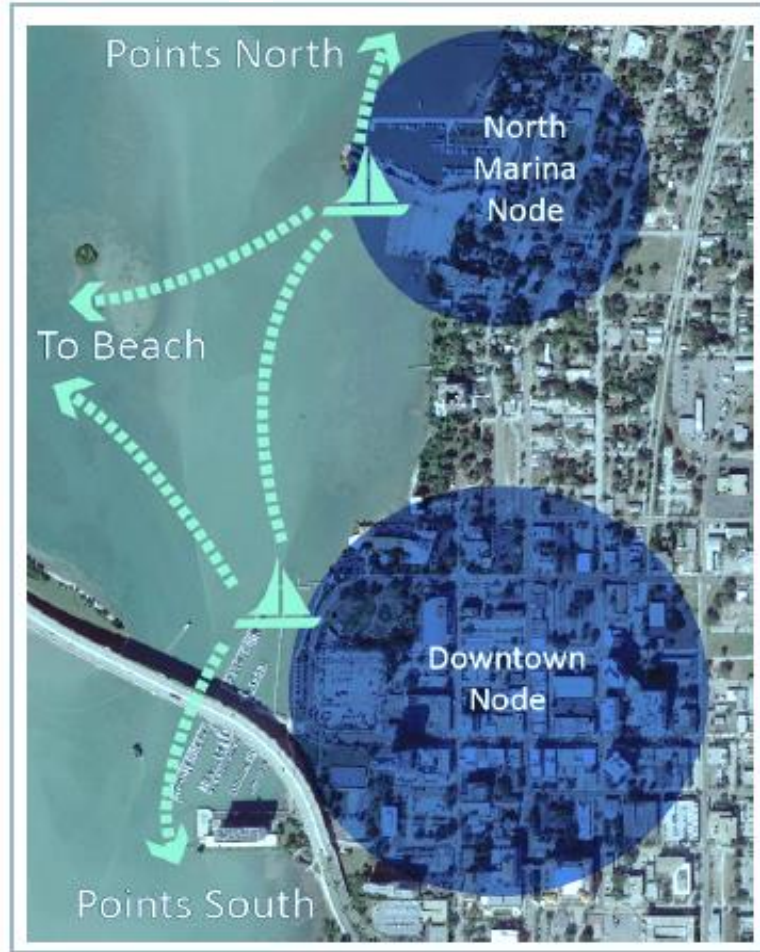
EXISTING
 PROPOSED CONCEPTUAL FUTURE USES



Seminole Boat Ramp Perspective Sketch, Looking Northeast from Parking Lot



Fort Harrison Looking North from Seminole Street



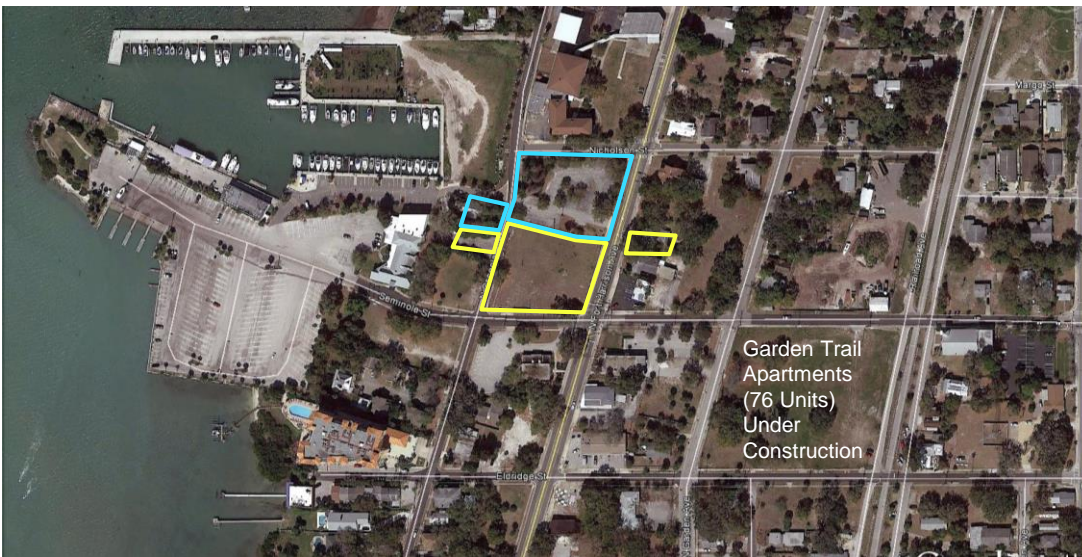
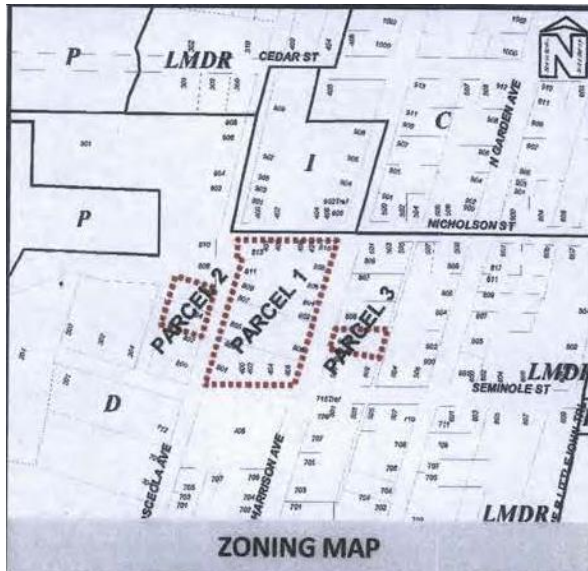
Click link for North Marina Area Master Plan:
<http://www.myclearwater.com/NorthMarinaAreaPlan/index.asp>

Clearwater Visitor's Guide:
<http://www.visitclearwaterflorida.com/travel-tools/visitor-guide>

ULI Study:
http://www.myclearwater.com/gov/depts/planning_dev/uli.asp

2014 Redevelopment Entitlements Potential

- **2.114 Acres** (including adjacent parcels owned by others), bounded by Nicholson Street (North), Seminole Street (South), North Osceola Avenue (West) and North Fort Harrison Avenue (East)
- Entitlements include land assemblage as follows:
Parcel 1: 1.674 acres constituting the entire city block bound by Nicholson Street (North), Seminole Street (South), North Osceola Avenue (West) and North Fort Harrison Avenue (East).
Parcel 2: 0.274 acres located on the west side of North Osceola Avenue.
Parcel 3: 0.166 acres located on the east side of North Fort Harrison Avenue.
- **Entitlements:** 4-Story (52' max height) Residential multifamily building consisting of 152 dwelling units and 134 parking spaces.



Parcels highlighted in blue are part of the entitlement approvals referenced above and are available for purchase separately. Call for details.

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FOR SALE

NORTH MARINA AREA MIXED USE REDEVELOPMENT

Clearwater, Florida

Distances

Downtown Clearwater	0.6 miles
Capital Theatre	0.7 miles
Clearwater Marine Aquarium	2.7 miles
Clearwater Beach	2.9 miles
Downtown Dunedin	4.3 miles
Brighthouse Field	4.7 miles
Ruth Eckerd Hall	7.0 miles

1-3-5 MILE DEMOGRAPHICS

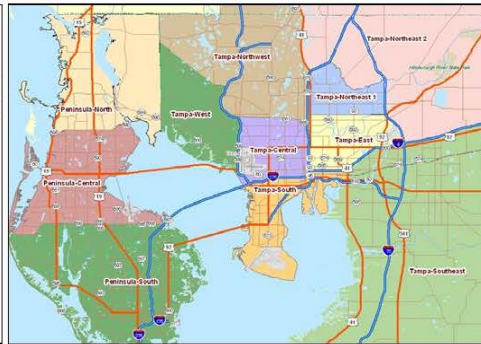
	1 MILE	3 MILES	5 MILES
Employees	11,932	40,456	84,652
Population	7,258	77,625	192,330
Median Age	40.7	43.6	47.2
Avg. HH Income	\$47,329	\$60,173	\$60,964



Multifamily Market Overview

Peninsula-Central Submarket

The region south of Highway 580 and north of Ulmerton Road in Pinellas County makes up the Peninsula-Central submarket. Included in this submarket are Clearwater and Largo, and a portion of the city of Dunedin.



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STATISTICS by TYPE - PENINSULA

CENTRAL	Type Classified	Total Units	% of Market	Vacant Units	Vacancy Rate	Avg.Rent	Avg.S.F.
	AFFORDABLE	1,735	11%	65	3.7%	\$863	906
	MARKET RATE	14,757	89%	883	6.0%	\$949	911
		16,492	100%	948	5.7%		

STATISTICS by CLASS (A,B,C) - PENINSULA

CENTRAL	Class(A,B or C)	Total Units	% of Market	Vacant Units	Vacancy Rate	Avg.Rent	Avg.S.F.
	A	2,508	15%	381	15.2%	\$1,245	1,082
	B	9,430	57%	305	3.2%	\$923	913
	C	4,554	28%	262	5.8%	\$809	810
		16,492	100%	948	5.7%		

Peninsula Central Submarket Summary

	Peninsula Central	Overall Mkt.	% of Mkt.
# Units	16,492	139,620	11.8%
# Vacant	948	6,873	13.8%
Vacancy %	5.7%	4.9%	
Average SF	911	930	97.9%
Average Rent	\$940	\$993	94.7%
Average Rent/SF	\$1.033	\$1.067	96.8%
Absorption	374	3,223	11.6%
# Under-Const.	686	4,598	14.9%
# Proposed	63	6,758	0.9%
Starts	260	2,387	10.9%
Change in Supply	389	2,093	18.6%
Rent Change \$	\$29.98	\$24.21	123.8%
Rent Change %	3.3%	2.5%	131.8%

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