



**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**



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[www.kleinandheuchan.com](http://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

**UNIT      SF**

**OCCUPANCY:** 60 Days from Lease Execution

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	

**ESCALATION:** 3%

**RENT:** \$20.00/ + CAM

**CAM:** \$6.00/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

