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# RIPCO

INVESTMENT SALES



## FORMER PIZZA HUT

4535 E. Bay Drive  
Clearwater, FL 33764

**2,590 SF BUILDING WITH DRIVE-THRU | FOR SALE OR LEASE**  
**LIGHTED CORNER | RE-POSITION OR REDEVELOPMENT OPPORTUNITY**

# 4535 EAST BAY DRIVE | CLEARWATER , FL

**RIPCO REAL ESTATE** is pleased to offer **for sale or lease 4535 EAST BAY DRIVE**, a ±2,590 SF, former quick service restaurant with potential for drive-thru service. The building sits on approximately 0.57 acres at a hard, signalized corner in Clearwater, Pinellas County, Florida. The parcel has excellent ingress/egress, and cross access and parking with Newport Square, a 34,360 SF office center.

The property is located at the corner of East Bay Drive (58,500 AADT) and Bedford Circle, situated between Belcher Road to the west (17,300 AADT) and US Highway 19 (92,000 AADT) to the east. This high-traffic corridor is home to neighboring properties like Tri-City Plaza, a Publix-Ross-Burlington-Esporta Fitness anchored center, East Bay Plaza, anchored by Publix, Harbor Freight and Family Dollar, and newly built Habit Burger, Raising Cane's, and 5/3 Bank - all located nearby. The asset is centered within a dense, 3-mile population of 102,792 residents having an average household income of \$79,736.

This asset would be an attractive investment for an owner-user wishing to re-purpose the existing structure, or an investor seeking to redevelop the site.



**ADDRESS**

4535 E. Bay Drive  
Clearwater, FL 33764

**3-MILE DEMOGRAPHICS**

102,792 Residents  
\$79,736 Average HH Income

**SIZE / SQUARE FEET**

± 2,590 SF (See p12)

**YEAR BUILT**

1999

**AREA / ACREAGE**

± 0.57 Acres

**PARKING**

23 Standard Spaces, 2 Handicap Spaces

**ZONING**

CG - Commercial General

**TRAFFIC COUNT**

58,500 AADT on E. Bay Drive  
92,000 AADT on US Hwy 19



**OFFER PRICE**

**\$1,600,000**



**SIZE**

**2,590 SF**

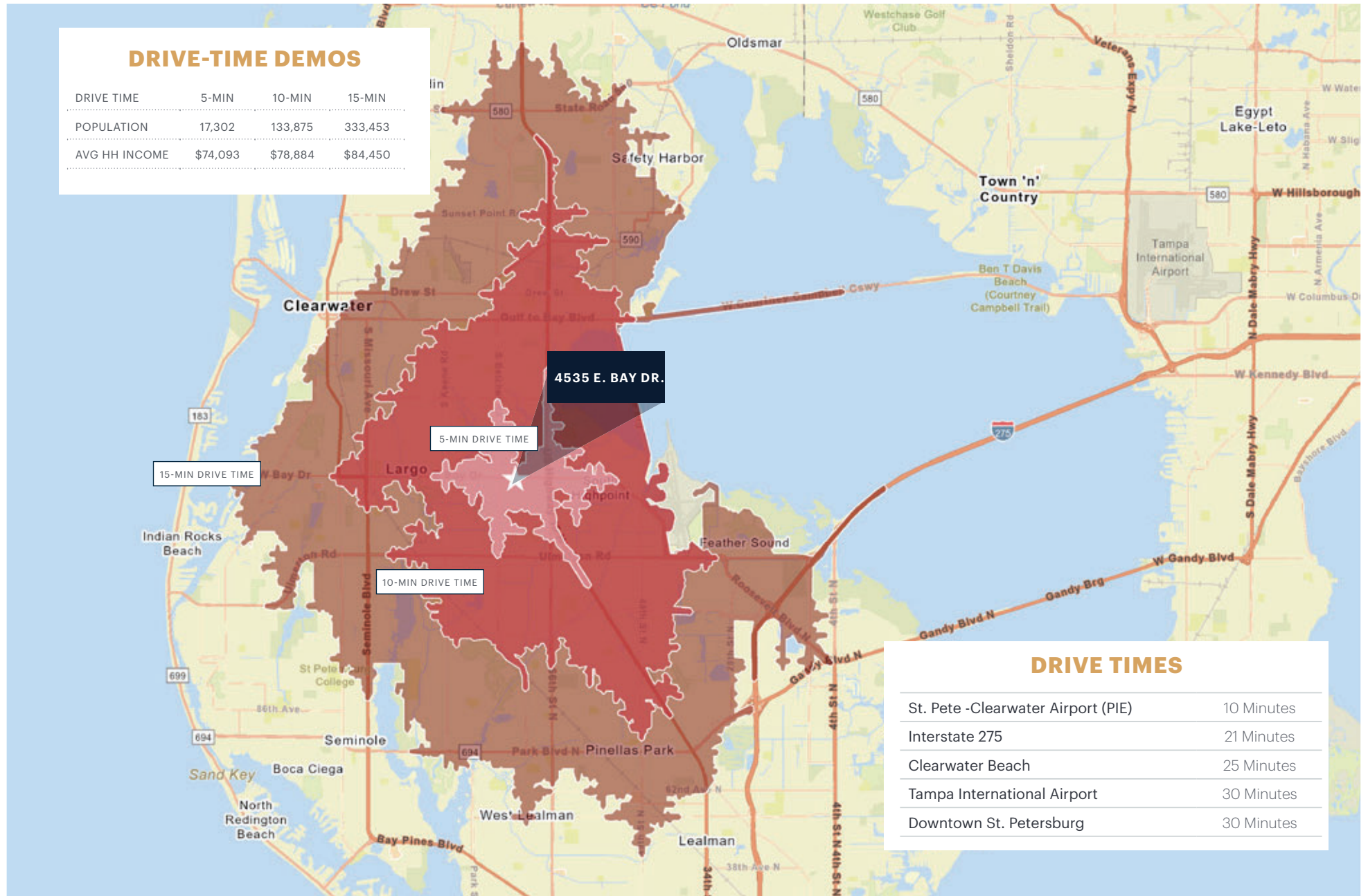


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**DRIVE-TIME DEMOS**

DRIVE TIME	5-MIN	10-MIN	15-MIN
POPULATION	17,302	133,875	333,453
AVG HH INCOME	\$74,093	\$78,884	\$84,450



**DRIVE TIMES**

St. Pete -Clearwater Airport (PIE)	10 Minutes
Interstate 275	21 Minutes
Clearwater Beach	25 Minutes
Tampa International Airport	30 Minutes
Downtown St. Petersburg	30 Minutes

MARKET OVERVIEW

TAMPA BAY MSA

MSA POPULATION

<b>MSA RESIDENTS</b>	<b>MSA HOUSEHOLDS</b>	<b>PROJECTED GROWTH 2023-2028</b>
3.29M	1.5M	5.35%

<b>AVERAGE HH INCOME</b>	<b>FAMILY OWN VS RENT</b>	<b>AVERAGE HOME VALUE</b>
\$97,348	67%	\$369,630

COUNTY-BY-COUNTY POPULATION

Hillsborough:	1,521,410	Pasco:	598,484
Pinellas:	965,496	Hernando:	202,880

MSA STATS

#10 TAMPA BAY MSA **RANKED HOTTEST HOUSING MARKET IN THE USA**

#15 FASTEST-GROWING LARGE **METRO AREAS, 2016-2021 IN THE NATION**

#4 TOP 10 BEST CITIES **TO START A BUSINESS IN THE USA**

 TAMPA #2 **MOST PET FRIENDLY CITY IN AMERICA**

 TAMPA #7 **BEST FOODIE CITIES IN THE NATION**

 TAMPA #4 **BEST CITIES FOR VETERANS IN THE USA**



**ECONOMY**  
**TAMPA BAY MSA**

Local ports contribute to a major presence in the shipping, distribution and logistics industry. The CSX Intermodal facility in nearby Polk County provides quick access to markets throughout the nation.

Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Mosaic, Raymond James Financial and Jabil.

Tourism also plays a significant role in the local economy. Visitors can go to Busch Gardens, the Salvador Dali Museum and the region’s many beaches, among other sites. Although hindered by the pandemic, this sector should continue improvement throughout 2022.

MAJOR EMPLOYERS	EMPLOYEES	INDUSTRY
STATE OF FLORIDA	34,100	Government
MACDILL AIR FORCE BASE	30,844	Military
BAYCARE HEALTH SYSTEM	27,739	Healthcare
PUBLIX SUPERMARKETS	27,000	Grocery
HILLSBOROUGH COUNTY SCHOOLS	24,866	Education
HCA WEST FLORIDA DIVISION	16,865	Healthcare
WALMART	16,000	Retail
UNIVERSITY OF SOUTH FLORIDA	15,678	Education
VERIZON COMMUNICATIONS	14,000	Internet/Cable
PINELLAS COUNTY PUBLIC SCHOOLS	13,384	Education
PASCO COUNTY PUBLIC SCHOOLS	12,725	Education



# CONTACT EXCLUSIVE AGENTS

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