



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

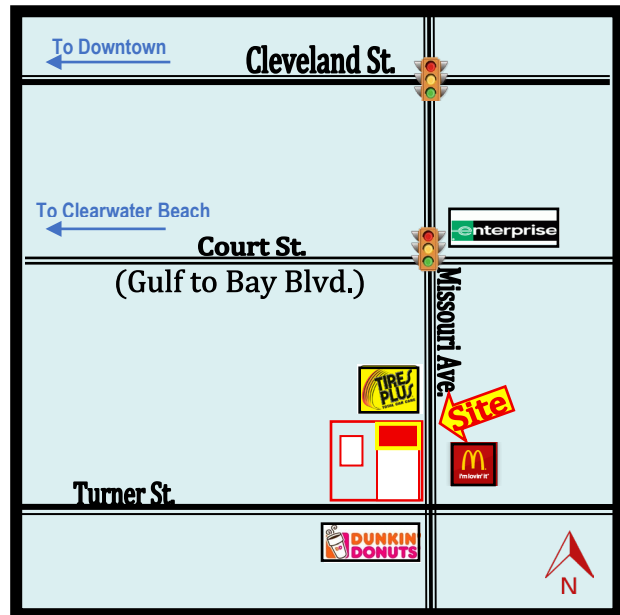
LO-1231

FLEX SPACE / RETAIL EXPOSURE
FRONTAGE ON S. MISSOURI AVE.
FOR LEASE



528 S. MISSOURI AVE.
CLEARWATER, FL 33756

- EXCELLENT VISIBILITY
- 11" CLEAR HEIGHT AND ROLL-UP DOOR
- HIGH TRAFFIC COUNT
- 5,600 SF RECENTLY RENOVATED
- OPEN FLOORPLAN
- MOSTLY AIR CONDITIONED
- **LEASE RATE: \$14.50/SF**
MODIFIED GROSS



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Revised: 4/28/2026

PROPERTY OVERVIEW

LO-1231

ADDRESS: 528 S. Missouri Ave.
Clearwater, FL 33756

LOCATION: One block south of Missouri Ave. and Gulf to Bay Blvd. intersection.

LAND AREA: 52,655 SF
DIMENSIONS: Irregular

ZONING: C (Commercial) – City of Clearwater
LAND USE: CG (Commercial General)
FLOOD ZONE: "X" (No insurance required)

IMPROVEMENTS: 19,938 SF

LEGAL DESCRIPTION: Lengthy (In listing folder)

YEAR BUILT: 1963, 1956, 1970

UTILITIES: Electric – Duke Energy
Water, Sewer & Trash - City of Clearwater

PARKING: 51 spaces total

PRESENT USE: Vacant – Retail, Showroom

TAXES: \$27,795.41 (2025)

LEASE RATE: \$14.50/SF Modified Gross

PARCEL ID #: 15-29-15-55062-002-0040

MONTHLY: \$6,767.00/Month + Expenses

TRAFFIC COUNT: 26,000 VPD (Missouri Ave.)

NOTES: Rare flex space near downtown Clearwater area! Very accessible location, just one block south of Missouri Ave. and Gulf to Bay Blvd. intersection. Features: 12 parking spaces, one 10' roll-up grade level entry in rear of space, 3-phase power. Outside has 50' of frontage directly on Missouri Ave. with 26,000 VPD, building is well maintained. Inside 4-year-old air conditioning unit, two bathrooms, paint and ceiling work, and open floorplan recently added. Configuration has the roll-up in the back and the space is then open for warehousing/flexible showroom space. Windows across the front brighten showroom area, with two smaller offices and larger room along northern section of space. Zoning of Commercial allows for retail, simple assembly, repair, and storage of products. Accommodating landlord willing to build to suit with appropriate lease adjustments.

KEY HOOK #: Lockbox

ASSOCIATE: Marilyn Stuelke / (727) 851-3155

K&H SIGNAGE: 2 window signs

LISTING CODE: LO-1231-3-23

SHOWING INFORMATION: Call listing agent for showing information.

LEASING INFORMATION

PROJECT SIZE: 19,938 SF

SPACE AVAILABLE: 5,600 SF

PARKING: 12 spaces for tenant

OCCUPANCY: Immediate

RENT: \$6,767.00/ Month + Expenses

ESCALATION: 4%

OTHER CHARGES

	<u>LESSOR</u>	<u>LESSEE</u>
Real Estate Taxes	X	
Insurance	X	
Insurance: Personal Property & Liability		X
Trash		X (t.b.d.)
Exterior Maintenance	X	
Interior Maintenance		X
Water		X (t.b.d.)
Management	X	
Electric		X

MINIMUM TERM: 3 years

SIGNAGE: Building Frontage



FLOOR PLAN:

