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**REALTORS**

Commercial/Investment/Real Estate Services

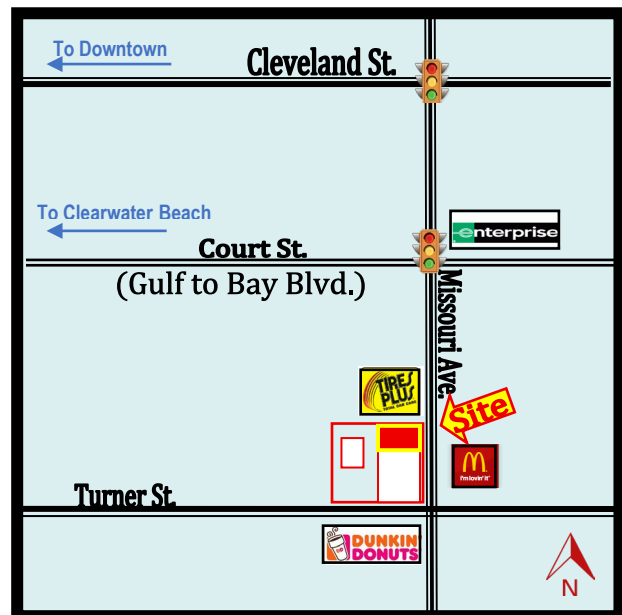
LO-1231

## **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: \$16.06/SF**  
**MODIFIED GROSS**



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Revised: 1/23/2026

**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**ZONING:** C (Commercial) – City of Clearwater**DIMENSIONS:** Irregular**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**PARKING:** 51 spaces total

Water, Sewer &amp; Trash - City of Clearwater

**PRESENT USE:** Furniture Outlet**TAXES:** \$27,795.41 (2025)**LEASE RATE:** \$16.06/SF Modified Gross**PARCEL ID #:** 15-29-15-55062-002-0040**MONTHLY:** \$7,495.00/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' Rollup 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 rollup 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 #:** T.B.D.**ASSOCIATE:** Marilyn Stuelke / (727) 851-3155**K&H SIGNAGE:** 2 window signs**LISTING CODE:** LO-1231-3-23**SHOWING INFORMATION:** Call listing agent for a showing.**LEASING INFORMATION****FLOOR PLAN:****PROJECT SIZE:** 19,938 SF**SPACE AVAILABLE:** 5,600 SF**PARKING:** 12 spaces for tenant**OCCUPANCY:** 3/1/2026**RENT:** \$7,495.00 / Month + Expenses**ESCALATION:** 4%**OTHER CHARGES****LESSOR****LESSEE**

Real Estate Taxes

X

Insurance

X

Insurance: Personal Property &amp; 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