

Mixed-Use Opportunity

2229-2233 Nursery Rd, Clearwater, FL 33764



MATTHEWS™

±1.15 AC Site | ±5,168 SF Renovated Space | Income Potential

Offering Memorandum

Exclusively Listed By

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Property Overview

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Investment Highlights

Property Highlights

- **Unique Multi-Building Configuration** - Two freestanding buildings totaling approximately 5,168 SF offer a versatile mix of professional, creative, and residential space. The 3,154 SF primary building features six offices, three restrooms, a lobby, conference room, and pond-view deck, while the 2,014 SF secondary building includes a commercial kitchen, production studio, lounge, and renovated two-bedroom apartment with a private deck.
- **Multiple Potential Income & Revenue Streams** - The secondary building offers potential income from the two-bedroom apartment, event space, and production studio. The owner is also willing to sell the Second Sol Studio business, providing an opportunity to acquire both the real estate and an established operating business.
- **±1.15 Acre Site with Expansion Potential** - The approximately 1.15-acre site provides additional land for expanded parking, outdoor amenities, future improvements, or potential redevelopment.
- **Renovated & Turnkey** - Recently updated finishes throughout allow a buyer to occupy immediately without buildout delay or added cost.
- **Live/Work Potential** - The renovated two-bedroom apartment allows an owner-user to occupy the property while operating a business on-site.



Location Highlights

- **Strong Retail & Daily-Needs Synergy** - Directly adjacent to Walgreens, McDonald's, Circle K, and Imperial Square Shopping Center. The property benefits from convenient access to established national and local retailers driving consistent daily activity.
- **Proximity to Major Schools** - Located near Oak Grove Middle School (762 students) and Discovery Academy of Science (750 students), placing it near a substantial population of students, faculty, and families and contributing to consistent activity throughout the surrounding area.
- **Central Tampa Bay Location** - Strategically positioned within the Tampa Bay region, the property is approximately 20 minutes from Tampa International Airport, 12 minutes from St. Pete–Clearwater International Airport, and 20 minutes from Downtown St. Petersburg.
- **Minutes from Clearwater & Gulf Coast Amenities** - The property is approximately 13 minutes from Downtown Clearwater, 18 minutes from Clearwater Beach, 12 minutes from Belleair, and 12 minutes from Dunedin, providing convenient access to major employment centers, retail amenities, beaches, and established Gulf Coast communities.



 **Morton Plant
North Bay Hospital**
BayCare Health System
Morton Plant Hospital
±599 Beds | ±5,600 Employees

bealls
OUTLET
CHICKEN SALAD
CHICK
Andy's
Frozen Custard
ALDI
LA FITNESS

sam's club
THE HOME DEPOT
Canes
CHICKEN FINGERES
DUNKIN'

BEST BUY
Marshall's
Guitar Center



Clearwater Mall

COSTCO
WHOLESALE
Burlington
PET SMART
DRESS FOR LESS
target
LOWE'S

Drew St ± 52,500 VPD

Clearwater Plaza

Publix
Walmart
Live Life Local
Neighborhood Market

 **Clearwater High School**
±1,660 Students

 **Camden Clearwater**
±330 Units

 **Belleair Country Club**
Golf Course

T.J. maxx
DOLLAR TREE
ROSS
LAIFITNESS DRESS FOR LESS

OLLIE'S
Bargain
OUTLET
GOOD STUFF CHEAP
SOFIA'S
GREEK GRILL

**Subject
Property**

Walmart
Supercenter

Publix
petco
five BELOW

 **Grand Venezia**
±336 Units

 **TD SYNnex**

 **Largo High School**
±2,100 Students

686

± 56,000 VPD

 **East Bay Golf Club**
Golf Course

 **Largo Middle School**
±780 Students

 **HCA Florida**
Largo Hospital
HCA Florida Largo Hospital
±455 Beds | ±1,700 Employees

Ulmerton Rd ± 54,000 VPD

19


**St. Pete-
Clearwater
International Airport**



Drive Times

±26 Minutes to St. Petersburg

±33 Minutes to Downtown Tampa

2229-2233 Nursery Rd.
Clearwater, FL 33764

±5,168 SF

Total GLA

±3,154 SF

Primary Building GLA

±2,014 SF

Secondary Building GLA

±20,000 VPD

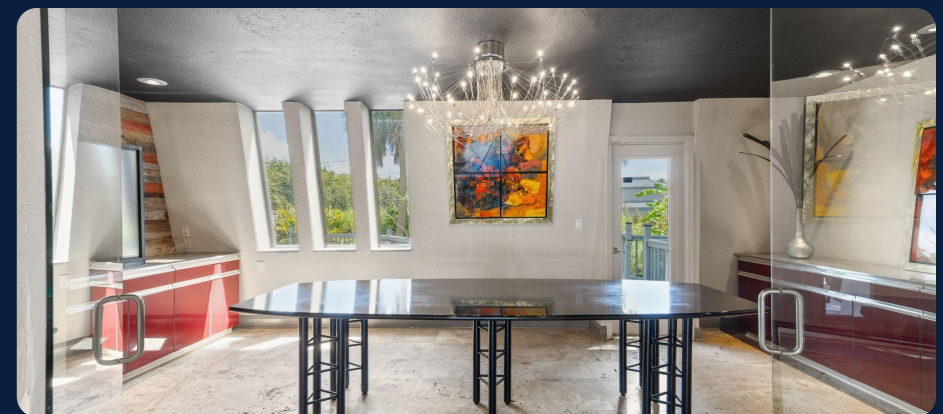
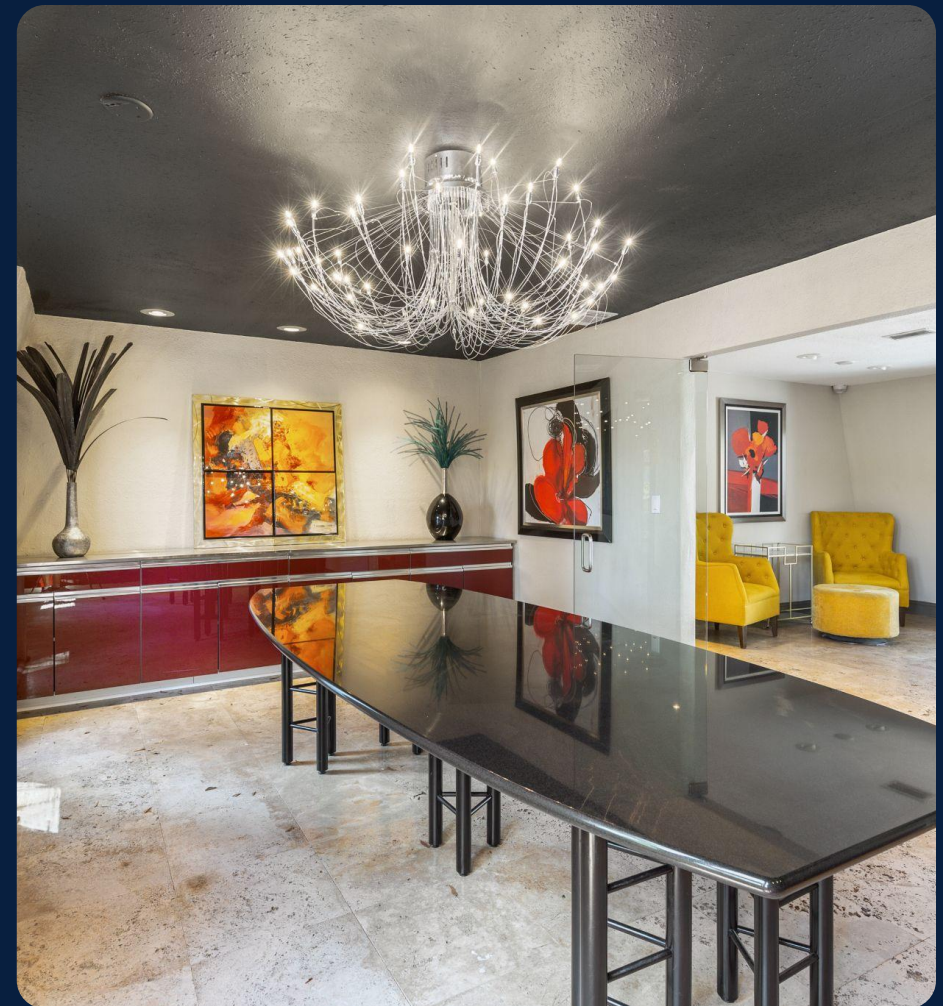
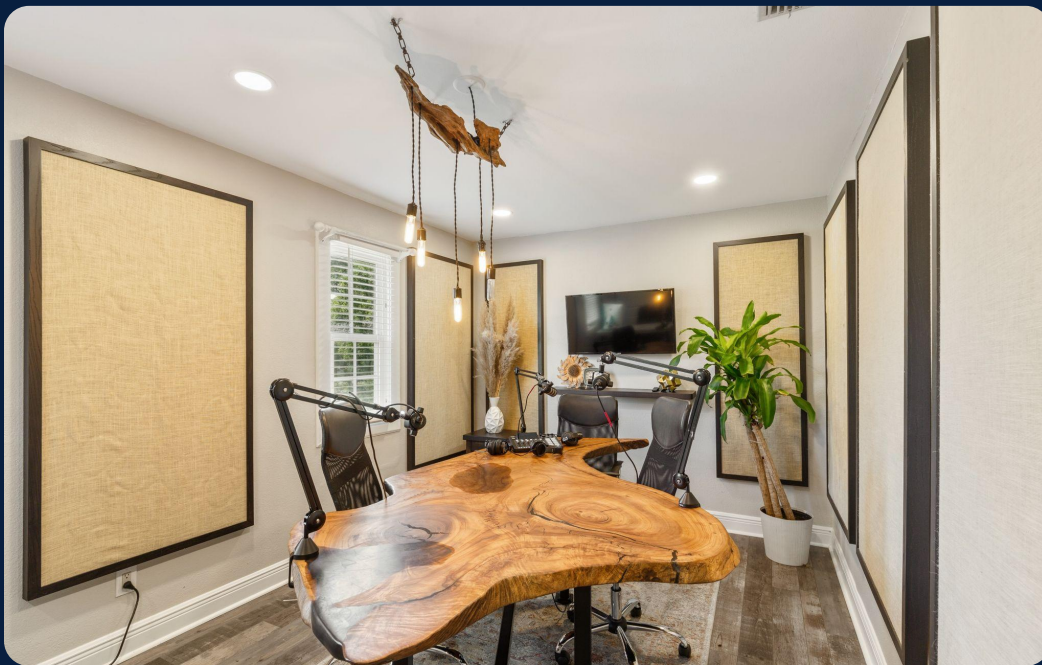
S Belcher Road

±1.15 AC

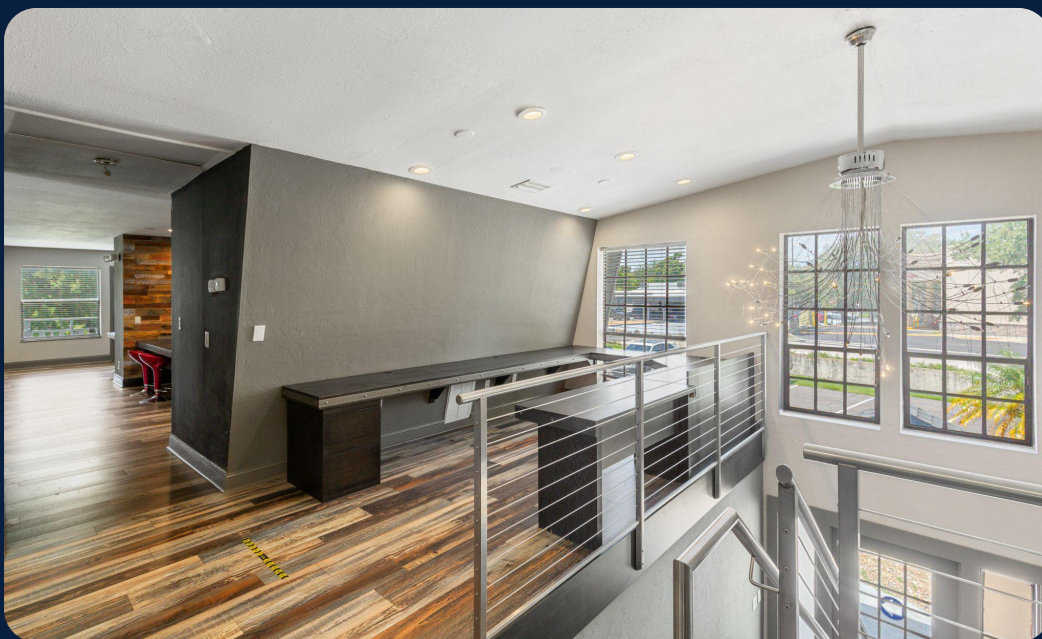
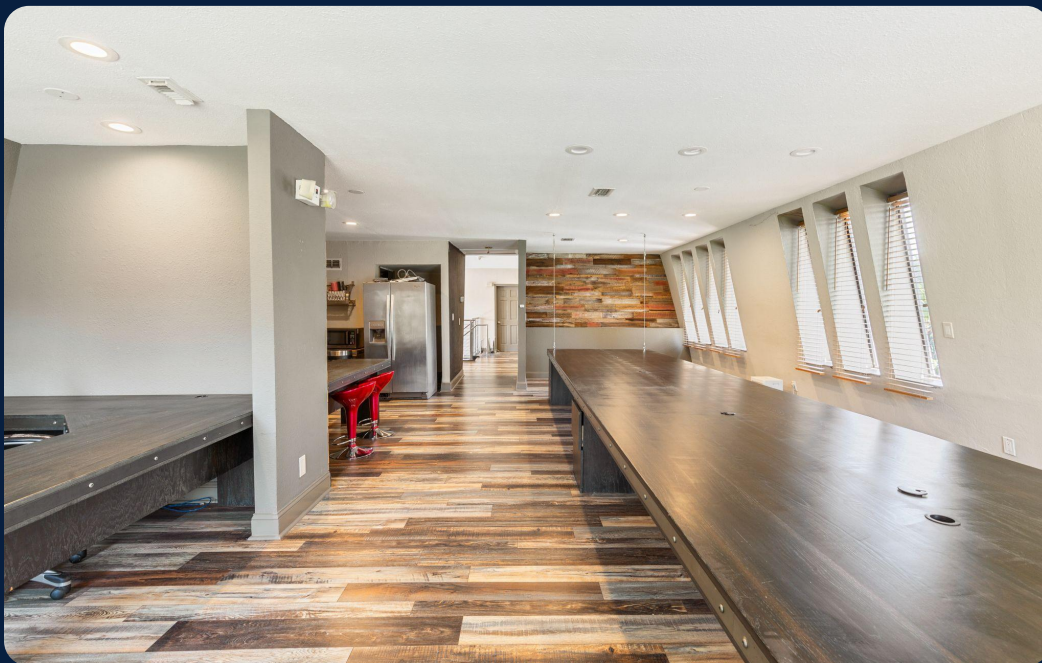
Lot Size



Interior Photos



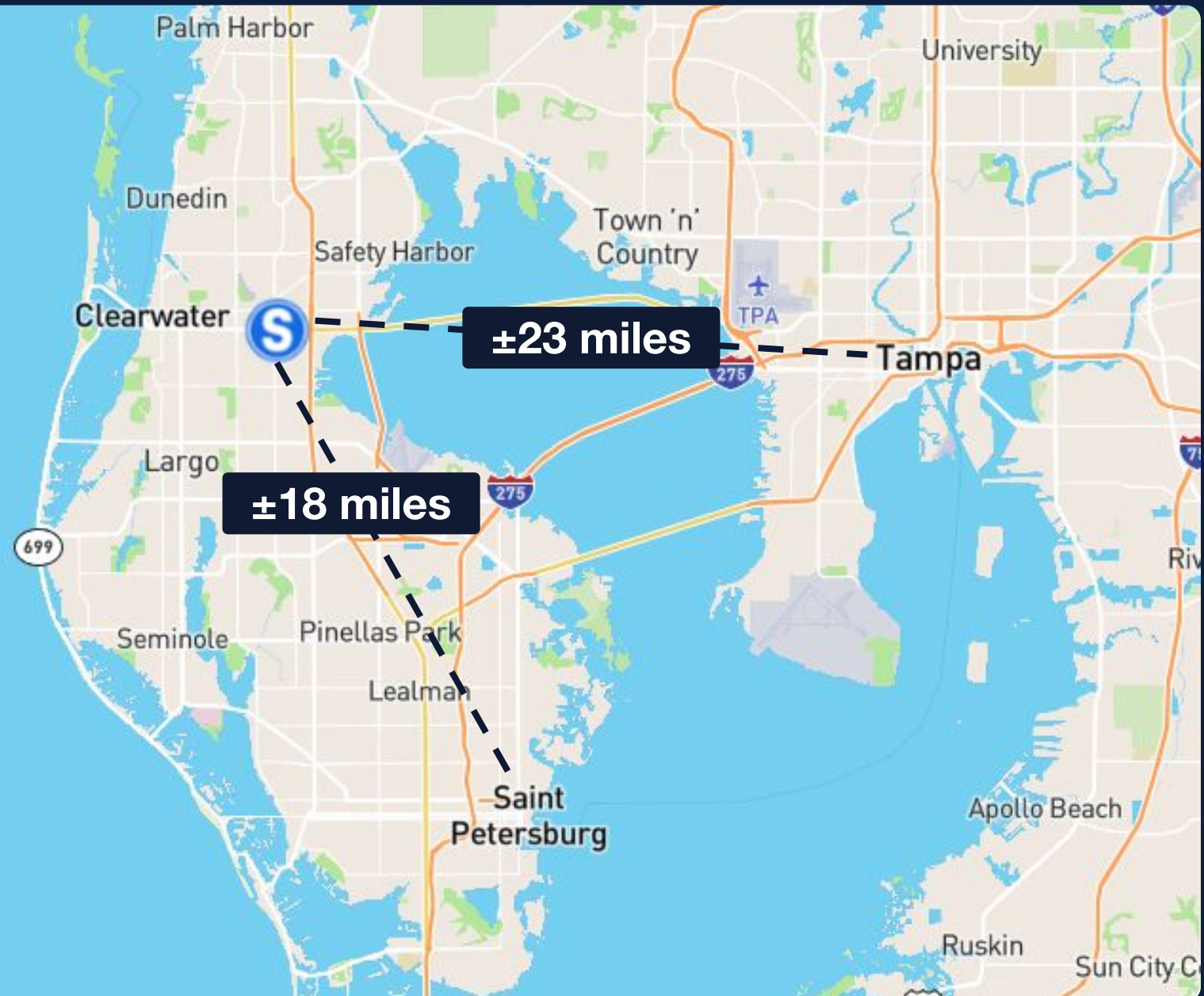
Interior Photos



Market Overview

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117,000

Total Population

\$100,774

1-Mile AVG HH Income

56,500

Employed Population

Clearwater, FL

Market Overview

Clearwater is a coastal city in Pinellas County situated along Florida's Gulf Coast, approximately 25 miles west of downtown Tampa and about 20 miles from Tampa International Airport. Renowned for its award-winning white-sand beaches, popular waterfront districts, and year-round tourism appeal, Clearwater serves as both a premier leisure destination and a desirable residential community. Its strategic location provides convenient access to major employment centers throughout the Tampa Bay region, including Tampa and St. Petersburg, while also offering a more relaxed coastal lifestyle that continues to attract both full-time residents and seasonal visitors.

The local economy is well-diversified, with key sectors including healthcare, tourism and hospitality, financial services, marine and boating industries, and a growing base of small businesses and professional services. This economic diversity, combined with Florida's favorable tax environment, has supported consistent population growth and sustained housing demand. Clearwater also benefits from its position within the Tampa-St. Petersburg-Clearwater metropolitan area—one of the largest and most dynamic regions in the Southeast.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	11,287	115,212	243,260
Current Year Estimate	11,381	114,917	242,269
2020 Census	12,072	116,387	243,730
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,807	51,579	110,562
Current Year Estimate	4,860	51,513	110,236
2020 Census	5,216	52,512	111,588
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$100,774	\$82,931	\$84,627

Clearwater, FL MSA

Clearwater, Florida is a Gulf Coast city known for its vibrant tourism industry, strong service economy, and high quality of life. Anchored by its world-famous beaches and year-round visitor appeal, the area benefits from a steady influx of tourists that supports local businesses and employment. The city has experienced consistent population growth, driven in part by retirees and remote workers attracted to its coastal lifestyle and relatively affordable living compared to larger Florida markets. Household incomes reflect a diverse mix of employment across tourism, healthcare, retail, and professional services, creating a stable and well-rounded economic base.

Beyond its core economic drivers, Clearwater offers a diverse mix of cultural, recreational, and commercial amenities that enhance its long-term appeal. The vibrant downtown, award-winning white-sand beaches, and a strong retail presence—ranging from beachfront shops to regional shopping centers—continue to attract both residents and visitors. Expanding healthcare services and nearby employment hubs further support the area's livability. Ongoing infrastructure improvements and strong regional connectivity, including access to major corridors like U.S. Highway 19 and proximity to Tampa International Airport, facilitate economic activity and mobility.



CLEARWATER BEACH
5 Million Visitors Per Year



DOWNTOWN CLEARWATER
2 Million Visitors Per Year



BEACH WALK PROMENADE
4 Million Visitors Per Year



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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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2233 Nursery Rd, Clearwater, FL, 33764** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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