

GROUND LEASE/BUILD TO SUIT

800 S Missouri Ave. | Clearwater, FL



.40± ACRE PARCEL AVAILABLE

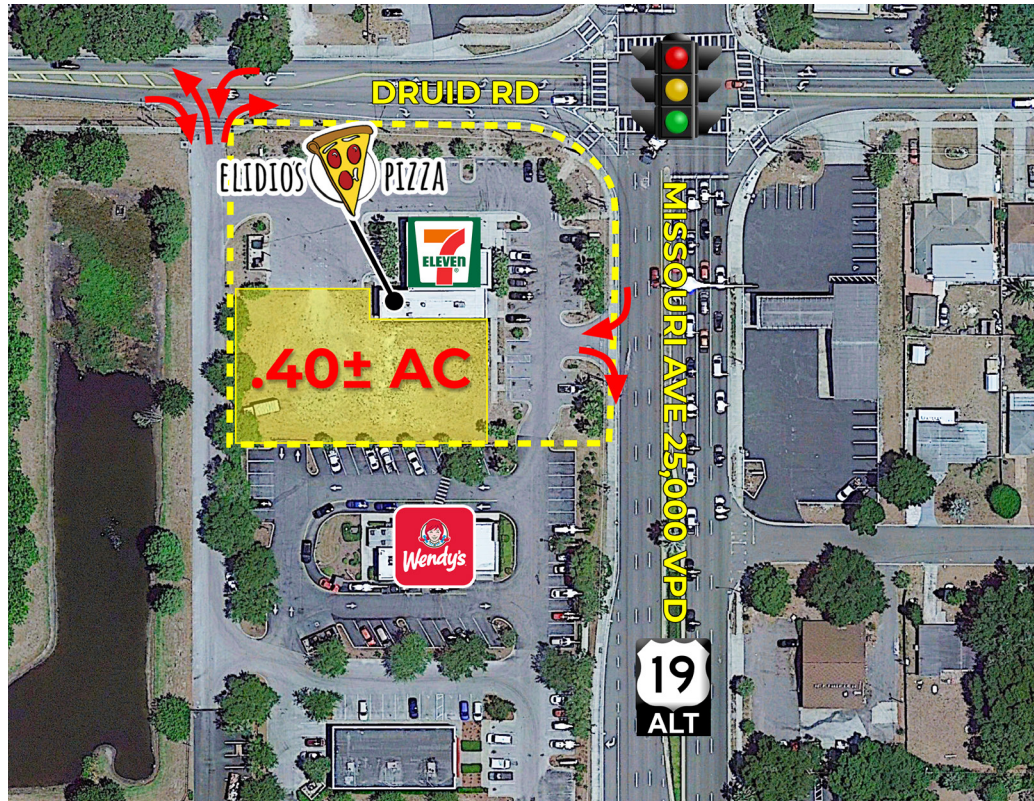


HIGHLIGHTS

- .40± acre ground lease opportunity for retail, QSR or medical.
- Ownership is open to a Build to Suit.
- Desirable Mid-Pinellas location.
- Excellent visibility and access.
- High daytime population of 103,978 within 3 miles.

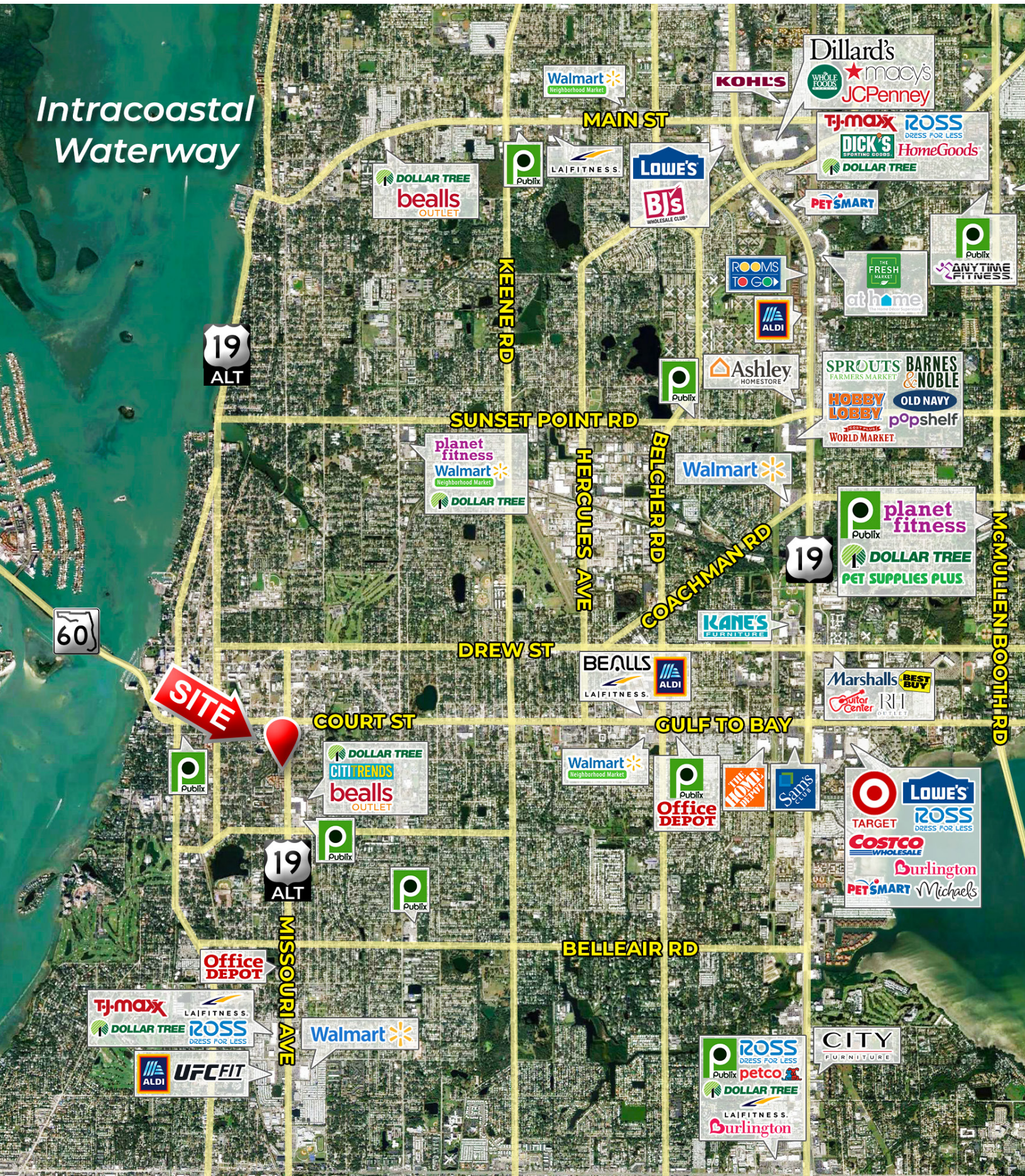
Traffic Counts:

Missouri Ave: ±25,000 vpd



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*Intracoastal
Waterway*

19
ALT

60

SITE

19
ALT

MISSOURI AVE

COURT ST

SUNSET POINT RD

DREW ST

BELLEAIR RD

KEENE RD

HERCULES AVE

MAIN ST

BELCHER RD

GULF TO BAY

COACHMAN RD

McMULLEN BOOTH RD

DOLLAR TREE
bealls
OUTLET

Publix

LAIFITNESS

LOWE'S
Bj's
WHOLESALE CLUB

Walmart
Neighborhood Market

KOHL'S

Dillard's
WHOLE FOODS
★ macy's
JCPenney

TJ-maxx ROSS
DRESS FOR LESS
DICK'S
SPORTING GOODS HomeGoods
DOLLAR TREE

PETSMART

ROOMS
TO GO

ALDI

at home

Publix
ANY TIME
FITNESS

Publix

Ashley
HOMESTORE

SPROUTS
FARMERS MARKET
BARNES
& NOBLE
HOBBY LOBBY
OLD NAVY
popshelf
WORLD MARKET

planet
fitness
Walmart
Neighborhood Market
DOLLAR TREE

Walmart

Publix
planet
fitness
DOLLAR TREE
PET SUPPLIES PLUS

KANE'S
FURNITURE

BEALLS
LAIFITNESS

ALDI

Marshalls
BEST BUY
Guitar
Center

Publix

DOLLAR TREE
CITY TRENDS
bealls
OUTLET

Publix

Publix

Walmart
Neighborhood Market

Publix
Office
DEPOT

THE
HOME
DEPOT

Saint's
CELEBRITY

Target
LOWE'S
ROSS
DRESS FOR LESS
COSTCO
WHOLESALE
Burlington
PETSMART
Michaels

Office
DEPOT

TJ-maxx LAIFITNESS
DOLLAR TREE ROSS
DRESS FOR LESS

ALDI

UFCFIT

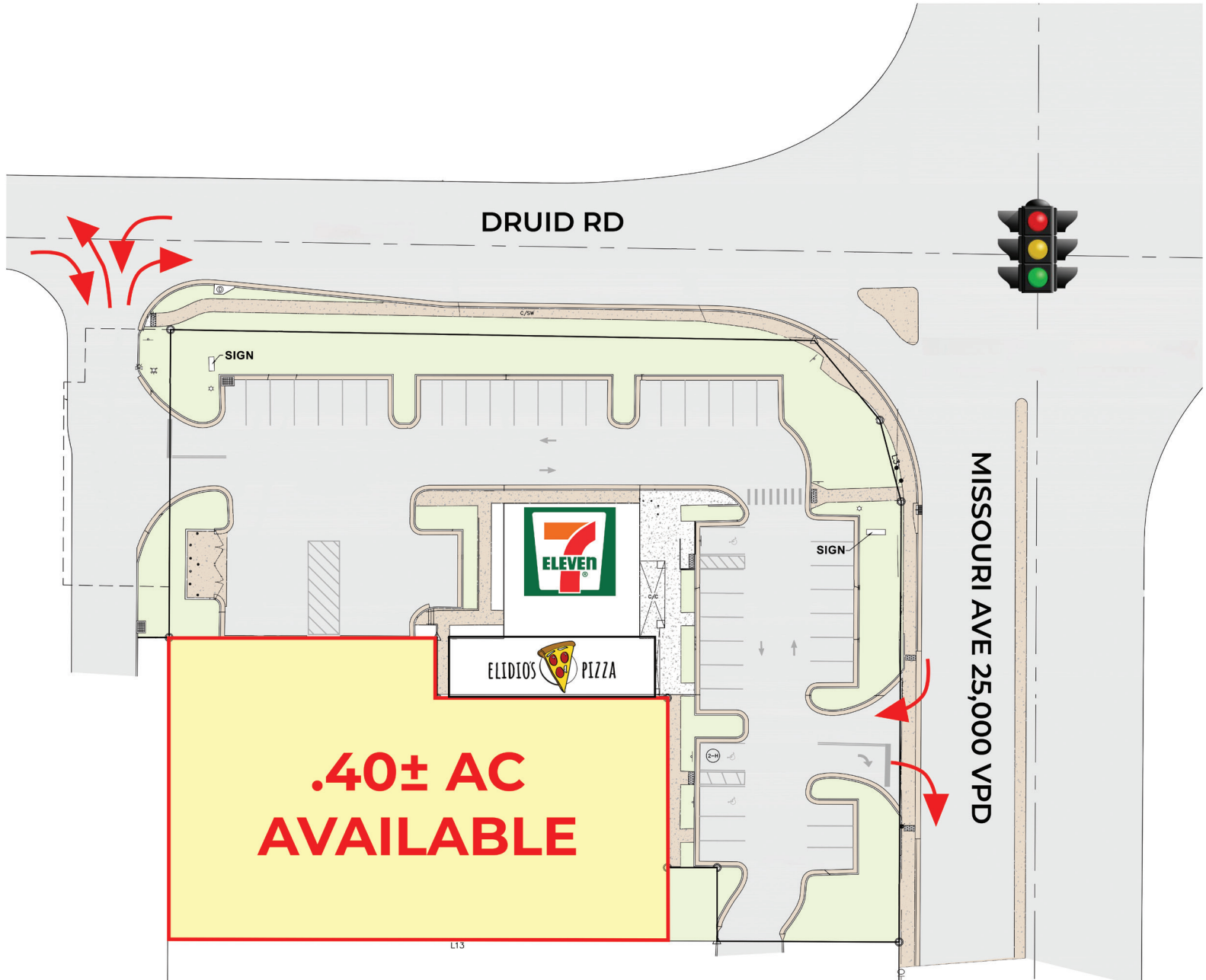
Walmart

Publix
ROSS
DRESS FOR LESS
petco
DOLLAR TREE
LAIFITNESS
Burlington

CITY
FURNITURE

GROUND LEASE/BUILD TO SUIT

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Demographics	1 Mile	3 Miles	5 Miles
Population	16,085	99,326	232,766
HH Income	\$73,968	\$87,707	\$86,261
Daytime Employees	21,914	64,965	139,374