



Available for Immediate
Occupancy

Perfect for Owner/User

190 Linear Feet on Missouri Ave.

Located at a Signaled Corner

0.70 Acre Rectangular Lot

Price: \$3,000,000

PROINO I
1700 SOUTH MISSOURI AVENUE
CLEARWATER, FL 33756

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DAVE DECAMELLA
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DISCLAIMER

This is a confidential Offering Memorandum, which is intended solely for your limited use and benefit in determining whether you desire to express any further interest in acquiring 1700 S. Missouri Ave., Clearwater, FL 33756 (the "Property"). You are bound by the Confidentiality Agreement executed in connection with your receipt of this Offering Memorandum. This Offering Memorandum was prepared by Transworld Commercial, a **Florida limited liability Company** broker. It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all the information which prospective investors may desire. It should be noted that all or any of the market analysis projections are provided for general reference purposes and are based on assumptions relating to the general economy, competition, and other factors beyond our control and, therefore, are subject to material variation. Additional information and an opportunity to inspect material related to the Property will be made available to interested and qualified prospective capital sources. Neither the Owner, Broker, nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. It is essential that all par-es to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, pcbs, other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property, and if so, whether any health danger or other liability exists. Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending on past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. In this Offering Memorandum, certain documents are described in summary form. The summaries do not purport to be complete descriptions of the full agreements involved, nor do they purport to constitute any legal analysis of the provisions of the documents. This brochure shall not be deemed an indica-on of the situation of the Owner nor constitute an indica-on that there has been no change in the business or affairs of the Owner since the date of preparation of this Offering Memorandum. Duplication of the Offering Memorandum in part or whole without expressed written consent of Broker is not authorized.

PROPERTY INSPECTION:

Prospective purchasers will be given an opportunity to visit and inspect the property at their convenience by scheduling an appointment with ALAN KAYE of TRANSWORLD COMMERCIAL. Property Tours should be scheduled with as much advance notice as possible. Prospective purchasers may not visit the property without ALAN KAYE of TRANSWORLD COMMERCIAL PLEASE DO NOT VISIT THE PROPERTY WITHOUT SETTING AN APPOINTMENT WITH ALAN KAYE OR DAVE DECAMELLA & PLEASE DO NOT DISTURB THE TENANTS.

SEC I

Property Summary





Property Summary

Price:	\$3,000,000
Parcel:	27-29-15-00000-240-0100
Year Built:	1978
Building SF:	4,798
Floors:	1
Building Class:	C
Frontage:	Direct Frontage from Missouri Ave.
Lot Size:	0.71 Acres
Use Code:	Restaurant Building
Zoning:	CG
Exterior:	Concrete Slab
Foundation:	Reinforced Concrete Slab on Grade
Parking:	3-5 spaces per 1,000 SF
Parking Ratio:	3.0-4.5

Property Overview

Transworld Commercial Real Estate and Transworld Business Advisors are pleased to represent ownership in the disposition of the property located at 1700 S. Missouri Ave is a well-positioned commercial asset with direct frontage along S. Missouri Avenue (US-19 Alt), offering strong visibility and convenient access. The site features front-loaded surface parking and a full-access curb cut, supporting efficient circulation for customer, employee, and light service traffic.

Located near US-19, the property benefits from excellent regional connectivity and consistent daily traffic exposure. Surrounded by established residential and commercial uses, the asset is well suited for a variety of retail, office, or service-oriented users seeking a centrally located Clearwater position.

Location Overview

The property located at 1700 S. Missouri Ave is strategically positioned along S. Missouri Avenue (US-19 Alt), a well-traveled north-south corridor serving the Clearwater and greater Pinellas County area. The location provides convenient access to major thoroughfares including US-19, facilitating efficient connectivity to St. Petersburg, Largo, and surrounding Tampa Bay markets.

The surrounding area is characterized by a dense mix of established residential neighborhoods, service-oriented retail, and local businesses, supporting strong daytime population and consistent consumer activity. The corridor experiences steady daily traffic volumes, providing excellent visibility and accessibility for a wide range of commercial uses.

Additionally, the property is located within a short drive of major employment centers, retail hubs, and regional destinations, enhancing its appeal to both local and commuter-based clientele. Overall, the location offers a central Clearwater presence with strong accessibility, visibility, and connectivity within one of Pinellas County's most active commercial corridors.

SEC II

Property Description





Property Description

The property located at 1700 S. Missouri Ave consists of a well-maintained commercial asset positioned along the highly traveled S. Missouri Avenue (US-19 Alt) corridor in Clearwater, Florida. The site is improved with a functional building designed to accommodate a variety of retail, office, or service-oriented uses, offering flexibility for both owner-users and investors.

The building is situated on a commercially zoned parcel and features a practical layout that supports efficient day-to-day operations. The property includes on-site, front-loaded surface parking, providing convenient access for customers and employees, along with adequate capacity for typical commercial occupancy. Access to the site is facilitated by a full-access curb cut along S. Missouri Avenue, allowing smooth ingress and egress and supporting steady traffic flow in and out of the property.

Constructed with durability and usability in mind, the structure offers a straightforward design suitable for a range of business types, including professional services, medical, retail, or light service users. The property's configuration allows for efficient interior buildout and adaptability based on tenant or owner requirements.

The site benefits from strong visibility and exposure due to its direct frontage along S. Missouri Avenue, which carries consistent daily traffic and serves as a key connector through Clearwater. Its proximity to major transportation routes, including nearby access to US-19, enhances regional accessibility and supports convenient travel throughout Pinellas County and the greater Tampa Bay area.

Surrounded by a stable mix of residential neighborhoods and commercial establishments, the property is positioned within an established trade area that supports ongoing business activity. Overall, the asset represents a well-located, accessible, and versatile commercial property with strong fundamentals, suitable for a wide range of commercial applications.

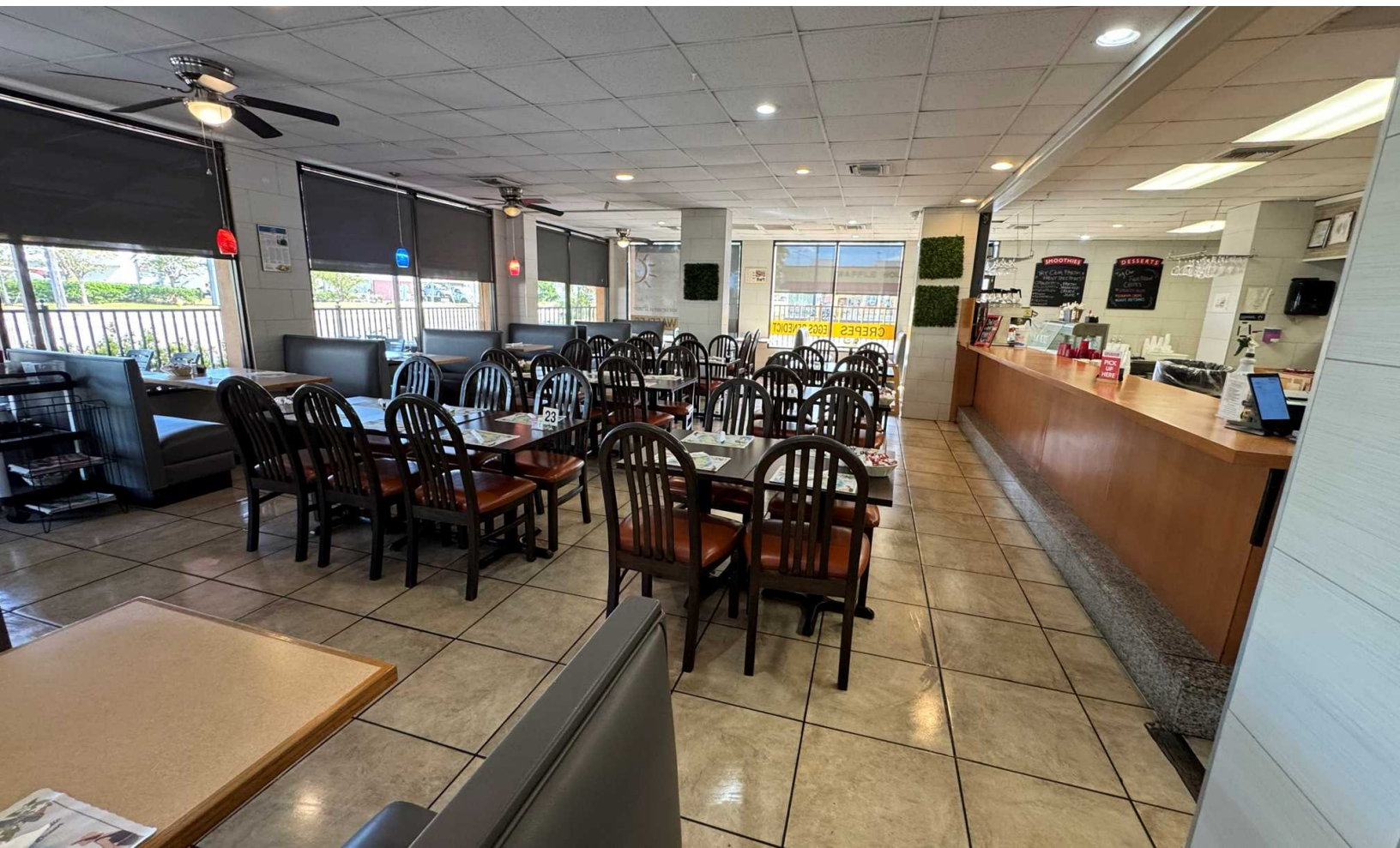
SEC III

Property Photos



PROPERTY PHOTOS

Proino I
1700 South Missouri Avenue | Clearwater, FL 33756



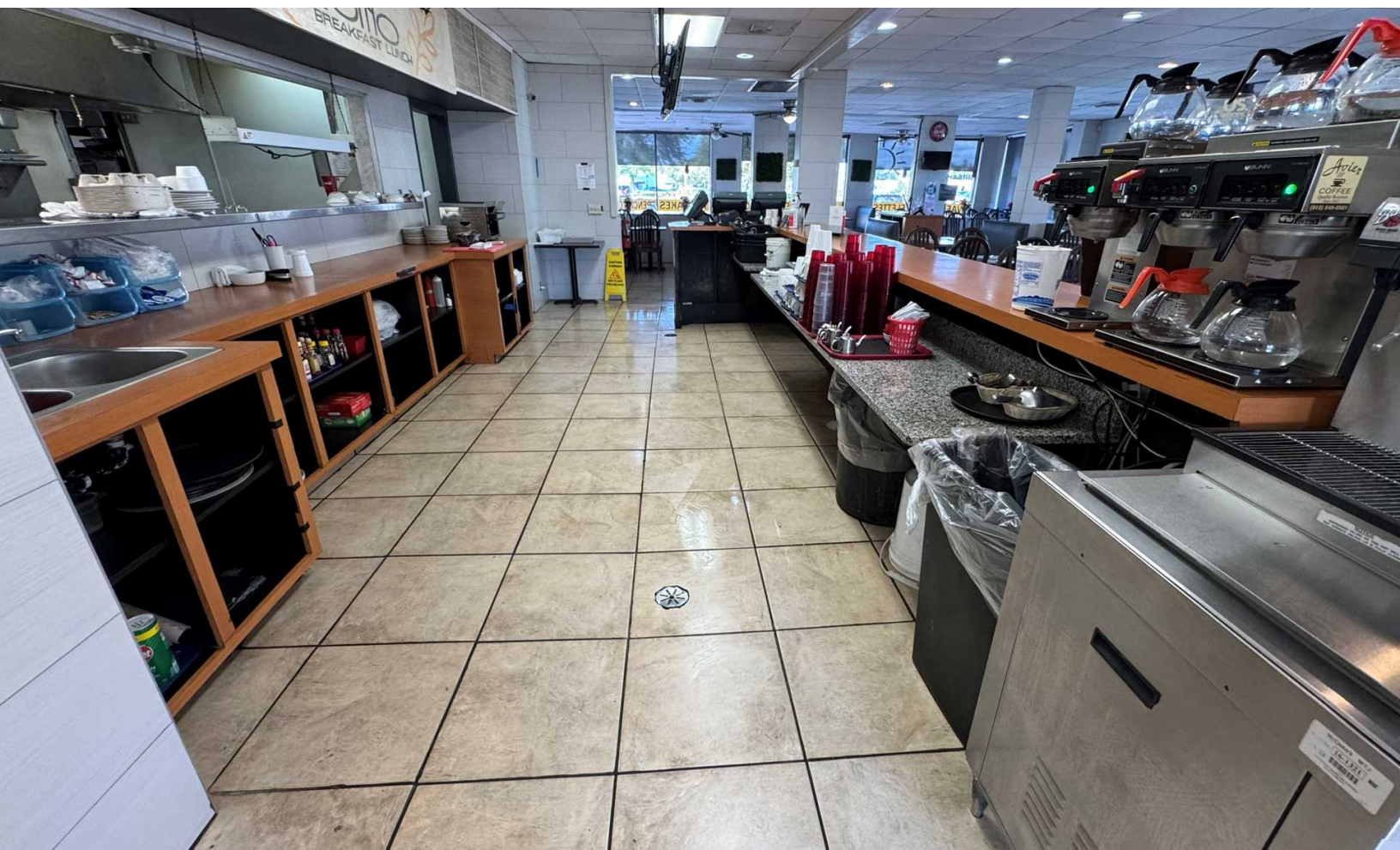
PROPERTY PHOTOS

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SECTION IV

Maps / Demographics



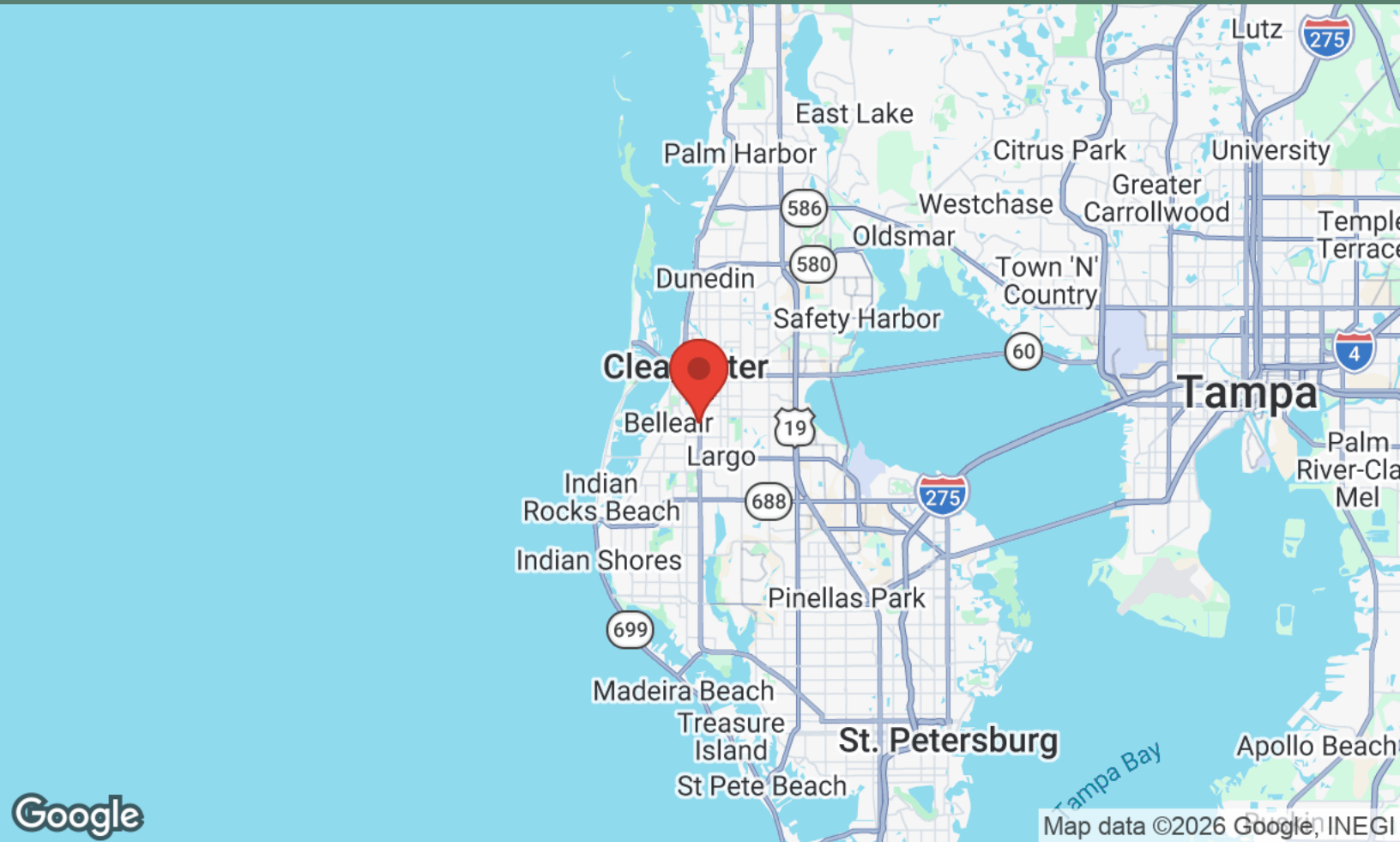
AERIAL MAP

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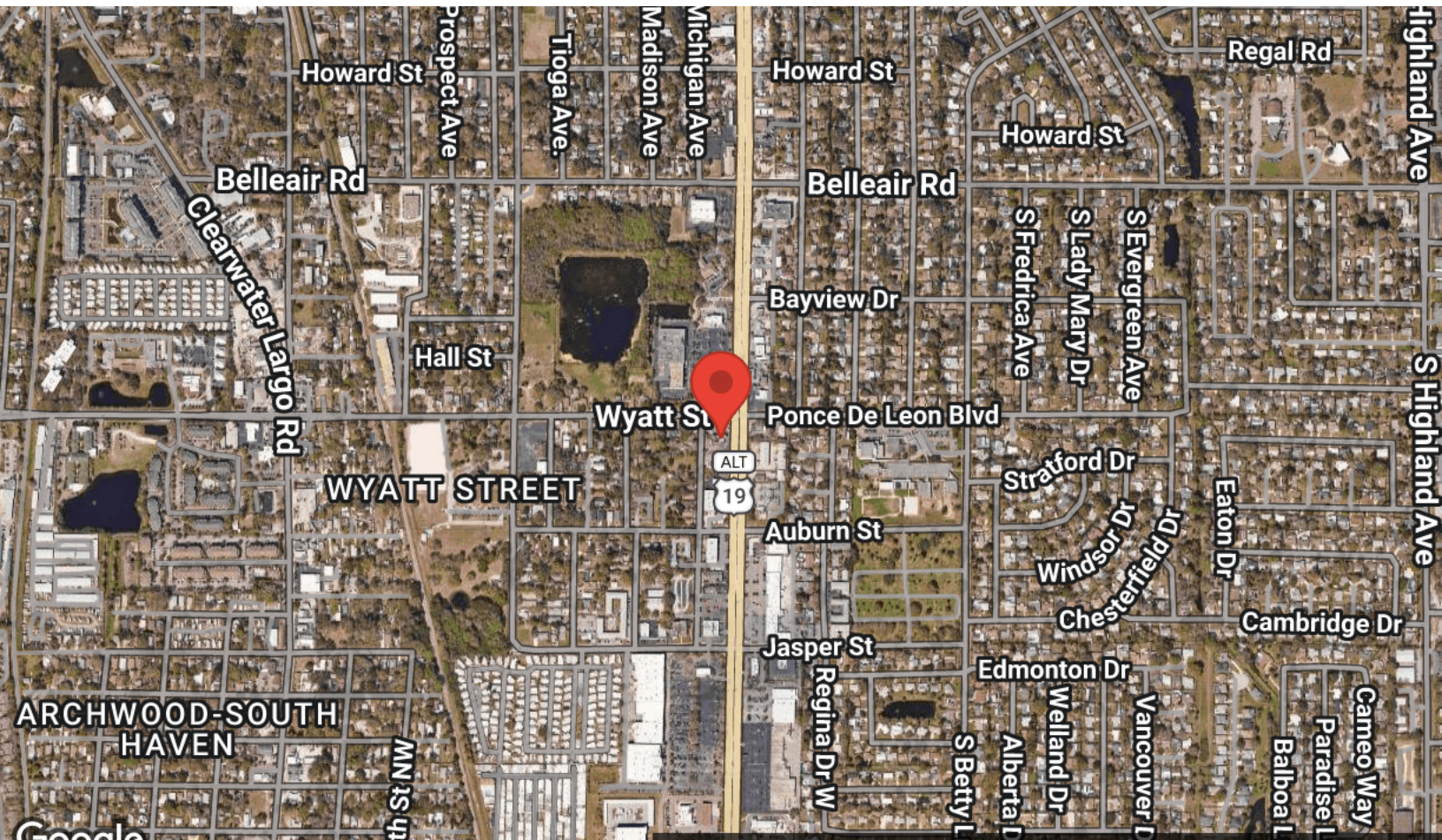


LOCATION MAPS

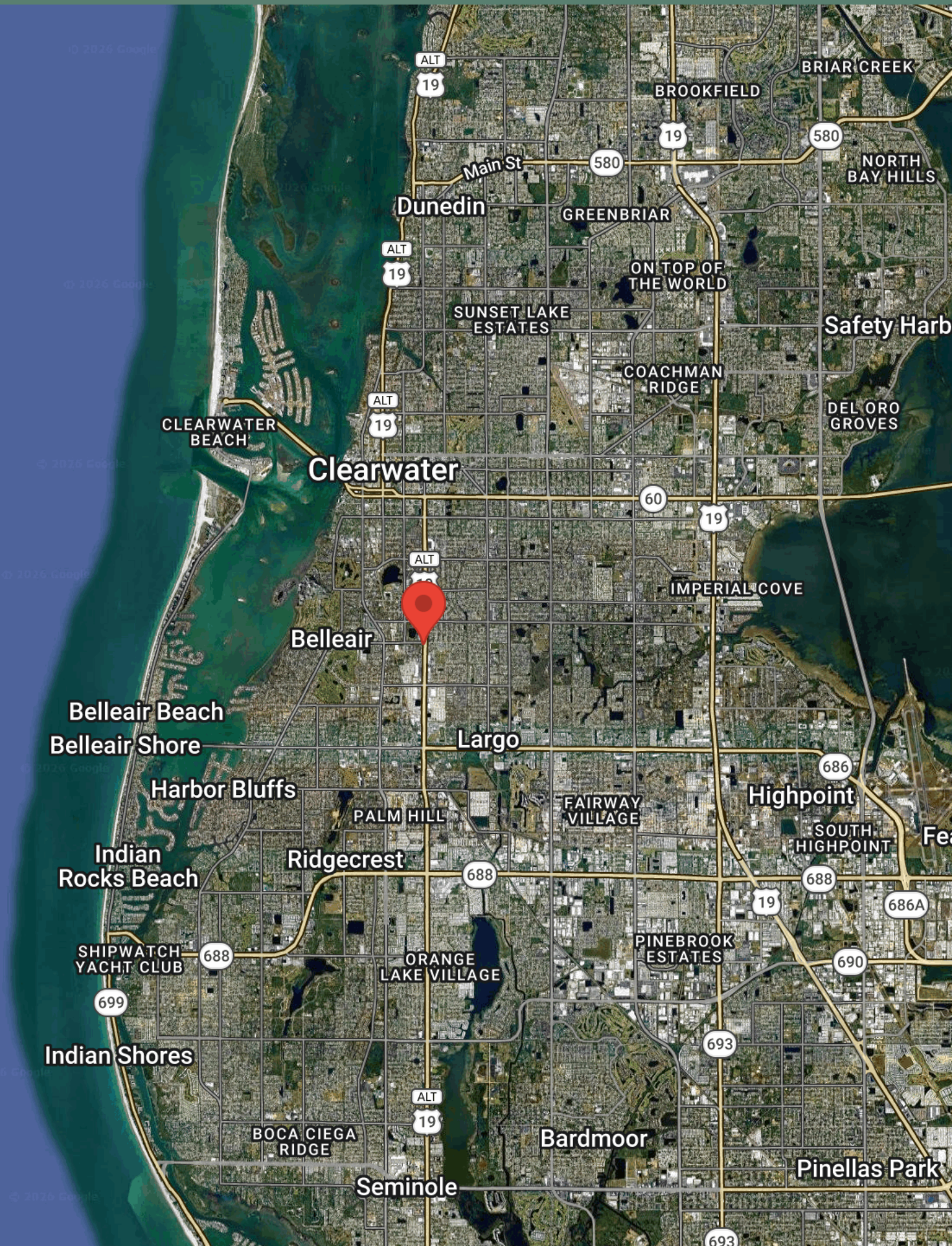
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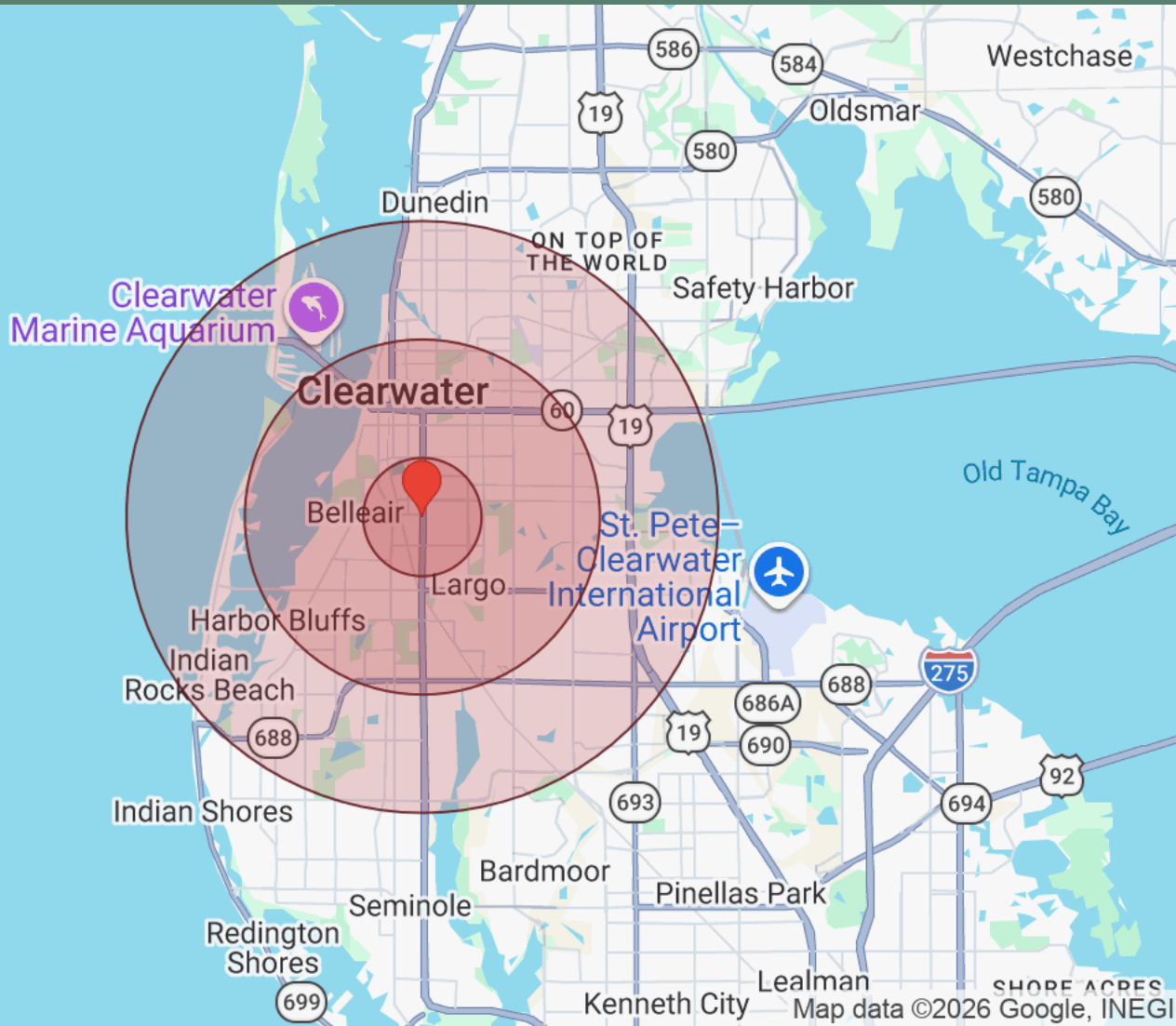
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BUSINESS MAP

Prino I
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	Population			Income			
	2 miles	5 miles	10 miles	2 miles	5 miles	10 miles	
2020 Population	52,031	246,942	563,070	Avg Household Income	\$83,141	\$90,048	\$93,866
2025 Population	52,167	251,240	568,153	Median Household Income	\$61,444	\$67,685	\$70,355
2030 Population Projection	52,485	253,580	572,397	< \$25,000	4,151	17,319	38,599
Annual Growth 2020-2025	0.1%	0.3%	0.2%	\$25,000 - 50,000	5,829	24,792	54,656
Annual Growth 2025-2030	0.1%	0.2%	0.2%	\$50,000 - 75,000	4,149	21,559	46,265
Median Age	48.6	48.7	50	\$75,000 - 100,000	2,825	14,121	32,628
Bachelor's Degree or Higher	26%	28%	30%	\$100,000 - 125,000	2,314	12,036	27,215
U.S. Armed Forces	14	224	998	\$125,000 - 150,000	1,271	7,327	18,372
				\$150,000 - 200,000	1,979	9,384	22,034
				\$200,000+	1,366	8,375	21,829

BROKER PROFILE

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