



PRIME CLEARWATER COMMERCIAL LAND .19 ACRES, DOWNTOWN ZONING

MADISON AVE S Clearwater FL, Clearwater, FL 33756

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$120,000
Available SF:	8,342
Lot Size:	0.2 Acres
Zoning:	D-Downtown
Market:	Tampa
Submarket:	Clearwater
Price / SF:	\$13.77
Buyer Transaction Fee	\$395

PROPERTY OVERVIEW

Vacant 0.19-acre commercial parcel located at the corner of Madison Avenue S and Brownell Street in Clearwater, Florida. Zoned Downtown Commercial, the site is suitable for commercial or mixed-use development.

Seller prefers to sell in conjunction with 1152 Madison Ave S, Clearwater, allowing for additional parking, storage, or expanded development footprint.

Positioned within an established commercial corridor with access to US-19, SR-60, and I-275. Approximately 8 miles to St. Pete-Clearwater International Airport, 18 miles to Tampa International Airport, and 2 miles to Clearwater Beach.

Permitted uses include retail storefronts, restaurants, cafés, nightlife, professional offices, personal services, and entertainment venues. Utilities are believed to be available nearby (buyer to verify).

Minutes from downtown Clearwater and Gulf beaches. Located in a high-demand Pinellas County market.

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

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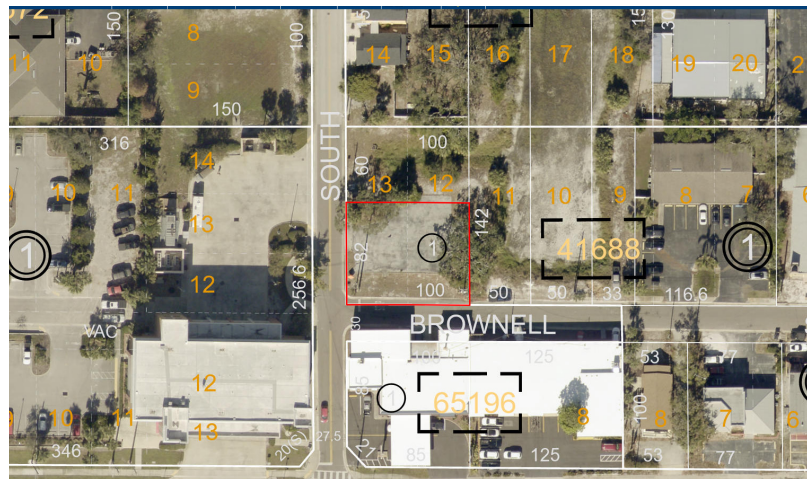
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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Zoned D-Downtown Prime location on the corner Lot on Madison Ave S and Brownell Street
- High potential
- St Pete- Clearwater Airport 8 miles away
- Tampa Airport 16 miles away
- Clearwater Beach 2 miles away
- Investment opportunity
- Land Dimension is 82x100
- FLU is CBD
- Seller prefers to sell this parcel in conjunction with 1152 Madison Ave S, Clearwater, offering the potential for additional parking, storage, or expanded operational space, creating a larger and more functional site for development or owner-user occupancy.



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The Land Dimension is 82x100 with a 1.5 FAR, the maximum total gross buildable area allowed would be approximately 12,400 SF and the FLU is CBD.

Positioned within an established commercial corridor with access to US-19, SR-60, and I-275. Approximately 8 miles to St. Pete-Clearwater International Airport, 18 miles to Tampa International Airport, and 2 miles to Clearwater Beach. some near by business are Sunshine Car Wash, Rita's Italian Ice , Harry's Chop Shop and Clearwater Fire station.

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ZONING

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PROPERTY DETAILS

Sale Price	\$120,000
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PROPERTY INFORMATION	
Property Type	Land
Property Subtype	Office
Zoning	D-Downtown
Lot Size	0.2 Acres
APN #	15-29-15-41688-001-0121

LOCATION INFORMATION	
Building Name	Prime Clearwater Commercial Land .19 acres, Downtown Zoning
Street Address	MADISON AVE S Clearwater FL
City, State, Zip	Clearwater, FL 33756
County	United States
Market	Tampa
Sub-market	Clearwater
Cross-Streets	Brownell Street
Road Type	Paved
Market Type	Large
Nearest Highway	SR 60
Nearest Airport	St Pete - Clearwater

BUILDING INFORMATION	
Number of Lots	1
Best Use	Seller prefers to sell in conjunction with 1152 Madison Ave S, Clearwater, allowing for additional parking, storage, or expanded development footprint.

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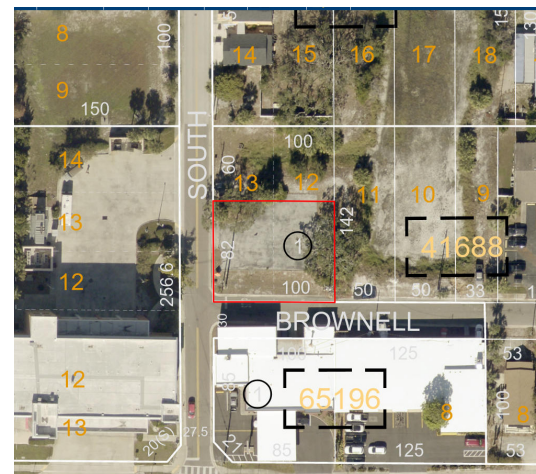
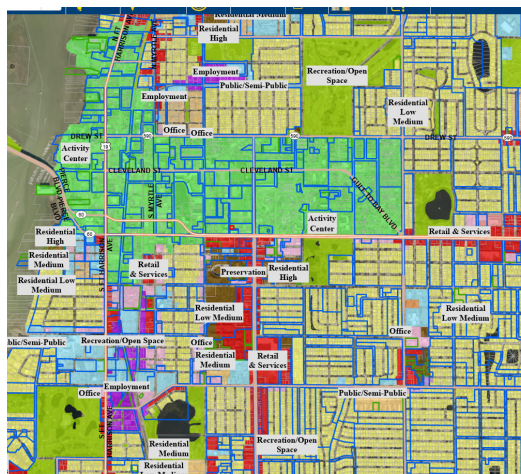
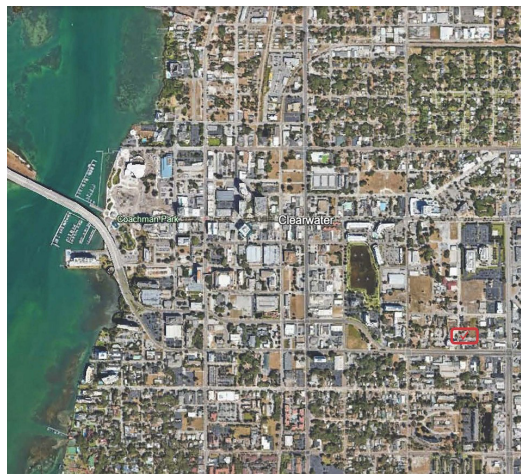
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ADDITIONAL PHOTOS



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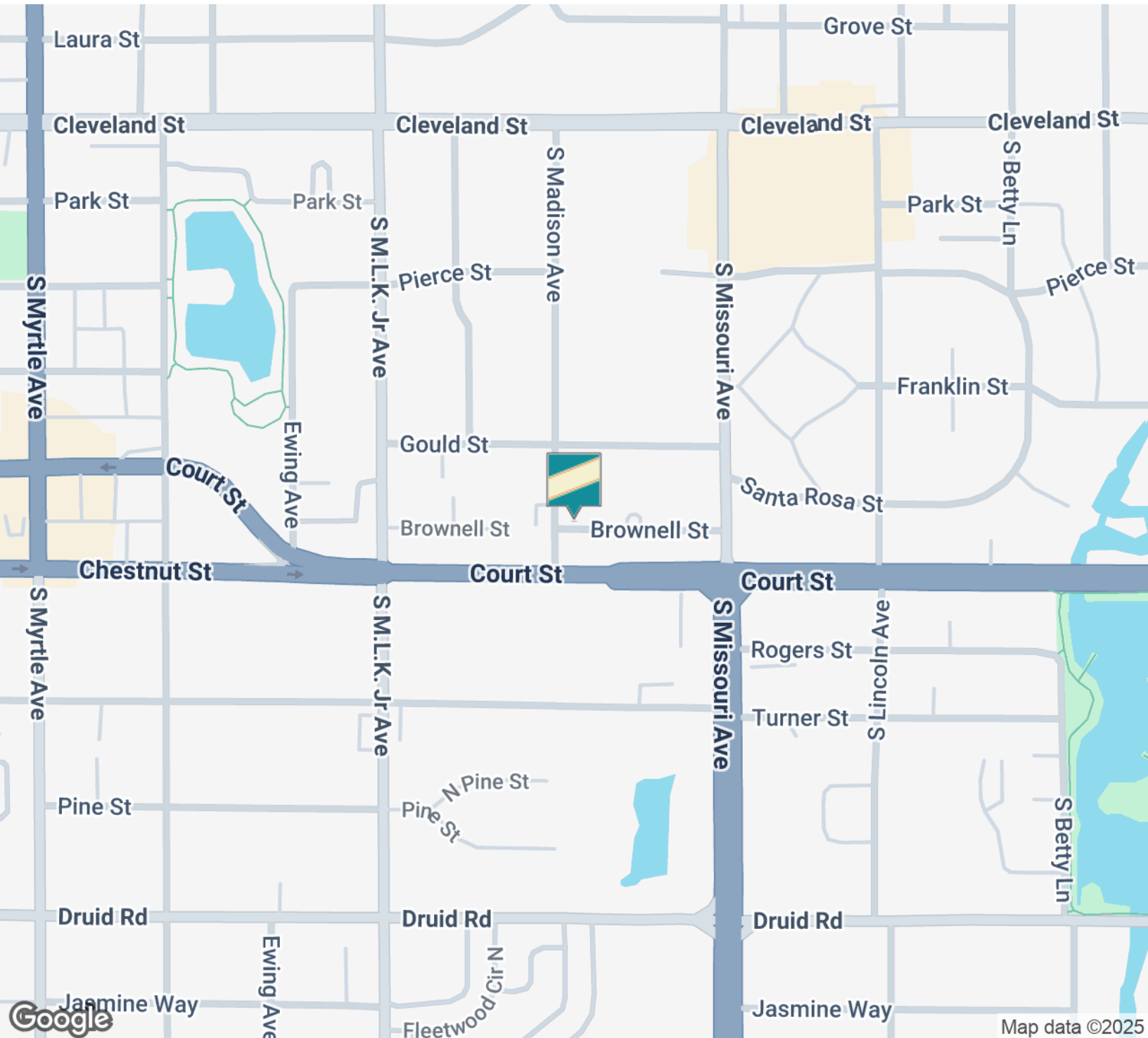
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LOCATION MAP



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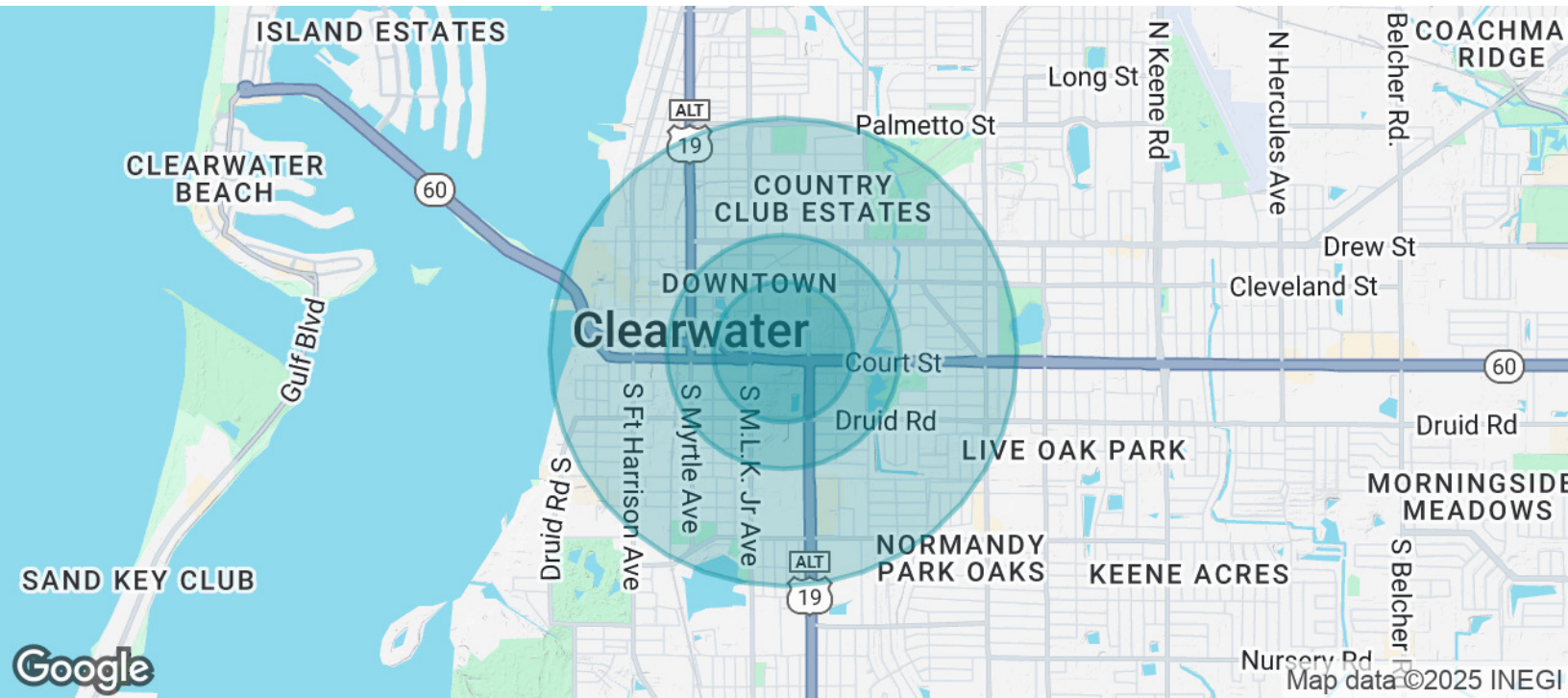
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,517	5,469	16,533
Average Age	48	46	45
Average Age (Male)	46	44	44
Average Age (Female)	50	47	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	881	2,698	7,390
# of Persons per HH	1.7	2	2.2
Average HH Income	\$60,415	\$67,500	\$71,470
Average House Value	\$382,265	\$376,307	\$386,947

Demographics data derived from AlphaMap

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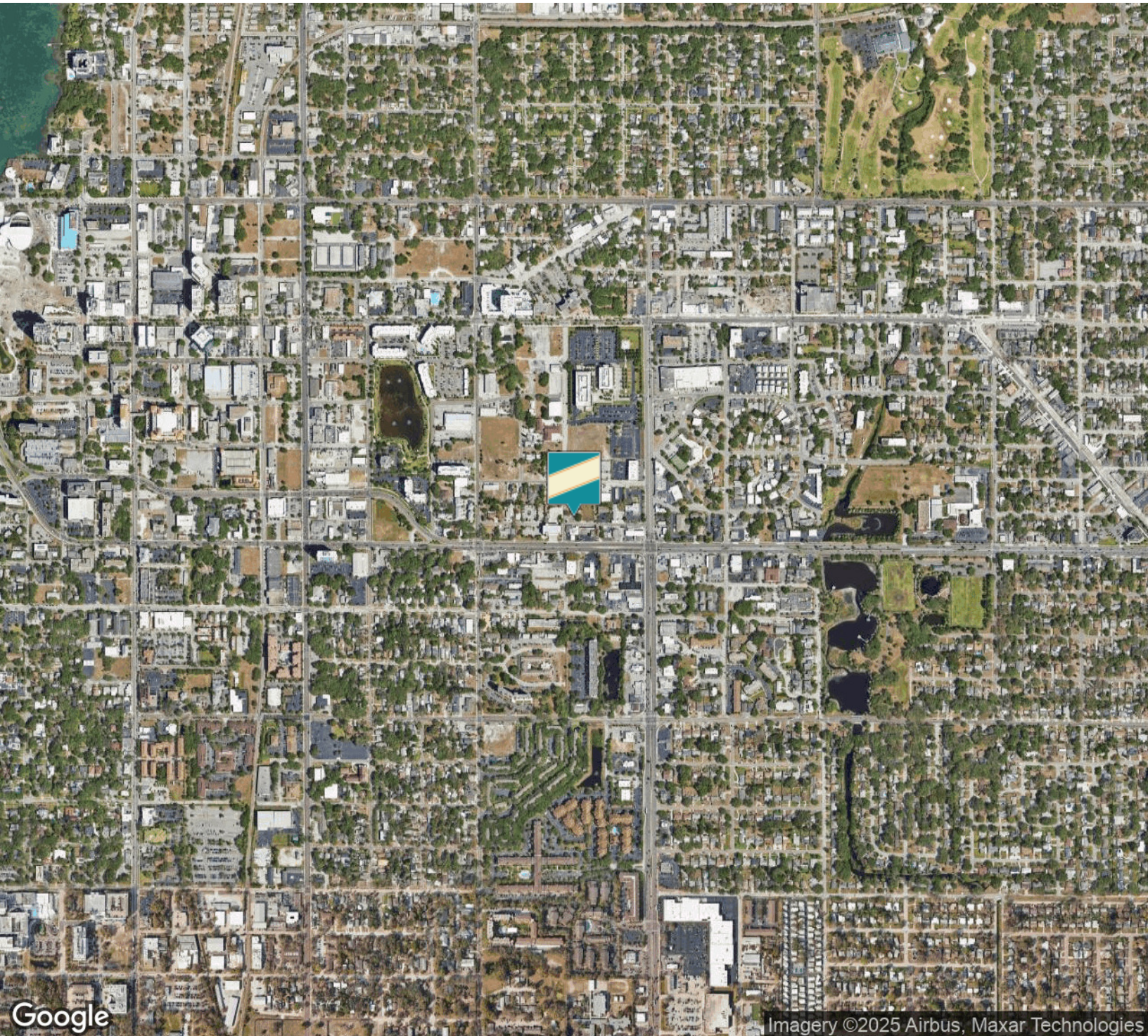
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AERIAL MAP



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GRIMALDI COMMERCIAL REALTY CORP.



ADVISOR BIO

ROSA RONDINELLI

Commercial Real Estate Advisor



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FL #SL3418711

PROFESSIONAL BACKGROUND

Rosa Rondinelli is a seasoned real estate agent and mentor/trainer licensed since 2018. Backed by a strong professional background in Sales and Marketing, Rosa has consistently exceeded expectations—earning multiple “Top in Sales of the Year” awards.

Originally from the New Jersey/New York area, Rosa Rondinelli has proudly called Tampa home for over eight years. Her passion for commercial real estate ignited after relocating and immersing herself in the fast-paced, ever evolving Tampa Bay market.

Committed to delivering exceptional results, Rosa puts her clients' needs and goals at the forefront of every transaction. Her expansive network and persuasive negotiation skills distinguish her as a trusted, results-driven advisor in Tampa's competitive commercial real estate landscape.

Rosa stays ahead of the curve by keeping a close pulse on market trends, legal developments, and emerging technologies—ensuring her clients receive the most current and strategic guidance possible.

Outside of real estate, Rosa is a proud mom to her 10-year-old son and deeply values time with her family. Coming from a proud military family, she is also passionate about supporting those who serve and have served.

Areas of Focus:

- Commercial Sales & Leasing
- Office Sales & Leasing
- Medical Office Sales & Leasing
- Industrial Sales & Leasing
- Retail Sales & Leasing
- Seller Financing and Creative Financing

EDUCATION

Rosa graduated from Georgian Court University in Lakewood, New Jersey, where she received a Bachelor's degree in Business.



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ADVISOR BIO

KARI L. GRIMALDI/ BROKER

President



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kari@grimaldicommercialrealty.com
FL #BK3076744

PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member
International Council of Shopping Centers (ICSC) - Member

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