

OFFERING MEMORANDUM

Highland Professional Center
1201 S Highland Ave, #6
Clearwater, FL 33756



Offered **For Sale** at \$255,000



SALIENT FACTS

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| ● Offered at \$255,000 (\$177/SqFt) | ● 5 Offices or 4 Office + 1 Conference Room |
| ● Lg. Reception Area | ● 1,500 Square Feet |
| ● 1 Flex Space | ● Large Parking Lot |
| ● 1 Bathroom | ● 6:1+ Parking Ratio |
| ● Condo Fees: \$403/Mo | ● Large Gated Center Atrium |

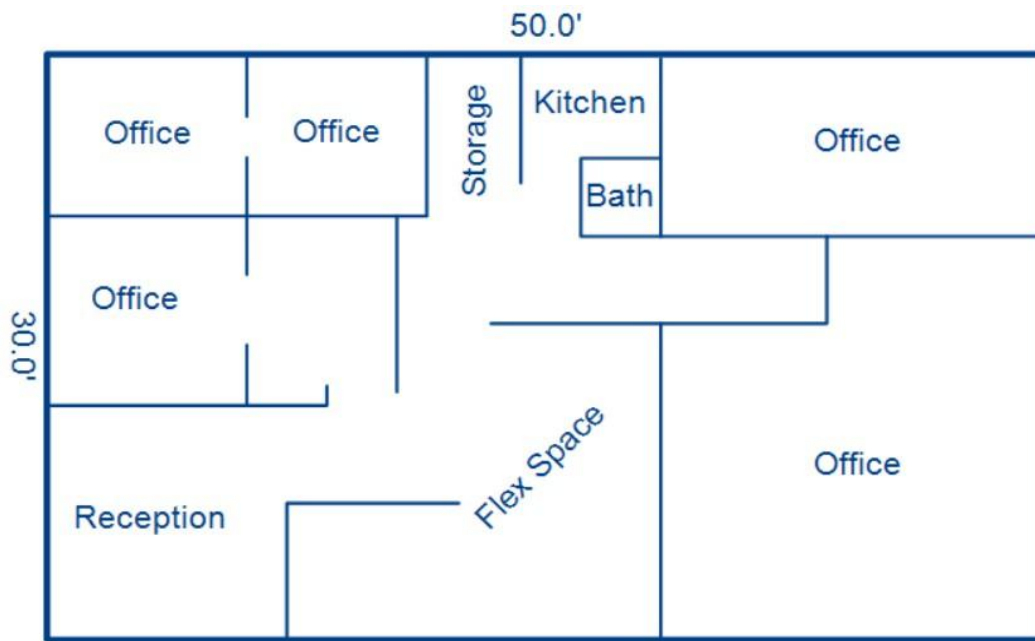
Executive Summary

Highland Professional Center is a small, professional office complex located at 1201 S Highland Ave #6 in Clearwater, Florida. Centrally located, just south of Gulf-To-Bay Blvd (60) and close to US Highway 19. Traffic count is 19,344 Vehicles-Per-Day.

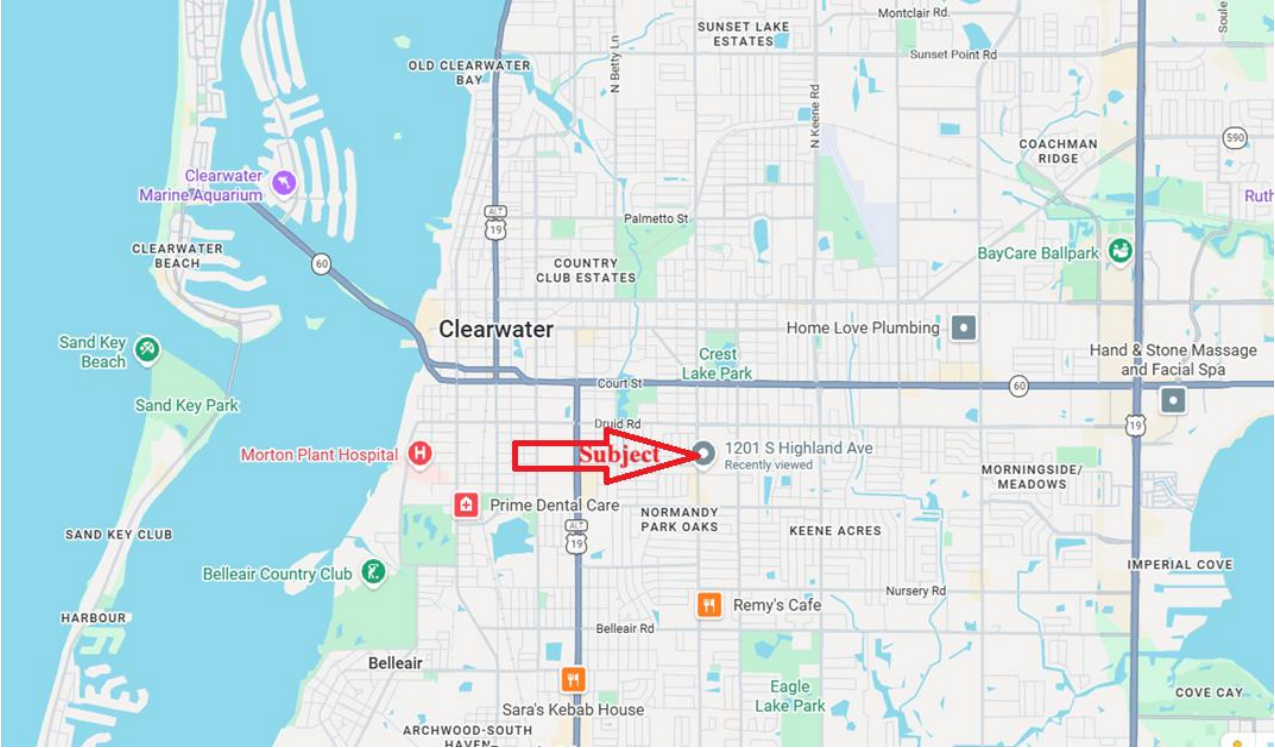
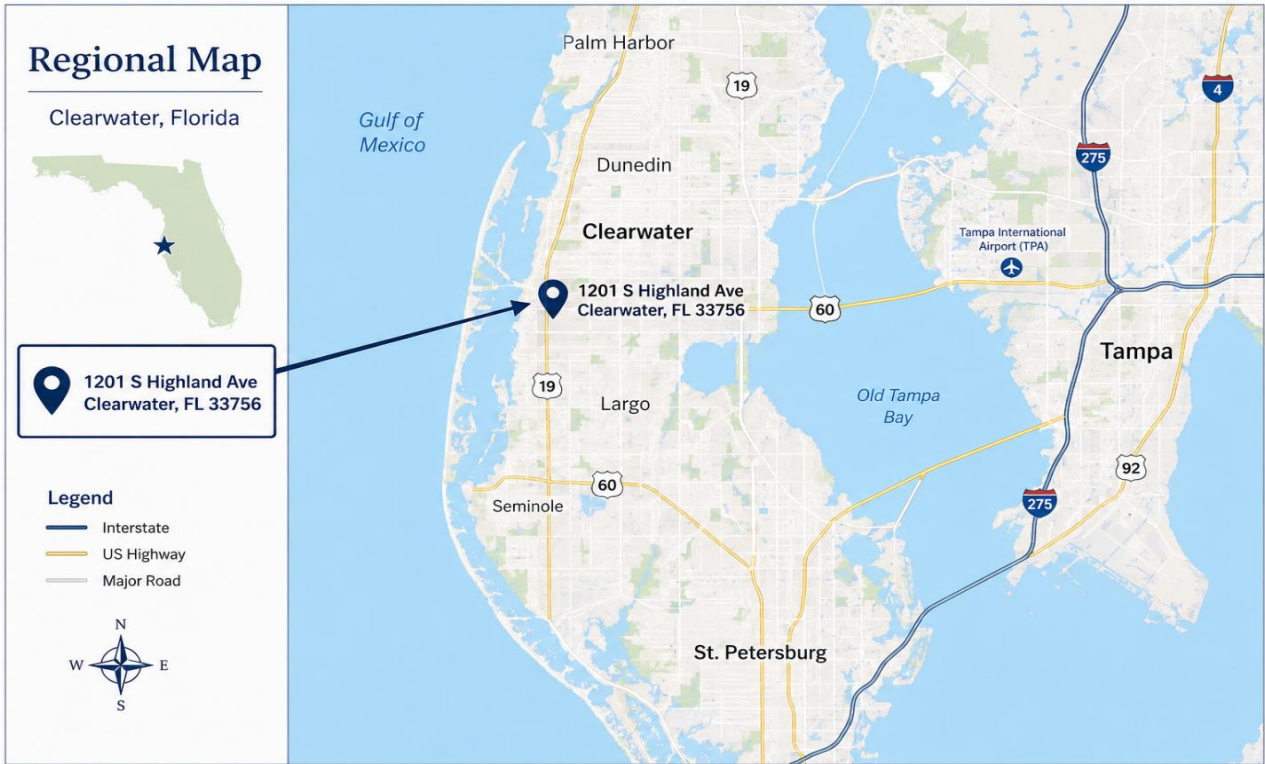
This is a multi-tenanted condo office building comprised of eleven (11) offices, with a large parking lot, allowing for Medical Use. The property consists of eleven (11) individual office suites arranged within a courtyard campus setting. All suites are occupied by a mix of professional users, including medical, legal, and other professional practices. The complex is designed for low-intensity office operations and maintains a quiet environment throughout the day.

This is a courtyard building with meticulous landscaping in the atrium. Access to the property is controlled through three secured entry gates that operate via digital access systems. In addition to gate controls, the complex uses a network of thirteen (13) HD security cameras that monitor common areas and entry points. Individual suites operate independently but share responsibility for the overall functioning of the complex through the condominium association.

There are no shared interior amenities; each suite contains its own plumbing, restrooms, and other interior features as designed by its respective owner or tenant. Overall, Highland Professional Center functions as a small, professionally oriented office campus intended for businesses needing private offices within a quiet, well-maintained environment.







Demographic Snapshot

1, 3 and 5 Mile Radius Summary

| Radius | 1 Mile | 3 Mile | 5 Mile |
|--------------------------------------|-----------------|-----------------|-----------------|
| Population | | | |
| 2030 Projection | 15,518 | 113,068 | 262,018 |
| 2025 Estimate | 15,623 | 112,443 | 259,592 |
| 2020 Census | 16,461 | 112,401 | 255,132 |
| Growth 2025 - 2030 | -0.67% | 0.56% | 0.93% |
| Growth 2020 - 2025 | -5.09% | 0.04% | 1.75% |
| Households | | | |
| 2030 Projection | 6,473 | 49,121 | 121,549 |
| 2025 Estimate | 6,527 | 48,892 | 120,469 |
| 2020 Census | 6,929 | 49,126 | 118,748 |
| Growth 2025 - 2030 | -0.83% | 0.47% | 0.90% |
| Growth 2020 - 2025 | -5.80% | -0.48% | 1.45% |
| Owner Occupied | 3,816 58.46% | 27,025 55.27% | 73,903 61.35% |
| Renter Occupied | 2,712 41.55% | 21,868 44.73% | 46,566 38.65% |
| 2025 Households by HH Income | 6,527 | 48,892 | 120,467 |
| Income: <\$25,000 | 860 13.18% | 8,003 16.37% | 19,230 15.96% |
| Income: \$25,000 - \$50,000 | 1,645 25.20% | 11,345 23.20% | 26,903 22.33% |
| Income: \$50,000 - \$75,000 | 985 15.09% | 8,950 18.31% | 22,426 18.62% |
| Income: \$75,000 - \$100,000 | 767 11.75% | 5,454 11.16% | 14,409 11.96% |
| Income: \$100,000 - \$125,000 | 844 12.93% | 5,290 10.82% | 12,428 10.32% |
| Income: \$125,000 - \$150,000 | 362 5.55% | 2,994 6.12% | 7,486 6.21% |
| Income: \$150,000 - \$200,000 | 784 12.01% | 3,788 7.75% | 9,544 7.92% |
| Income: \$200,000+ | 280 4.29% | 3,068 6.28% | 8,041 6.67% |
| 2025 Average Household Income | \$87,695 | \$85,841 | \$87,386 |
| 2025 Median Household Income | \$70,153 | \$64,417 | \$65,575 |

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