

RETAIL / FLEX SPACE
FOR LEASE

From \$12.50/SF NNN



**1571 & 1575 South Missouri Ave
Clearwater, FL 33756**



VECTOR
COMMERCIAL REAL ESTATE



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EXECUTIVE SUMMARY

Highly Visible Multi-Building Retail / Flex Opportunities

**1571 & 1575 S. Missouri Ave
Clearwater, FL 33756**

Two freestanding buildings available for lease along South Missouri Avenue in Clearwater.

The 1571 building offers 2,562 SF of open flex space with a roll-up door and a street-facing storefront, well suited for a contractor, service business, showroom, or light warehouse use.

The 1575 building is an 800 SF freestanding office/ showroom space with a bathroom and break area and its own entrance, ideal for a small professional, retail or service business.

Both buildings sit within a fully fenced and gated yard with dedicated parking and outdoor staging area.

The site has strong street presence and easy access, with 26,000+ vehicles per day on South Missouri Avenue. Buildings can be leased separately or together.



LOCATION

1571, 1575 South Missouri Ave.
Clearwater, FL 33756



PRICE

1571 - \$12.50 PSF NNN
1575 - \$14.00 PSF NNN



SIZE

1571:	2,562 SF
1575:	800 SF
Total:	3,362 SF



PARKING SPACES

25-30 Total Spaces



DRIVE TIME:

Downtown Clearwater:	5 min
Downtown St. Pete:	20 min
St Pete Clearwater Airport:	15 min
Tampa International	20 min



TRAFFIC COUNT

26K+ AADT

1571 S. Missouri Avenue



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1575 S. Missouri Avenue



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