



# Free-Standing Retail Space

## Available For Sale

- The 12,250 SF of free-standing retail space is situated on 1.12 AC of land.
- Conveniently situated, the property can be accessed from both the northbound and southbound lanes along Missouri Avenue.
- The building is mostly open with tall ceilings and configured with two side entrance doors and rear access with an overhead door for deliveries.
- 50+ parking spaces for employees and customers.



Ample parking



Easy accessibility



Parcel ID - 22-29-15-22968-000-0090

**Get more  
information**

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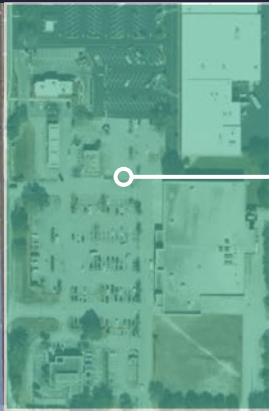
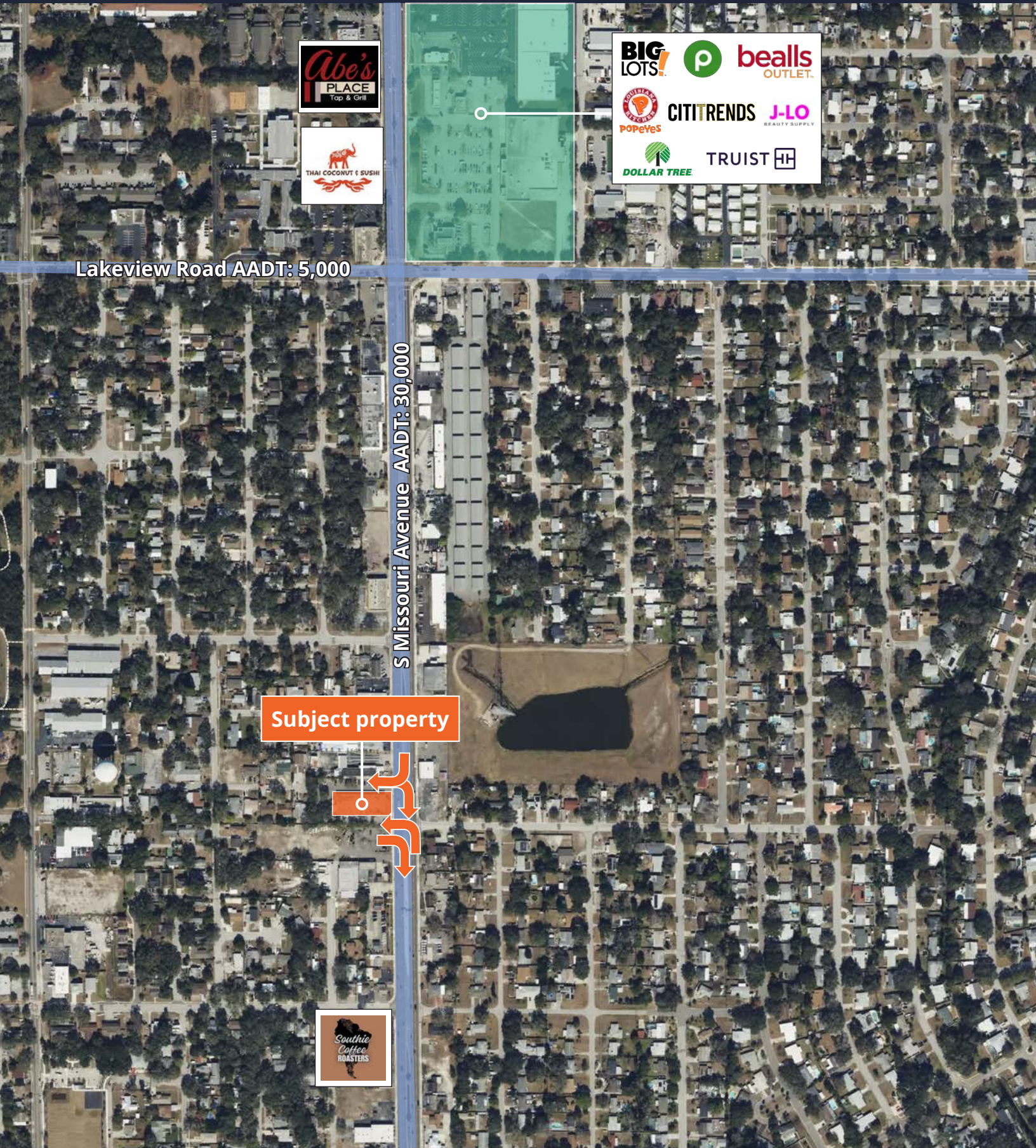
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# Aerial map

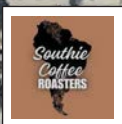
1446 S Missouri Avenue  
Clearwater, Florida 33756



Lakeview Road AADT: 5,000

S Missouri Avenue AADT: 30,000

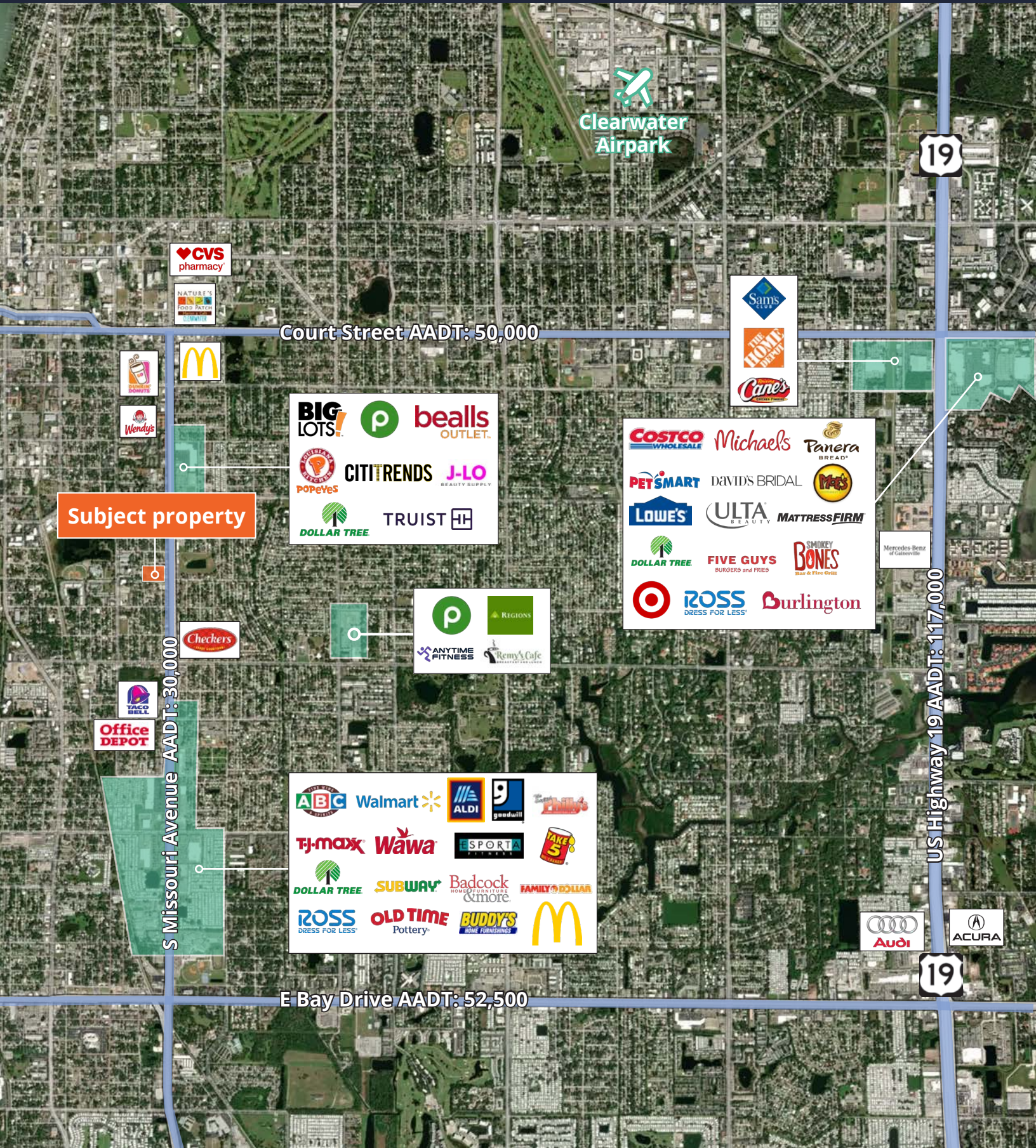
Subject property





# Aerial map

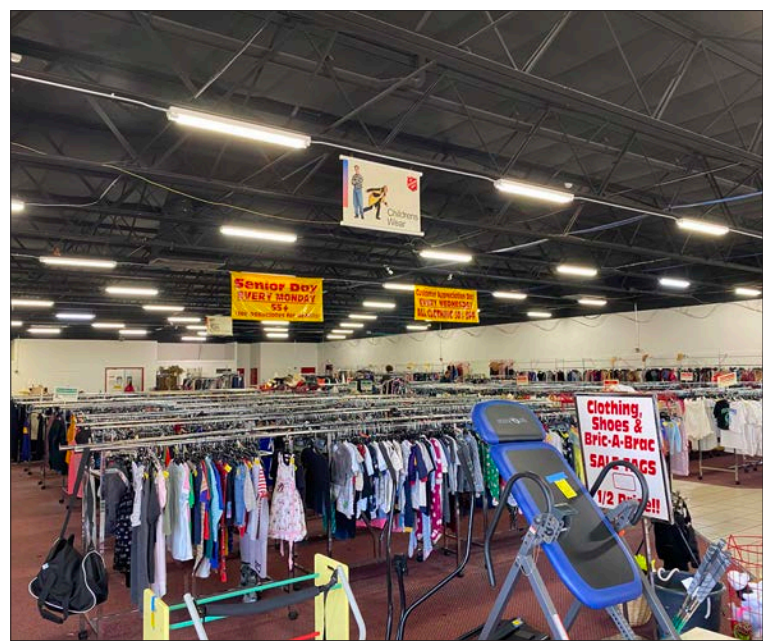
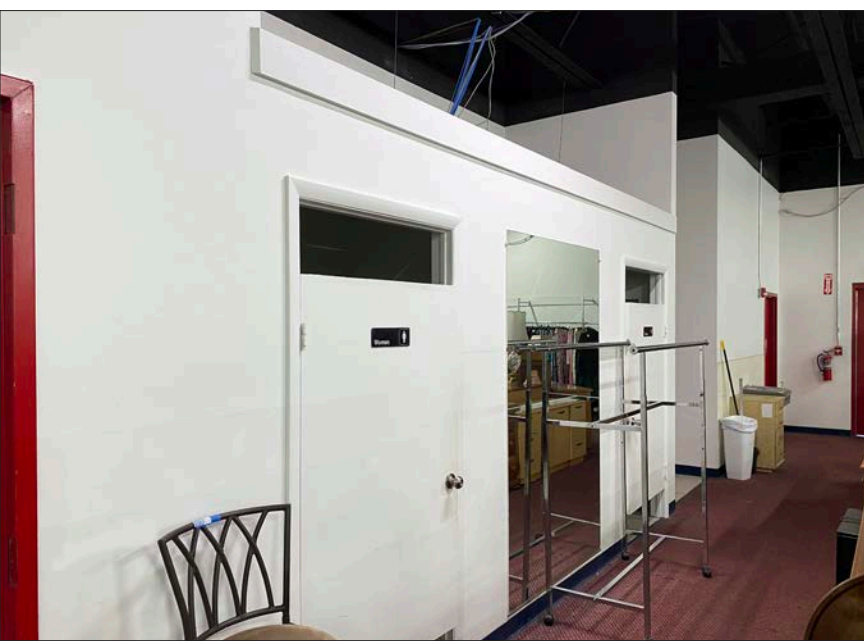
1446 S Missouri Avenue  
Clearwater, Florida 33756





# Photos

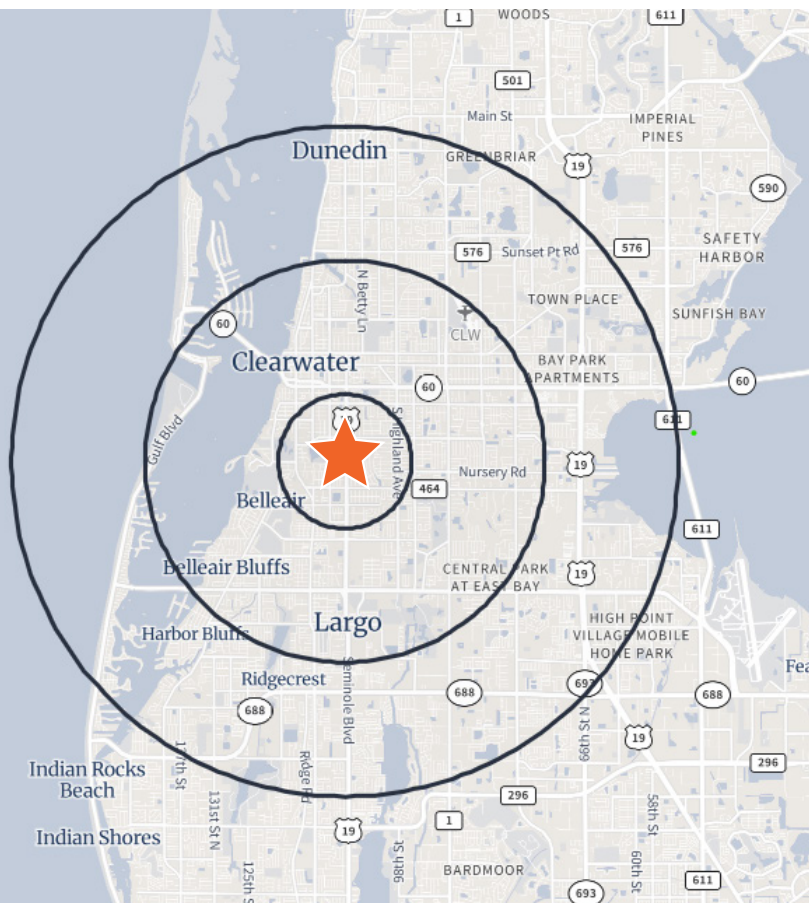
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# Demographics

1446 S Missouri Avenue  
Clearwater, Florida 33756



**Population:** Over 246,511 people within a five mile radius.



**Density:** Over 115,099 households within a five mile radius.



**Income:** Average household income of \$100,205 within a five mile radius.

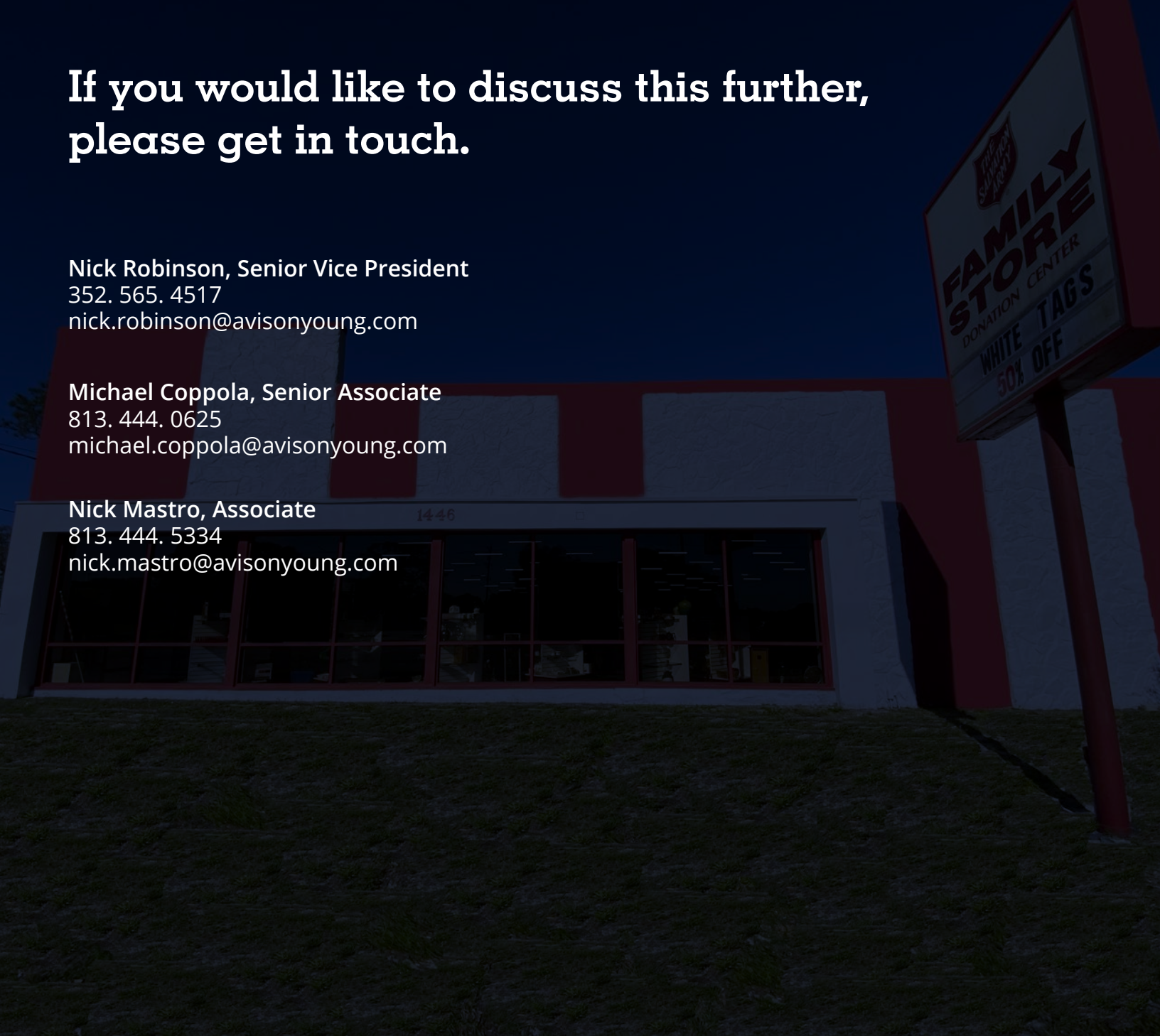


**Home Value:** Median home value of \$385,945 within a five mile radius.



**Employment:** Employment population of over 119,213 within a five mile radius.

| Population          | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total population    | 16,126    | 108,198   | 246,511   |
| Median age          | 42.8      | 49.7      | 50.6      |
| Median age (Male)   | 41.9      | 47.9      | 48.5      |
| Median age (Female) | 43.8      | 51.4      | 52.6      |
| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
| Total households    | 7,104     | 48,565    | 115,099   |
| # of persons per HH | 2.22      | 2.14      | 2.09      |
| Average HH income   | \$84,359  | \$100,532 | \$100,205 |
| Average house value | \$290,267 | \$412,378 | \$385,945 |
| Businesses          | 1 Mile    | 3 Miles   | 5 Miles   |
| Total businesses    | 878       | 5,841     | 12,301    |
| Total employees     | 6,296     | 54,344    | 119,213   |



**If you would like to discuss this further,  
please get in touch.**

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