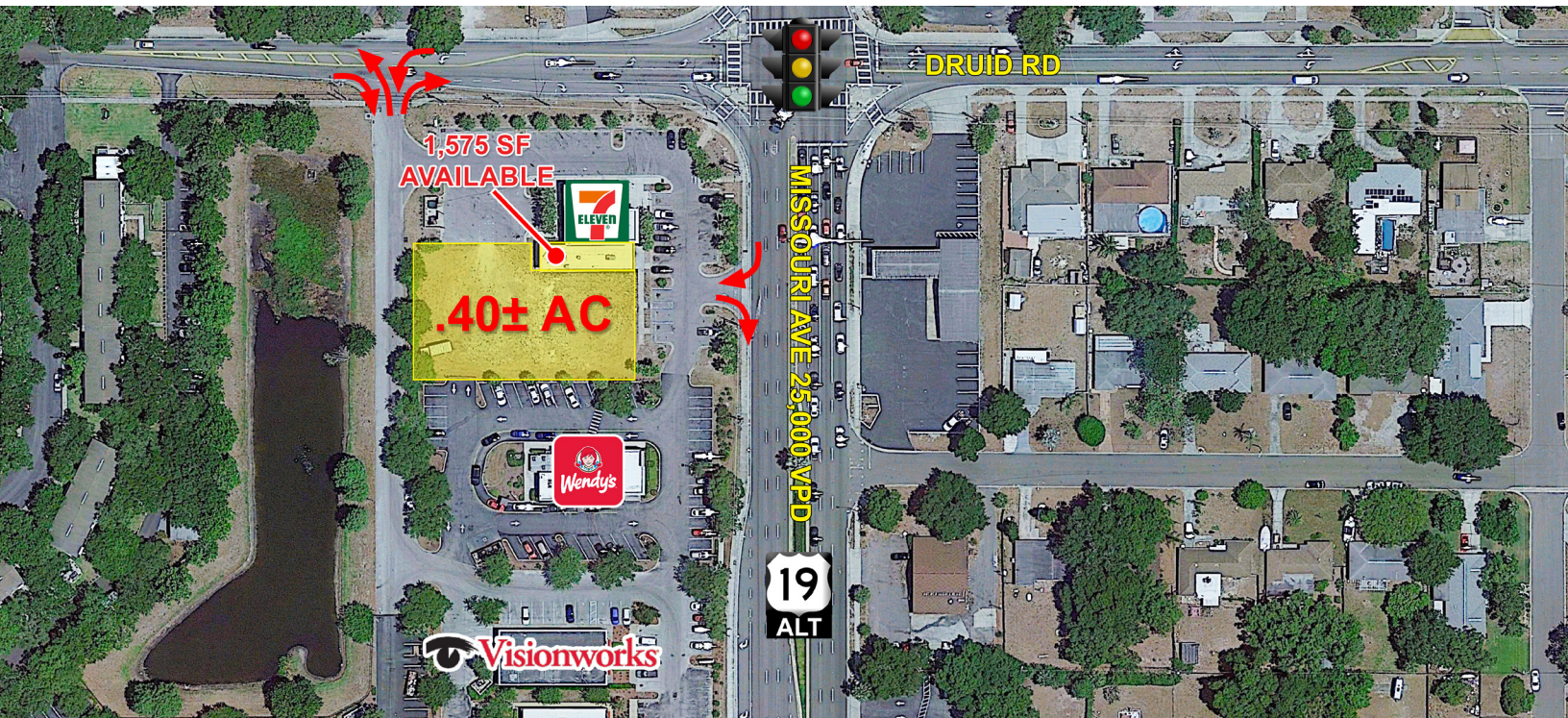


GROUND LEASE/BUILD TO SUIT

800 S Missouri Ave. | Clearwater, FL



1,575 SF 2ND GENERATION RESTAURANT SPACE AVAILABLE



HIGHLIGHTS

- .40± acre ground lease opportunity for retail, QSR or medical.
- Ownership is open to a Build to Suit.
- 1,575 SF 2nd generation restaurant space for lease.
- Desirable Mid-Pinellas location.
- Excellent visibility and access.
- High daytime population of 103,978 within 3 miles.

Traffic Counts:

Missouri Ave: ± 25,000 vpd



MONTE MITCHELL | Monte@FornessProperties.com | 407.988.0073
www.FornessProperties.com | Licensed Real Estate Broker



GROUND LEASE/BUILD TO SUIT

800 S Missouri Ave. | Clearwater, FL



Clearwater Harbor



Winn Dixie

Walmart Neighborhood Market

KOHL'S

Dillard's
★ macy's
JCPenney

DOLLAR TREE
bealls
save a lot

Publix

ESPORTA

LOWE'S
B.J.'S
WHOLESALE CLUB

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

PETSMART

★ macy's
furniture gallery

THE FRESH MARKET
at home

Publix
ANY TIME FITNESS

KEENE RD

MAIN ST

SUNSET POINT RD

planet fitness
Walmart
DOLLAR TREE

HERCULES AVE

BELCHER RD

Walmart

Ashley
HOMESTORE

SPROUTS
BARNES & NOBLE
HOBBY LOBBY
BED BATH & BEYOND
WORLD MARKET
OLD NAVY

planet fitness
Publix
DOLLAR TREE
PET SUPPLIES PLUS

McMULLEN BOOTH RD

DREW ST

save a lot

BEALLS
LAIFITNESS

FLOOR DECOR
KANE'S
FURNITURE



COURT ST

GULF TO BAY

Marshalls
BEST BUY
ROOMS TO GO
OUTLET
Guitar Center

Publix



DOLLAR TREE
Rainbow
bealls
CITI TRENDS
BIG LOTS!

Walmart
Neighborhood Market

Publix
Office DEPOT

THE HOME DEPOT

Saints
FCM

Target
LOWE'S
ROSS
DRESS FOR LESS



Publix

Publix

BIG LOTS!

COSTCO
WHOLESALE
Durlington
PETSMART
Michaels

Office DEPOT

BELLEAIR RD

TJ-maxx
ESPORTA
DOLLAR TREE
ROSS
DRESS FOR LESS

Walmart

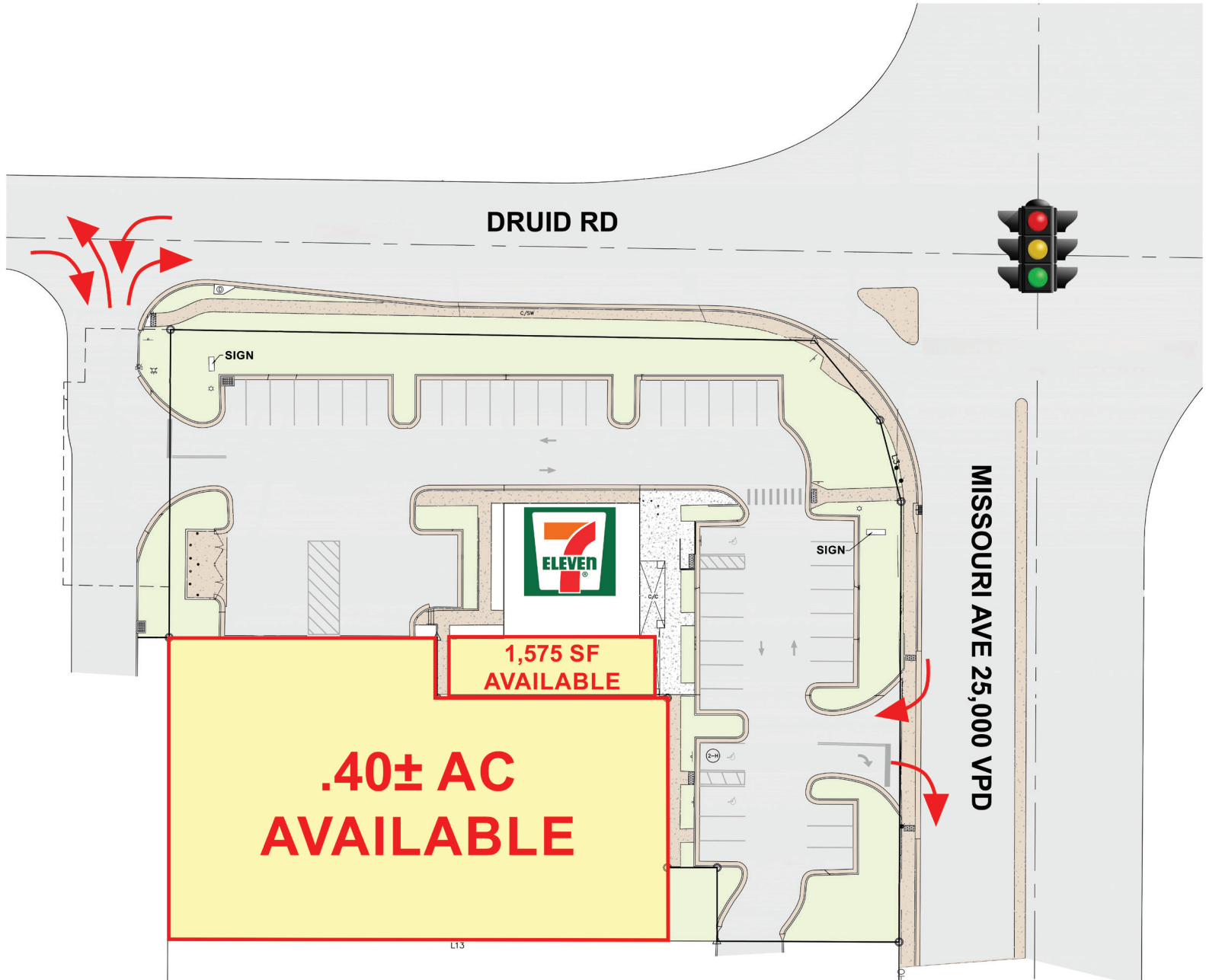
ALDI
OLD TIME
Pottery

Badcock & more

Publix
ROSS
DRESS FOR LESS
petco
DOLLAR TREE
ESPORTA
Burlington

GROUND LEASE/BUILD TO SUIT

800 S Missouri Ave. | Clearwater, FL



Demographics	1 Mile	3 Miles	5 Miles
Population	16,672	100,180	236,079
HH Income	\$53,683	\$71,919	\$70,951
Daytime Employees	11,855	52,208	122,756