3130 McMullen Booth Rd
Clearwater, FL 33761

Early Education
Investment Opportunity
Offering Memorandum

MATTHEWS™

Exclusively Listed By

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Table of Contents

Property Overview

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Investment Highlights

Property Highlights

- **Turnkey Childcare Center:** Opportunity to acquire a turnkey childcare facility, including the FF&E, and underlying real estate
- **Prior Gold Seal Status - 100% Tax Exemption & 20% Subsidy Boost:** The facility historically has held the prestigious Florida Gold Seal Quality Care designation. Under FL Statute § 196.198, the property qualifies for a 100% exemption from ad valorem property taxes, instantly eliminating a major overhead expense. Additionally, it guarantees a minimum 20% rate premium increase on School Readiness program subsidy reimbursements per child
- **Two-Building Purpose-Built Layout:** The school includes two buildings, with a smaller building directly behind the primary building, separated by the school's fenced-in playground. Each building is purpose-built with a conventional classroom layout, offering the flexibility to use the secondary building either for additional classroom programming, or for office or storage space
- **High Visibility Location & Strong Demographics:** Situated directly off of McMullen Booth Road, seeing ±55,000 vehicles per day. Located in a densely populated, affluent Clearwater / Safety Harbor submarket, with an ±88,500 3-mile population and a ±$108,000 3-mile average household income
- **Proximity to Medical and Retail Employment Hubs:** Located less than two miles from Mease Countryside Hospital (BayCare Health System) and the Countryside Mall commercial corridor. This proximity gives the facility a built-in target audience of thousands of healthcare, administrative, and retail workers seeking high-quality, convenient childcare options
- **High-Growth Tampa Bay MSA:** The Tampa Bay region is one of Florida's primary economic and population hubs, having welcomed nearly 500,000 new residents between 2020 and 2025. This sustained influx of young, working professionals and families into the Clearwater-Tampa metro area has created an expanding base of prospective enrollees for years to come
- **Versatile Institutional (I) Zoning Redevelopment Optionality:** Clearwater's flexible Institutional (I) code permits a broad range of alternative commercial uses—including medical clinics, adult daycares, assisted living, and civic facilities. This provides instant repositioning potential and long-term downside protection without the friction, risk, or delay of a formal rezoning process


SW
Countryside Square
T·J·maxx
DICK'S SPORTING GOODS
HomeGoods
ROSS DRESS FOR LESS
NOTHING bundt CAKES
FirstWatch
DOLLAR TREE
Chick-fil-A
Wawa
CHIPOTLE MEXICAN GRILL
NISSAN
KIA
HYUNDAI MOTORSPORT
Seabreeze Shopping Center
petco
HOTWORX
HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES
planet fitness
Publix
keke's BREAKFAST CAFE
CIRCLE K
CVS pharmacy
Countryside High School
±1,741 Students
Chi Chi Rodriguez GOLF CLUB
Countryside Mall
Total Wine & MORE
WHOLE FOODS MARKET
NORDSTROM rack
Panera BREAD
JCPenney
The Cheesecake Factory
TIRES PLUS TOTAL CAR CARE
LOWE'S
STARBUCKS
BJ's Live Generously.
Curlew Crossing
THE HOME DEPOT
STAPLES
JOANN
IHOP
Applebee's GRILL + BAR
Countryside Sports Complex
Countryside Country Club
Golf Course
Gulf Coast Classical
Academy
BUMBLE & BLOOM
Early Learning Center
Subject Property
Gulf Coast Classical
Academy
McMullen Booth Rd ± 55,000 VPD

Financial Overview

3130 N McMullen Booth Rd, Clearwater, FL 33761

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$1,250,251
List Price

±5,005 SF / ±0.69 AC
GLA / Lot Size

1965 / 1991
Year Built / Renovated

±55,000
Vehicles Per Day

$249.80
Price Per SF

Market Overview

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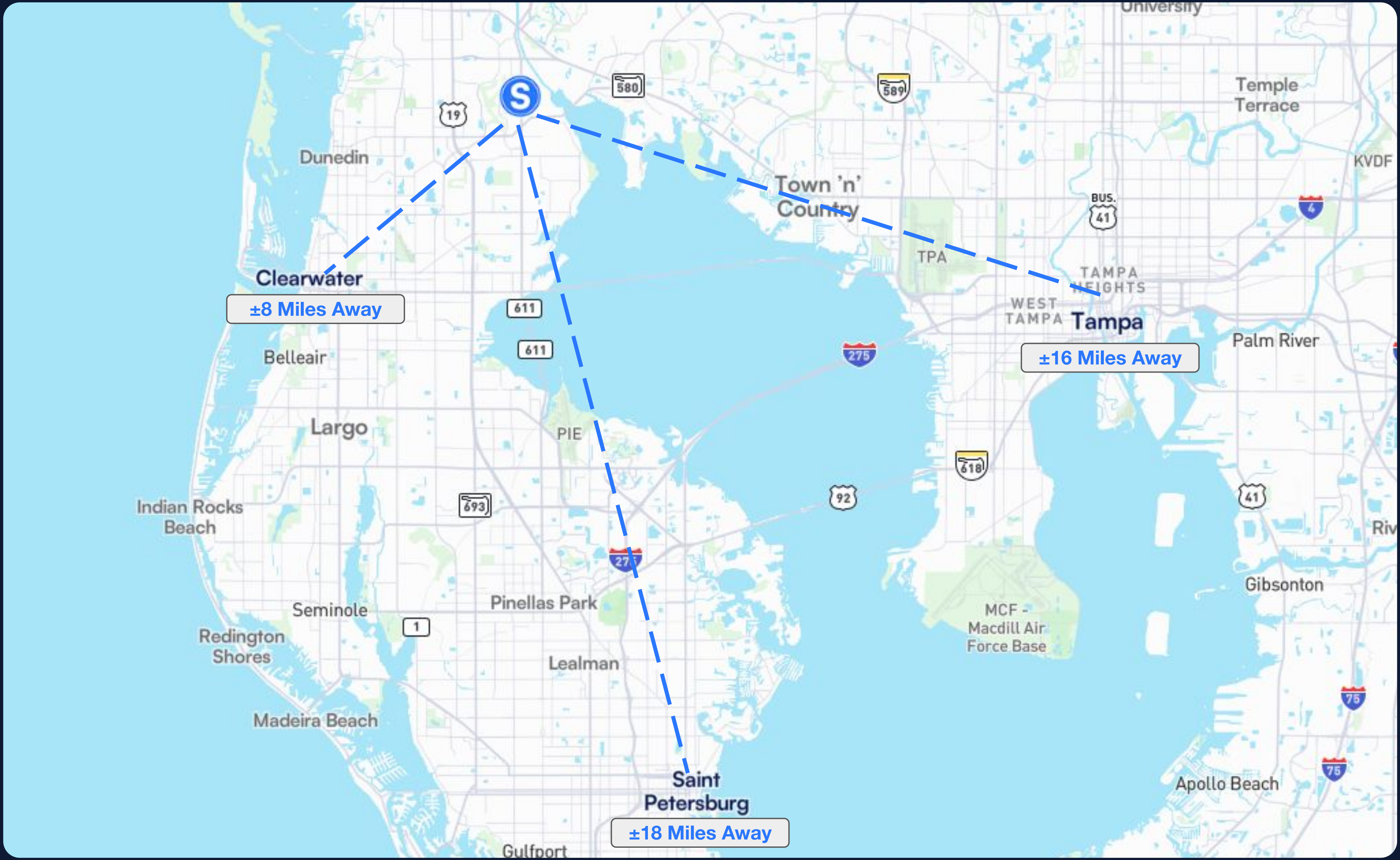

CLEARWATER , FL

Market Demographics

113,216
Total Population (3-Mi)

$66,381
Median HH Income

59.3%
Employed Population

74%
Commute By Driving

Local Market Overview

Clearwater, Florida is a coastal city on the Gulf of Mexico with strong lifestyle and economic appeal driven by its waterfront amenities, mature population, and stable residential base. The city benefits from its role as the county seat of Pinellas County and its proximity to the larger Tampa-St. Petersburg metro area, offering both beach-oriented living and access to major employment centers. Clearwater's housing market reflects its sustained demand, supported by a sizeable retiree segment and a mix of young professionals and families who value lifestyle, amenities, and transportation access via U.S. Highway 19 and nearby Tampa International Airport. The local economy is anchored by healthcare, professional services, and tourism sectors, with consistent labor force participation and a workforce that contributes meaningfully to regional output.

While Clearwater's median household income trails some larger Florida cities, incomes have grown in recent years, and property values have risen, reflecting ongoing interest in coastal communities and quality-of-life factors. Educational attainment shows a solid share of residents with college degrees, supporting a diversified employment base. Clearwater's residential real estate continues to be shaped by its coastal setting, with housing demand resilient even amid broader market fluctuations.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	12,903	113,216	257,285
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	5,703	50,931	119,884
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$101,966	$98,719	$102,543

TAMPA-ST. PETERSBURG-CLEARWATER MSA

Local Market Overview

The Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area is one of the largest and fastest-growing regions in the Southeast, supported by sustained population growth, in-migration from higher-cost states, and a diversified employment base. With more than 3 million residents, the region benefits from strong household formation, rising incomes, and continued corporate relocation activity. Its pro-business tax structure, absence of a state income tax, and expanding labor force have positioned the metro as a destination for both employers and skilled workers. Residential demand has remained durable across multiple housing product types, supported by demographic momentum and steady job creation across healthcare, financial services, technology, and logistics sectors.

Positioned along Florida's Gulf Coast, the MSA offers a combination of urban employment centers, coastal communities, and established suburban neighborhoods with access to Tampa International Airport, Port Tampa Bay, and an extensive interstate network. The area's mix of young professionals, families, and retirees supports consistent consumer spending and housing demand, reinforcing the metro's long-term stability and competitiveness within the broader Sun Belt landscape.

Economic Drivers

The Tampa Bay MSA's economy is anchored by a diverse and expanding employment base that underpins long-term growth and resilience. Healthcare and social assistance, professional and business services, and trade, transportation and utilities are among the largest employment sectors, collectively driving a significant share of regional job creation and economic activity. The presence of major healthcare systems, financial institutions, and professional services firms supports both high-skill job growth and regional GDP expansion. The area also benefits from major infrastructure assets—including Tampa International Airport's global connectivity and Port Tampa Bay's deep-water shipping capacity—which enhance logistics, trade, and tourism. Its strategic Gulf Coast location and access to more than 34 million consumers within an eight-hour drive attract corporate relocations and boost distribution and manufacturing activity. Long-term population and employment growth are supported by strong labor force participation and net in-migration, contributing to expanding consumer markets and real estate demand throughout the MSA.

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