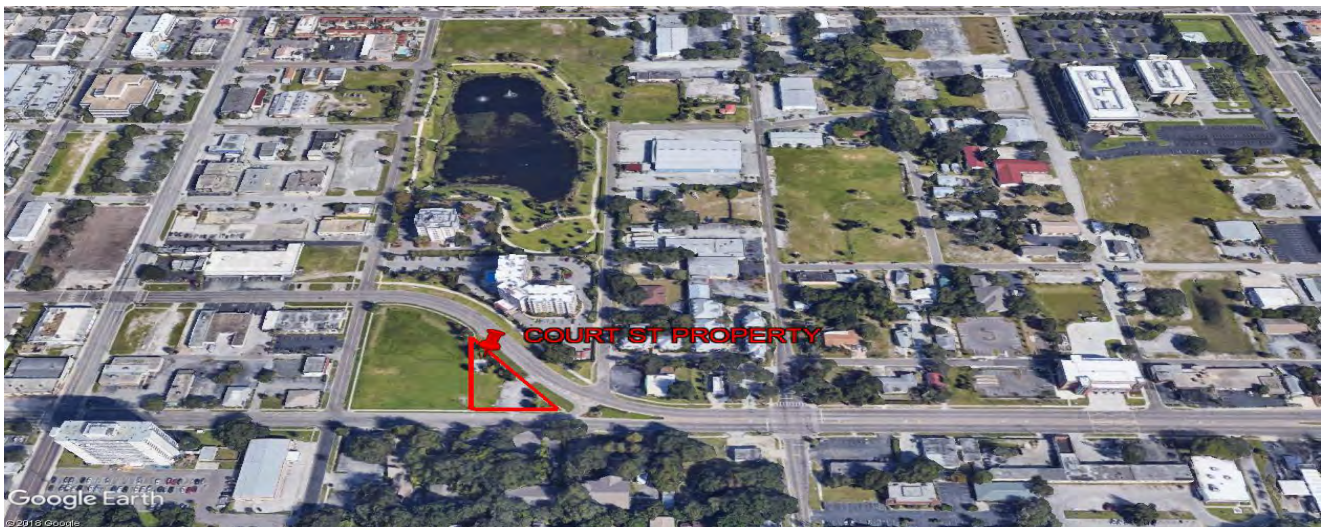


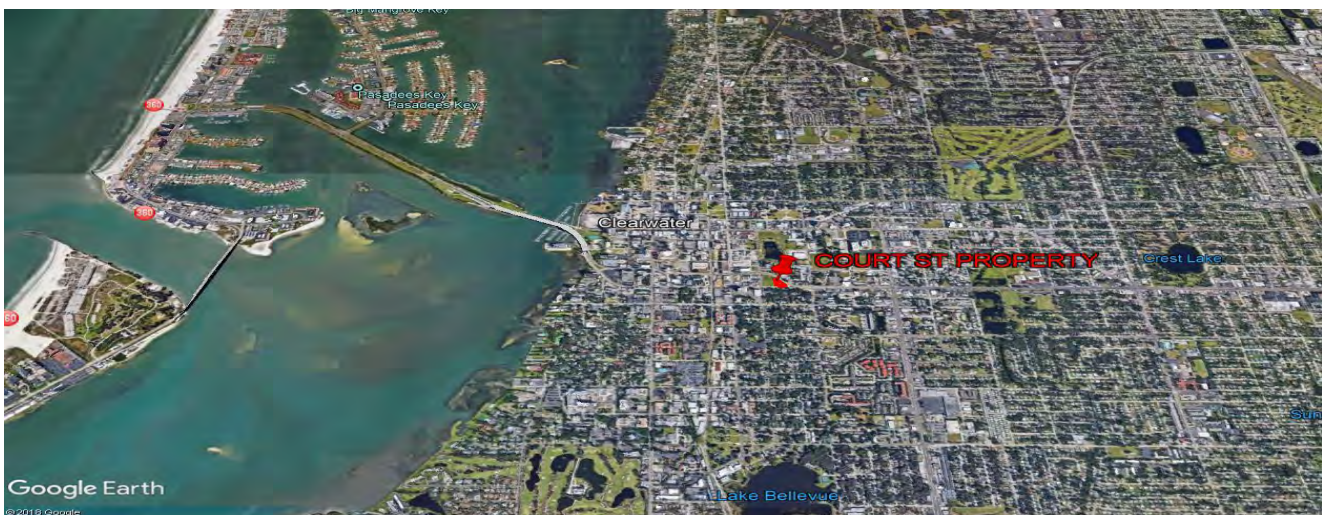
LOCATED AT THE CORNER OF COURT ST & CHESTNUT ST



Outstanding opportunity to purchase a vacant commercial lot at a very busy corner, where Court St becomes the one way main road to extremely busy Clearwater Beach, with a traffic count of 36,000. Approximately 15,648 square feet, with frontage on two roads and high visibility at the triangular corner.

Within the "D" downtown zoning, this property is in the Prospect Lake Character District, best for high density residential or mixed use development.

Adjacent vacant lots are owned by the City of Clearwater.



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