



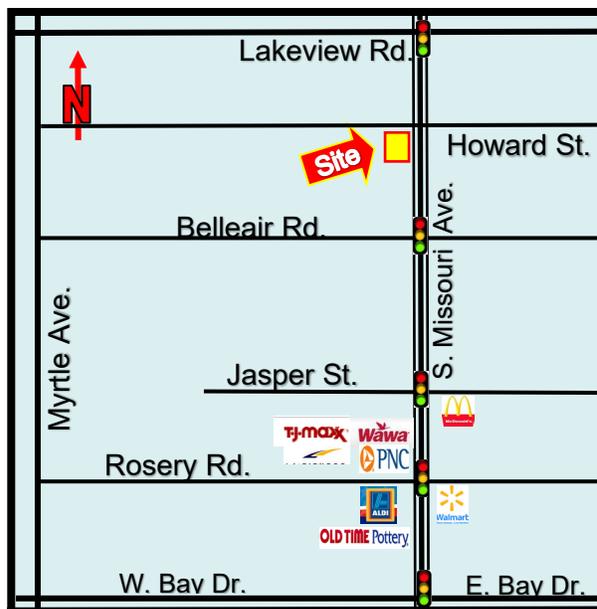
RETAIL OPPORTUNITY

FOR LEASE



1550 S. MISSOURI AVE.
CLEARWATER, FL 33756

- GREAT FOR RETAIL, SERVICE BUSINESS OR OFFICE
- HIGHLY VISIBLE & GREAT SIGNAGE
- EXCELLENT MID-PINELLAS COUNTY LOCATION
- CORNER LOT WITH ENTRANCE FROM 2 STREETS
- 1,304 SF BUILDING
- **RENT: \$3,900/MONTH**



ADDRESS: 1550 S. Missouri Ave.
Clearwater, FL 33756

LOCATION: Property is located on the west side of Missouri Avenue, just south of Howard Street.

LAND AREA: .3 Acres
DIMENSIONS: 93' x 144'

ZONING: C – Commercial, City of Clearwater
LAND USE: CG - Commercial General
FLOOD ZONE: “X” – No Flood Insurance Required

IMPROVEMENTS: 1,304 SF

LEGAL DESCRIPTION: Lengthy in listing file

YEAR BUILT: 1947

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

PARKING: 6/1000

TAXES: \$4,266.95 (2024)

PRESENT USE: Office + yard

LEASE PRICE: \$3,900/Month

PARCEL ID #: 22-29-15-13662-006-0030
TRAFFIC COUNT: 27,500 VPD

NOTES: High traffic location. Excellent opportunity for Office, Retail or Service business looking for an oversized lot with parking and some outside storage. Flexible layout includes reception area/showroom, admin. area, 3 offices, 2 rest rooms and small break room. Property includes 18' x 22' shed which is ideal for additional storage. New roof installed in 2023 that includes hurricane clips. Great corner location on a major north/south road.

KEY HOOK #: 7

ASSOCIATE: Monique Petronje

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1325-3-25

SHOWING INFORMATION: Contact Listing Agent to arrange showing.

LEASING INFORMATION

PROJECT SIZE: 1,304 SF

SPACE AVAILABLE: 1,304 SF

PARKING: 6/1000

OCCUPANCY: Immediate

RENT: \$3,900/Month

ESCALATION: 5%

<u>OTHER CHARGES</u>	<u>LESSOR</u>	<u>LESSEE</u>
Real Estate Taxes	X	
Insurance	X	
Insurance: Personal Property & Liability		X
Trash		X
Exterior Maintenance	X	
Interior Maintenance		X
Water		X
Management	X	
Electric		X

MINIMUM TERM: 3 Years

SIGNAGE: Pylon, building and window

