

RETAIL / FLEX SPACE
FOR LEASE

\$12.50/SF NNN



1569, 1571, 1575 South Missouri Ave
Clearwater, FL 33756



VECTOR
COMMERCIAL REAL ESTATE



Blakemore Kearney | Broker
727-455-5150
BKearney@VectorRealty.com

www.VectorRealty.com
125 5th Street South Suite 201
Saint Petersburg, Florida 33704
727-823-1230

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EXECUTIVE SUMMARY

Highly Visible Multi-Building Retail / Flex Campus

**1569 – 1571 – 1575 S. Missouri Ave |
Clearwater, FL 33756**

Rare opportunity to lease a three-building commercial campus along South Missouri Avenue in Clearwater Florida. This unique property is available as a single, integrated site with potential to lease individual buildings for well qualified tenants.

The property features strong street presence, the 1569 and 1571 buildings are equipped with roll-up doors, and the entire site has a fully secured fenced yard with approximately 35 parking spaces, making it ideal for businesses that require fleet parking, equipment storage, or outdoor staging. Previously occupied by SERVPRO, the site is purpose-built for service and contractor-style operations.

The multi-building configuration allows for clear separation of functions including office and administrative space, showroom and warehouse operations, and secure outdoor storage on site—all within a highly visible and easily accessible location.

This is a hard-to-find opportunity for users seeking retail showroom/office + flex space with yard in central Clearwater.



LOCATION

1569, 1571, 1575 South Missouri Ave.
Clearwater, FL 33756



PRICE

\$12.50 PSF NNN



SIZE

1569: 3,540 SF 3,717 SF Gross
1571: 2,562 SF 2,931 SF Gross
1575: 800 SF 1,080 SF Gross
Total: 6,902 SF 7,728 SF Gross



PARKING SPACES

35-40 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

1569 S. Missouri Avenue



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1571 S. Missouri Avenue



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1575 S. Missouri Avenue



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