



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1297

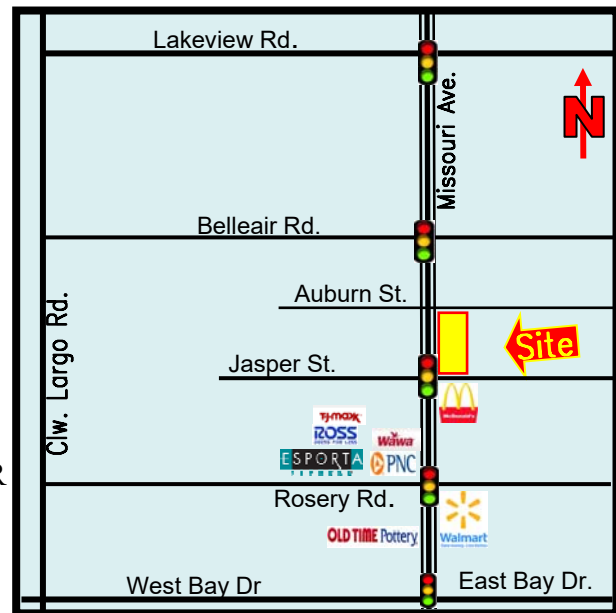
RETAIL STRIP CENTER

FOR LEASE



TOWN CENTER PLAZA
1600 N. MISSOURI AVE.
LARGO, FL 33770

- 960 SF UP TO 2,984 SF
- FULLY SIGNALIZED INTERSECTION
- EXCELLENT EXPOSURE
- MAJOR NORTH/SOUTH ROAD
- FULLY RENOVATED SHOPPING CENTER
- **LEASE RATE: \$20.00/SF + CAM**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

www.kleinandheuchan.com



ADDRESS: 1600 N. Missouri Ave.
Largo, FL 33770

LOCATION: East side of Missouri Ave., & north of West Bay Dr. close to Rosery Rd.

LAND AREA: 139,436 SF
DIMENSIONS: 501' x 275'

ZONING: N/A
LAND USE: Commercial General (CG) (*City of Largo*)
FLOOD ZONE: "X" – No Flood Insurance Required

IMPROVEMENTS: 37,368 SF

LEGAL DESCRIPTION: Lengthy in listing file

YEAR BUILT: 1960

UTILITIES: Electric- Duke Energy, Water- Pinellas County
& Sewer & Garbage – City of Largo

PARKING: 5/1000

TAXES: \$65,412.57 (2023)

PRESENT USE: Retail Strip Center

LEASE RATE: \$20.00 + CAM

PARCEL ID #: 27/29/15/55368/000/0160
TRAFFIC COUNT: 30,000 AADT in 2022

NOTES: 960 – 2,984 SF Available. Town Center Plaza is located near large retailers such as Wal-Mart, Ross, TJ Maxx & Esporta Fitness. Fully renovated with excellent curb appeal. High traffic along major north/south roadway. Multiple access points including via full traffic light intersection. High visibility and great signage. Come join other tenants such as Pizza Hut, Los Amigos Restaurant and ABC Wine & Spirits. Allows for multiple retail uses.

KEY HOOK: # 39

ASSOCIATES: Monique Petronje

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1297-3-25

SHOWING INFORMATION: Contact Listing Agent.

LEASING INFORMATION

PROJECT SIZE: 37,368 SF

SPACE AVAILABLE:

PARKING: 5/1000

OCCUPANCY: 60 Days from Lease Execution

ESCALATION: 3%

RENT: \$20.00/ + CAM

CAM: \$6.00/SF

UNIT

SF

70	960 SF	
110 C	1,170 SF	
140	1,160 SF	
150	1,160 SF	(on hold)
190	1,112 SF	} 2,984 SF Contiguous
200	1,872 SF	

OTHER CHARGES

LESSOR LESSEE

Real Estate Taxes	CAM
Insurance	CAM
Insurance: Personal Property & Liability	X
Trash	X
Exterior Maintenance	CAM
Interior Maintenance	X
Water	X
Management	CAM
Electric	X

MINIMUM TERM: 3 Years

SIGNAGE: On Building & Door

