

INDUSTRIAL FOR SALE

1453 S MARTIN LUTHER KING JR. AVE

CLEARWATER, FL 33756



FOR SALE: \$1,750,000

**KW COMMERCIAL TAMPA PROPERTIES**

5020 W Linebaugh Ave #100  
Tampa, FL 33624



Each Office Independently Owned and Operated

**PRESENTED BY:**

**ALEX LUCKE, CCIM**  
Commercial Director  
O: (813) 264-7754  
C: (727) 410-2896  
alexlucke@kwcommercial.com  
#SL3351552

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# DISCLAIMER

1453 SOUTH MARTIN LUTHER KING JUNIOR AVENUE



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

## KW COMMERCIAL TAMPA PROPERTIES

5020 W Linebaugh Ave #100  
Tampa, FL 33624



Each Office Independently Owned and Operated

## PRESENTED BY:

### ALEX LUCKE, CCIM

Commercial Director

O: (813) 264-7754

C: (727) 410-2896

alexlucke@kwcommercial.com

#SL3351552

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



# EXECUTIVE SUMMARY

1453 SOUTH MARTIN LUTHER KING JUNIOR AVENUE



## OFFERING SUMMARY

<b>PRICE:</b>	\$1,750,000
<b>SQUARE FEET:</b>	10,960 SF
<b>PRICE / SF:</b>	\$159.67
<b>ACRES:</b>	0.71
<b>ZONING:</b>	Commercial (City of Clearwater)
<b>OFFICE SQUARE FEET:</b>	± 4,000
<b>PRIVATE OFFICES:</b>	8
<b>RESTROOMS:</b>	3
<b>GRADE LEVEL DOOR:</b>	(1) Door - 10 x 17
<b>STORAGE UNITS:</b>	44 Units (Range in Size)
<b>APN:</b>	22-29-15-22986-000-0100

## PROPERTY OVERVIEW

KW Commercial Tampa Properties is proud to represent for sale 1453 S Martin Luther King Jr. Ave, Clearwater, FL 33756 (the "Property").

This versatile 0.71-acre commercial Property, zoned Commercial (City of Clearwater), is located just minutes from downtown Clearwater and America's #1 Beach.

The property offers 10,960 sq. ft. across three metal buildings built in 1986. The main building is 5,220 sq. ft., featuring 4,000± sq. ft. of office space with 2 floors, 8 private offices, 3 restrooms, a break room, and 1,220± sq. ft. of flex warehouse space with a 17' x 10' grade-level door. If desired, there is potential to remove the mezzanine and recapture some office space, increasing the warehouse area.

The rear buildings house 44 storage units totaling 5,740 sq. ft., which can be rented for potential income or used as additional storage. Fully fenced, gated, and equipped with security cameras, the Property also offers ample space for RV, boat, or car storage.

This property is ideal for a variety of businesses in need of light assembly or self-storage warehousing, including contractor offices, landscaping companies, plumbing services, building supply distributors, or auto workshops. Additionally, with nearby plans for affordable housing developments (subject to city approval), this location offers future growth potential to an investor.

Contact us today for more details or to schedule a tour!

### KW COMMERCIAL TAMPA PROPERTIES

5020 W Linebaugh Ave #100  
Tampa, FL 33624



Each Office Independently Owned and Operated

### ALEX LUCKE, CCIM

Commercial Director  
O: (813) 264-7754  
C: (727) 410-2896  
alexlucke@kwcommercial.com  
#SL3351552



# PROPERTY PHOTOS



## KW COMMERCIAL TAMPA PROPERTIES

5020 W Linebaugh Ave #100  
Tampa, FL 33624



Each Office Independently Owned and Operated

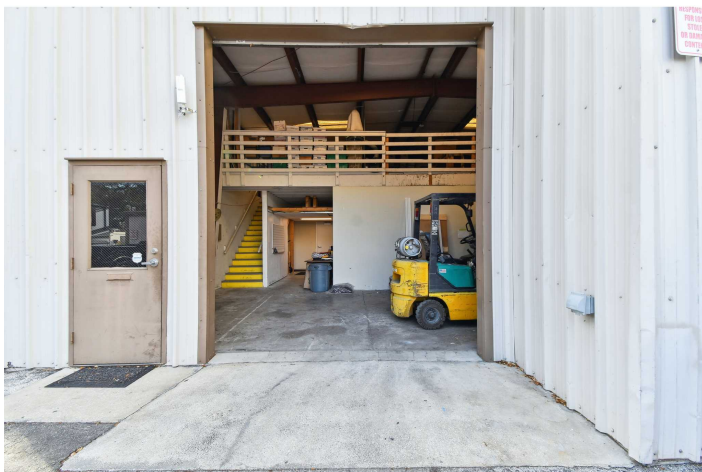
## ALEX LUCKE, CCIM

Commercial Director  
O: (813) 264-7754  
C: (727) 410-2896  
alexlucke@kwcommercial.com  
#SL3351552



# PROPERTY PHOTOS

1453 SOUTH MARTIN LUTHER KING JUNIOR AVENUE



**KW COMMERCIAL TAMPA PROPERTIES**  
5020 W Linebaugh Ave #100  
Tampa, FL 33624



Each Office Independently Owned and Operated

**ALEX LUCKE, CCIM**  
Commercial Director  
O: (813) 264-7754  
C: (727) 410-2896  
alexlucke@kwcommercial.com  
#SL3351552



# PROPERTY PHOTOS

1453 SOUTH MARTIN LUTHER KING JUNIOR AVENUE



## KW COMMERCIAL TAMPA PROPERTIES

5020 W Linebaugh Ave #100  
Tampa, FL 33624



Each Office Independently Owned and Operated

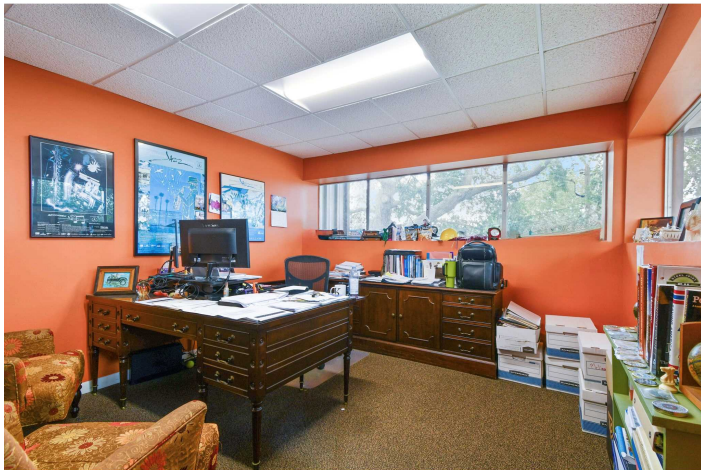
## ALEX LUCKE, CCIM

Commercial Director  
O: (813) 264-7754  
C: (727) 410-2896  
alexlucke@kwcommercial.com  
#SL3351552



# PROPERTY PHOTOS

1453 SOUTH MARTIN LUTHER KING JUNIOR AVENUE



**KW COMMERCIAL TAMPA PROPERTIES**  
5020 W Linebaugh Ave #100  
Tampa, FL 33624



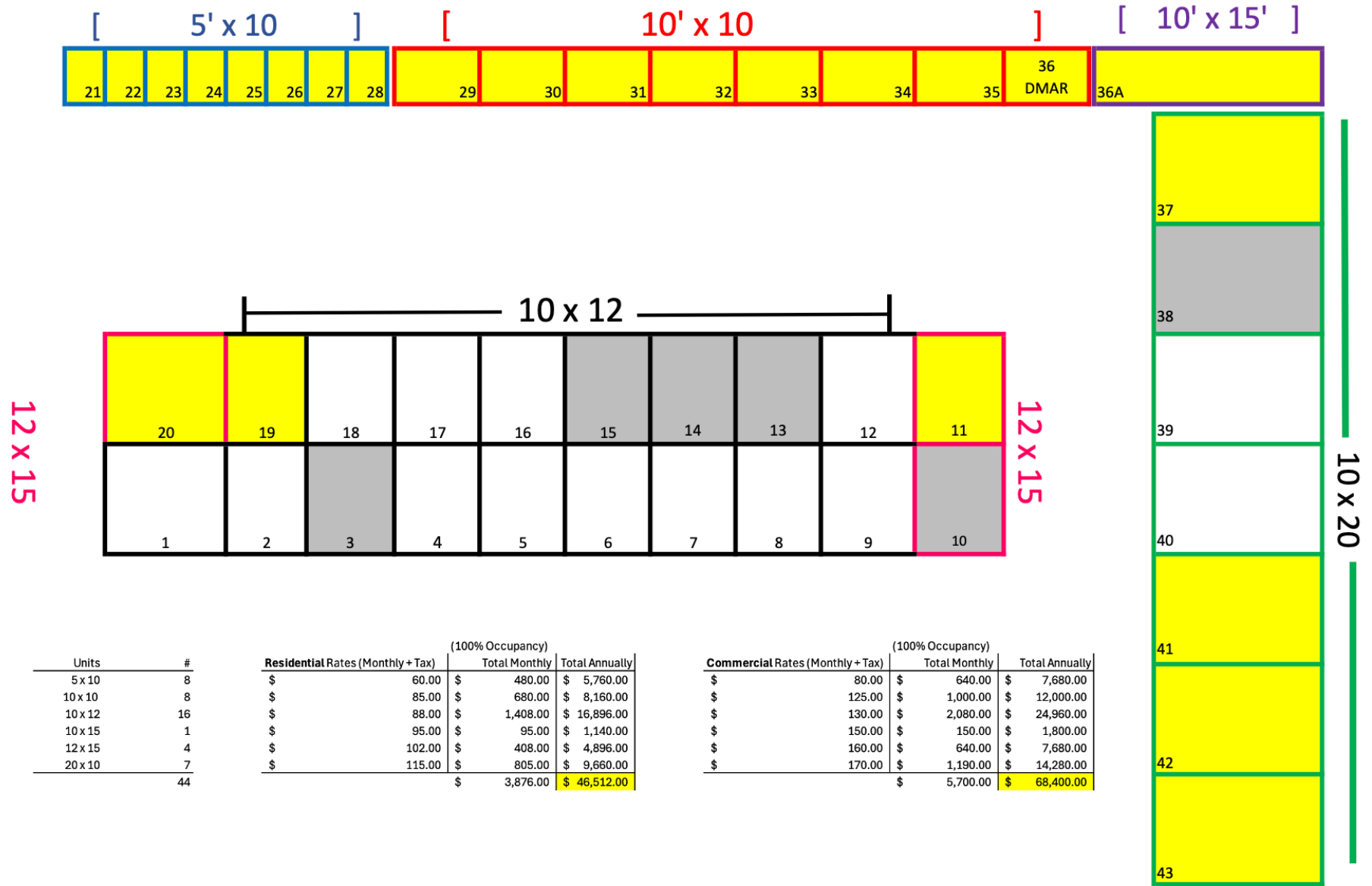
Each Office Independently Owned and Operated

**ALEX LUCKE, CCIM**  
Commercial Director  
O: (813) 264-7754  
C: (727) 410-2896  
alexlucke@kwcommercial.com  
#SL3351552



# UNITS | POTENTIAL INCOME

1453 SOUTH MARTIN LUTHER KING JUNIOR AVENUE



Units	#	(100% Occupancy)		
		Residential Rates (Monthly + Tax)	Total Monthly	Total Annually
5 x 10	8	\$ 60.00	\$ 480.00	\$ 5,760.00
10 x 10	8	\$ 85.00	\$ 680.00	\$ 8,160.00
10 x 12	16	\$ 88.00	\$ 1,408.00	\$ 16,896.00
10 x 15	1	\$ 95.00	\$ 95.00	\$ 1,140.00
12 x 15	4	\$ 102.00	\$ 408.00	\$ 4,896.00
20 x 10	7	\$ 115.00	\$ 805.00	\$ 9,660.00
	44		\$ 3,876.00	\$ 46,512.00

Commercial Rates (Monthly + Tax)	(100% Occupancy)		
	Total Monthly	Total Annually	
\$ 80.00	\$ 640.00	\$ 7,680.00	
\$ 125.00	\$ 1,000.00	\$ 12,000.00	
\$ 130.00	\$ 2,080.00	\$ 24,960.00	
\$ 150.00	\$ 150.00	\$ 1,800.00	
\$ 160.00	\$ 640.00	\$ 7,680.00	
\$ 170.00	\$ 1,190.00	\$ 14,280.00	
	\$ 5,700.00	\$ 68,400.00	

**KW COMMERCIAL TAMPA PROPERTIES**  
5020 W Linebaugh Ave #100  
Tampa, FL 33624



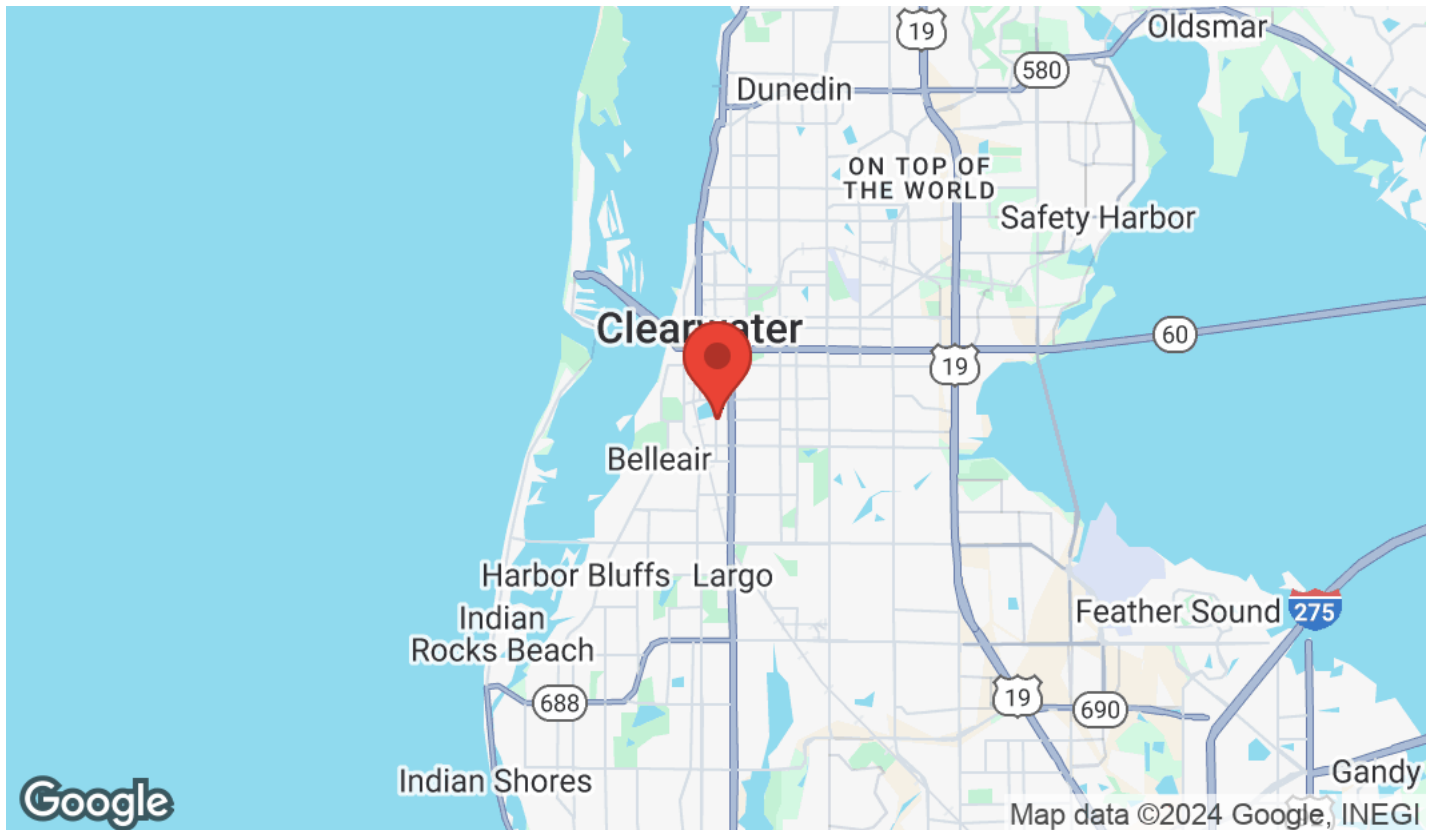
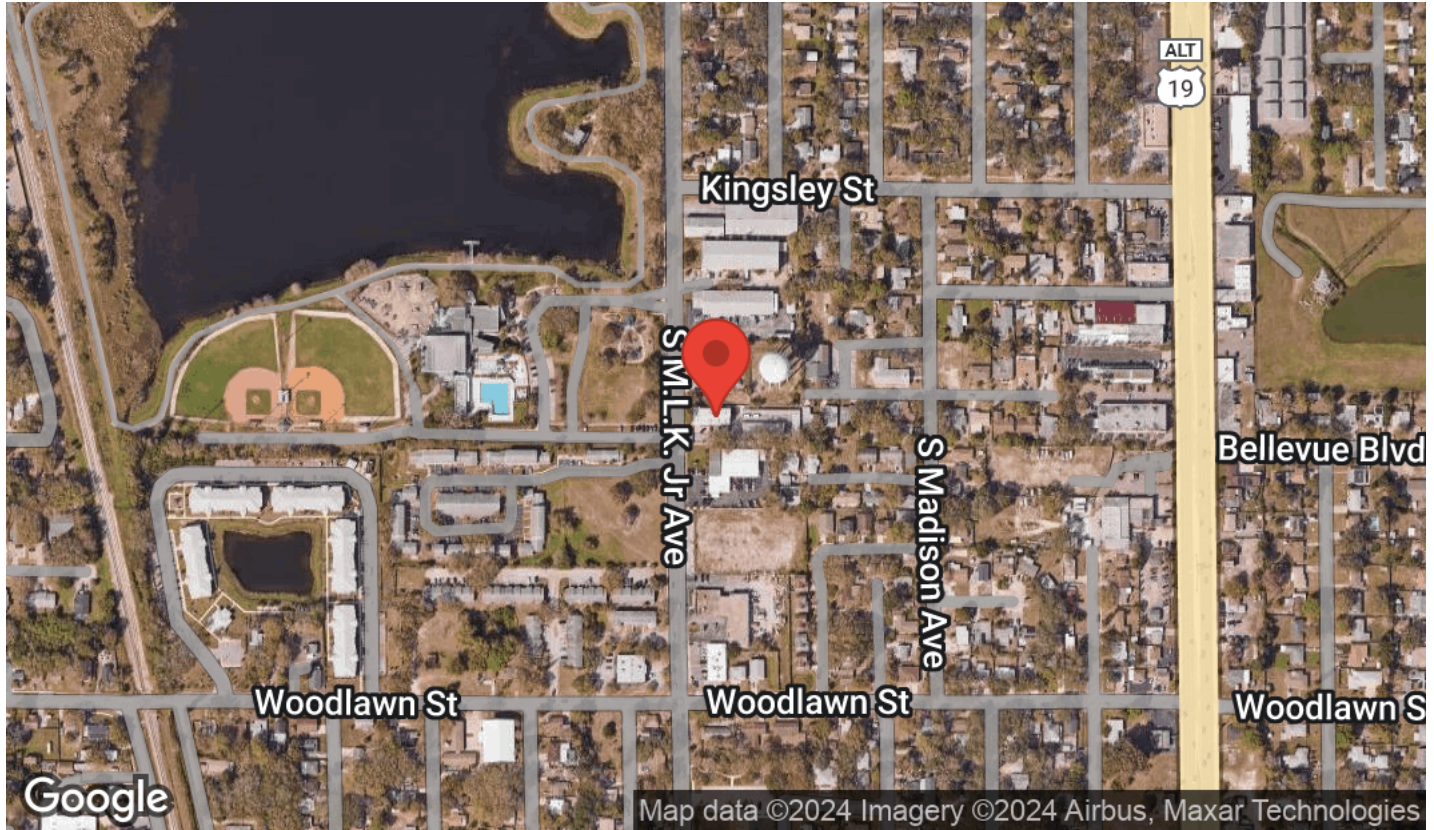
Each Office Independently Owned and Operated

**ALEX LUCKE, CCIM**  
Commercial Director  
O: (813) 264-7754  
C: (727) 410-2896  
alexlucke@kwcommercial.com  
#SL3351552



# LOCATION MAPS

1453 SOUTH MARTIN LUTHER KING JUNIOR AVENUE



## KW COMMERCIAL TAMPA PROPERTIES

5020 W Linebaugh Ave #100  
Tampa, FL 33624



Each Office Independently Owned and Operated

## ALEX LUCKE, CCIM

Commercial Director  
O: (813) 264-7754  
C: (727) 410-2896  
alexlucke@kwcommercial.com  
#SL3351552

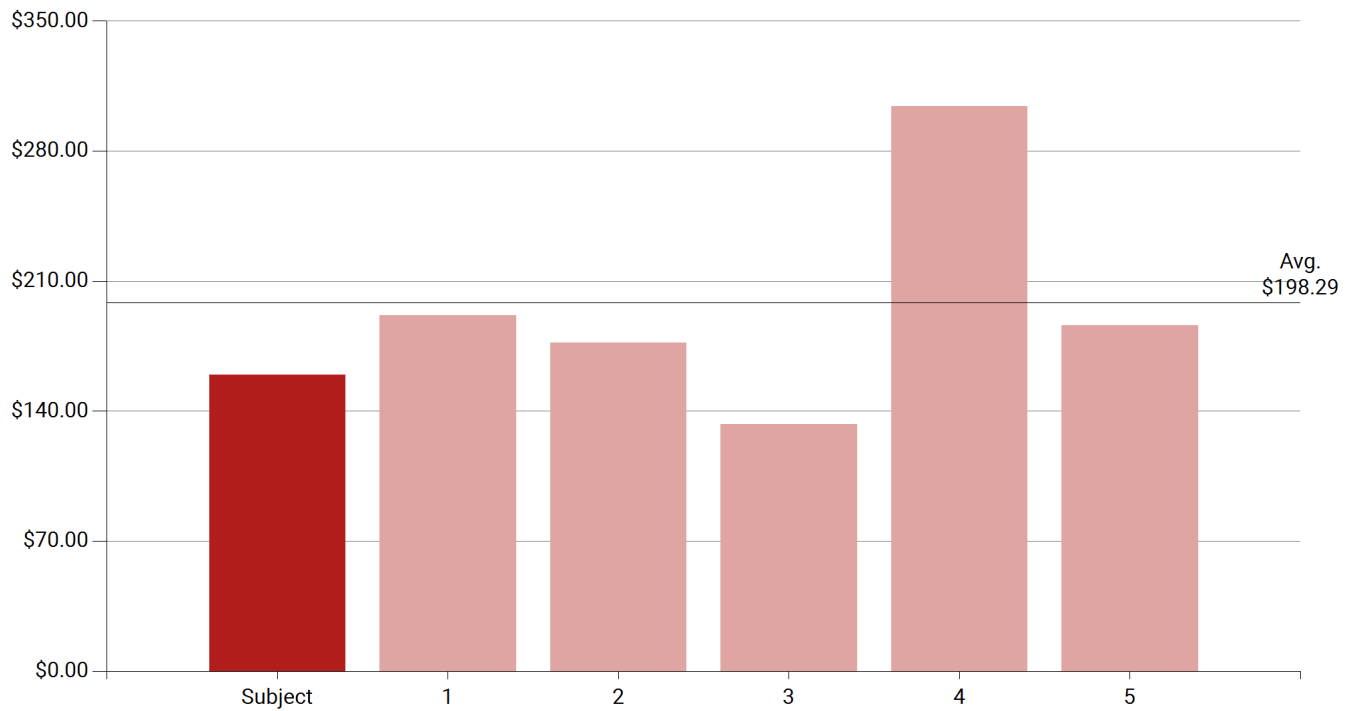


# RECENT SALE COMPARABLES

1453 SOUTH MARTIN LUTHER KING JUNIOR AVENUE



Price per SF



## KW COMMERCIAL TAMPA PROPERTIES

5020 W Linebaugh Ave #100  
Tampa, FL 33624



Each Office Independently Owned and Operated

## ALEX LUCKE, CCIM

Commercial Director  
O: (813) 264-7754  
C: (727) 410-2896  
alexlucke@kwcommercial.com  
#SL3351552



# RECENT SALE COMPARABLES

1453 SOUTH MARTIN LUTHER KING JUNIOR AVENUE



Sale Price	\$1,750,000
Spaces	1
Rentable SF	10,960
Price/SF	\$159.67
Acres	0.710
Year Built	1986

## 1453 S Martin Luther King Jr. Ave

1453 South Martin Luther King Junior Avenue, Clearwater, FL 33756



1	Sale Price	\$950,000
	Rentable SF	4,960
	Price/SF	\$191.53
	Acres	0.340
	Year Built	1988
	Sale Date	1/13/2025

## 1170 Gould Street

1170 Gould Street, Clearwater, FL 33756



2	Sale Price	\$2,080,000
	Rentable SF	11,760
	Price/SF	\$176.87
	Acres	1.090
	Year Built	1970
	Sale Date	10/2/2024

## 12600 Belcher Road

12600 Belcher Road, Largo, FL 33773

### KW COMMERCIAL TAMPA PROPERTIES

5020 W Linebaugh Ave #100  
Tampa, FL 33624



Each Office Independently Owned and Operated

### ALEX LUCKE, CCIM

Commercial Director  
O: (813) 264-7754  
C: (727) 410-2896  
alexlucke@kwcommercial.com  
#SL3351552



# RECENT SALE COMPARABLES

1453 SOUTH MARTIN LUTHER KING JUNIOR AVENUE



3



Sale Price	\$1,275,000
Rentable SF	9,600
Price/SF	\$132.81
Acres	0.630
Year Built	1988
Sale Date	8/28/2024

## 2020 Wild Acres Road

2020 Wild Acres Road, Largo, FL 33771

4



Sale Price	\$3,450,000
Rentable SF	11,348
Price/SF	\$304.02
Acres	4.710
Year Built	1974
Sale Date	6/20/2024

## 1350 Starkey Rd

1350 Starkey Rd, Largo, FL 33771

5



Sale Price	\$1,000,000
Rentable SF	5,370
Price/SF	\$186.22
Acres	0.30
Year Built	1986
Sale Date	5/1/2024

## 1175 Gould St

1175 Gould Street, Clearwater, FL 33756

### KW COMMERCIAL TAMPA PROPERTIES

5020 W Linebaugh Ave #100  
Tampa, FL 33624



Each Office Independently Owned and Operated

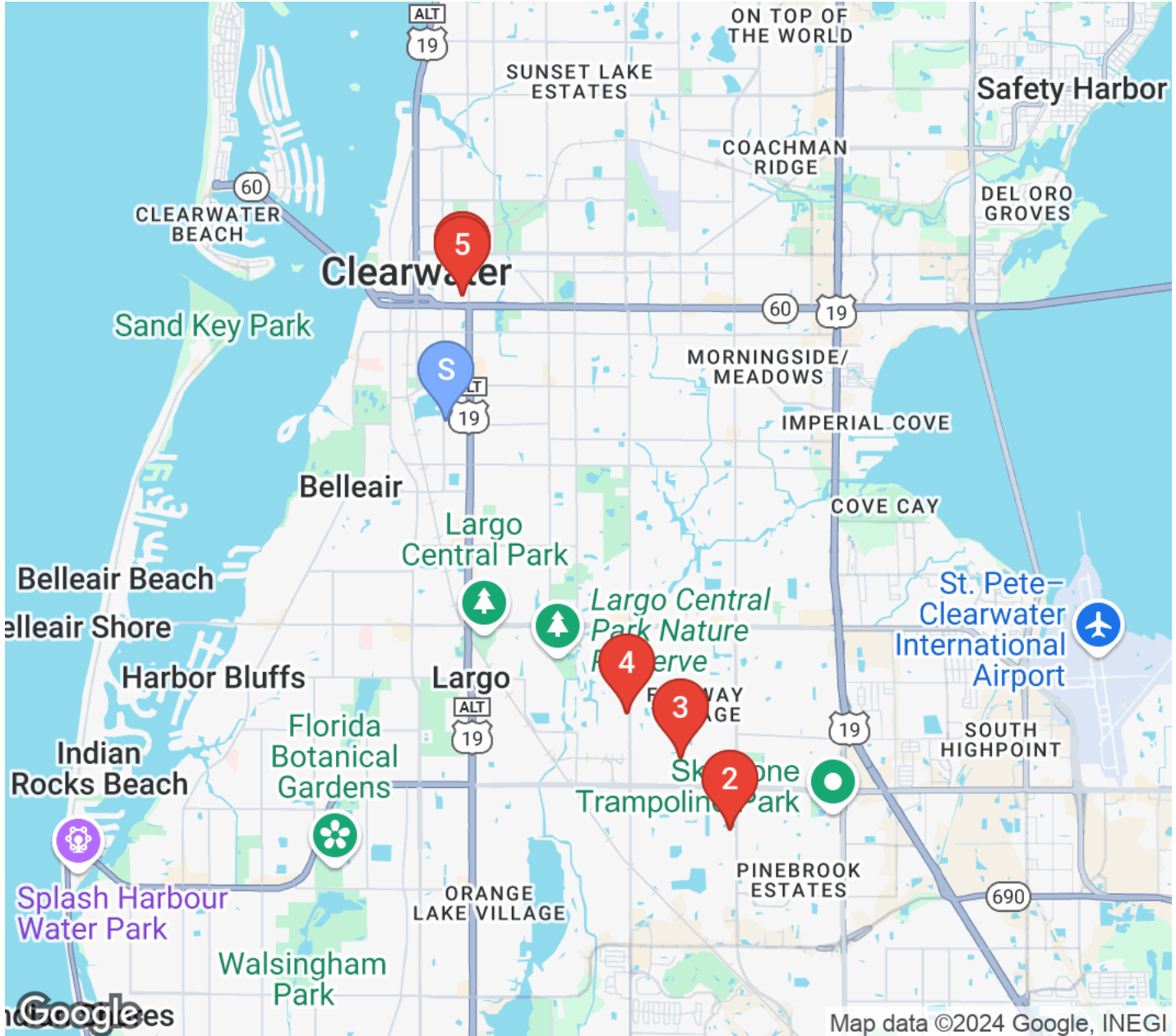
### ALEX LUCKE, CCIM

Commercial Director  
O: (813) 264-7754  
C: (727) 410-2896  
alexlucke@kwcommercial.com  
#SL3351552



# RECENT SALE COMPARABLES

1453 SOUTH MARTIN LUTHER KING JUNIOR AVENUE



- S** 1453 S Martin Luther King Jr. Ave  
1453 South Martin Luther King  
Clearwater, FL, 33756  
\$1,750,000
- 1** 1170 Gould Street  
Clearwater, FL, 33756  
\$950,000
- 2** 12600 Belcher Road  
Largo, FL, 33773  
\$2,080,000
- 3** 2020 Wild Acres Road  
Largo, FL, 33771  
\$1,275,000
- 4** 1350 Starkey Rd  
Largo, FL, 33771  
\$3,450,000
- 5** 1175 Gould St  
1175 Gould Street  
Clearwater, FL, 33756  
\$1,000,000

**KW COMMERCIAL TAMPA PROPERTIES**  
5020 W Linebaugh Ave #100  
Tampa, FL 33624



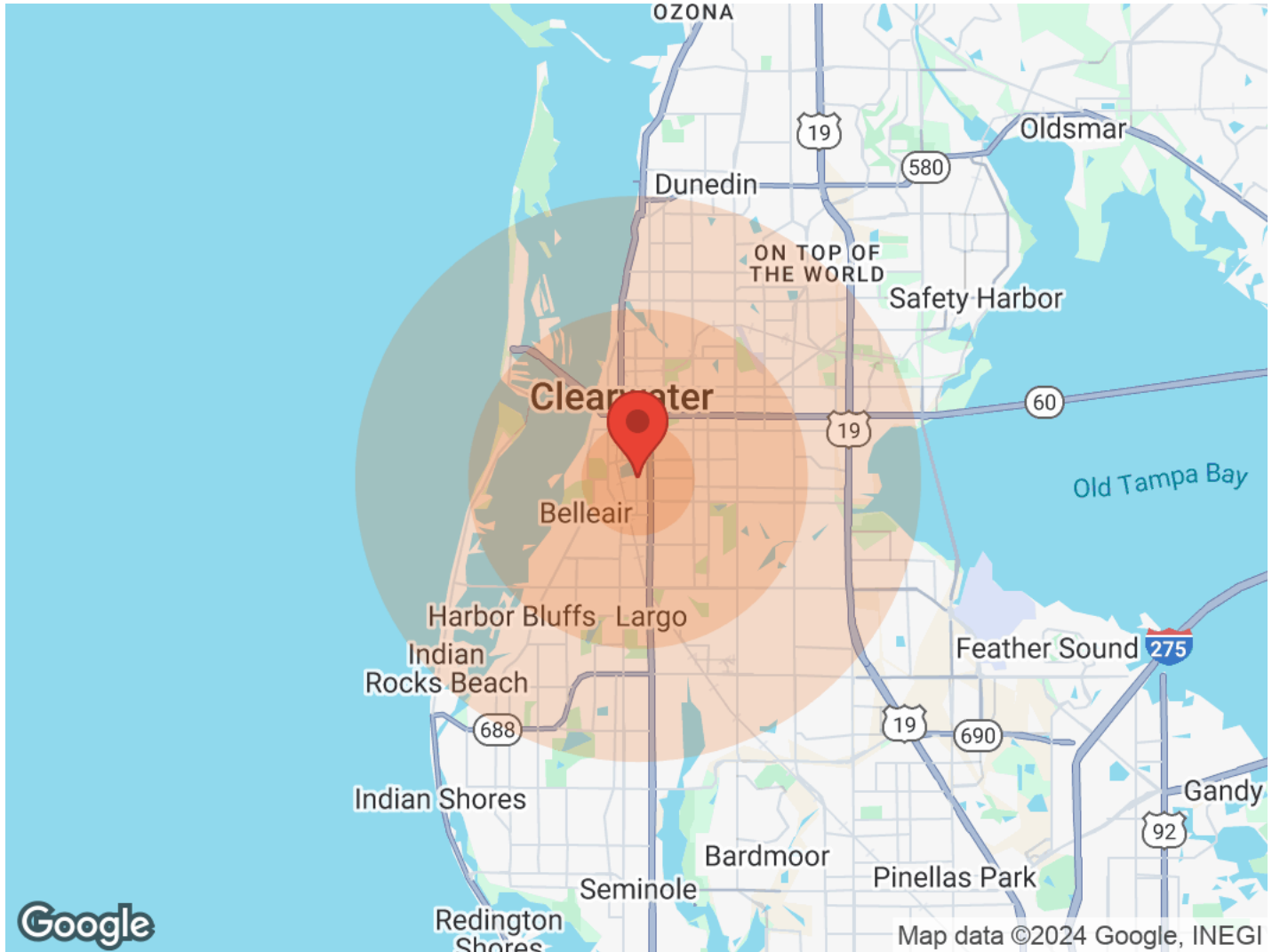
Each Office Independently Owned and Operated

**ALEX LUCKE, CCIM**  
Commercial Director  
O: (813) 264-7754  
C: (727) 410-2896  
alexlucke@kwcommercial.com  
#SL3351552



# DEMOGRAPHICS

1453 SOUTH MARTIN LUTHER KING JUNIOR AVENUE



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	7,867	45,454	107,198	Median	\$32,002	\$41,313	\$43,246
Female	8,414	49,789	118,402	< \$15,000	1,609	6,544	14,176
Total Population	16,281	95,243	225,600	\$15,000-\$24,999	1,365	6,804	15,785
				\$25,000-\$34,999	1,138	5,951	14,077
				\$35,000-\$49,999	1,279	6,902	18,688
				\$50,000-\$74,999	1,083	7,307	19,391
				\$75,000-\$99,999	425	4,088	10,071
				\$100,000-\$149,999	200	2,937	7,571
				\$150,000-\$199,999	58	827	2,269
				> \$200,000	57	961	2,588
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	12,805	79,526	194,947	Total Units	8,743	54,482	133,640
Black	2,506	9,570	16,889	Occupied	7,415	43,717	108,040
Am In/AK Nat	19	99	181	Owner Occupied	3,371	25,730	68,288
Hawaiian	7	32	95	Renter Occupied	4,044	17,987	39,752
Hispanic	2,400	11,109	23,147	Vacant	1,328	10,765	25,600
Multi-Racial	1,738	10,400	22,304				

**KW COMMERCIAL TAMPA PROPERTIES**  
 5020 W Linebaugh Ave #100  
 Tampa, FL 33624



Each Office Independently Owned and Operated

**ALEX LUCKE, CCIM**  
 Commercial Director  
 O: (813) 264-7754  
 C: (727) 410-2896  
 alexlucke@kwcommercial.com  
 #SL3351552

## THE LISTING TEAM

1453 SOUTH MARTIN LUTHER KING JUNIOR AVENUE



### ALEX LUCKE, CCIM Commercial Director



---

KW Commercial Tampa Properties  
5020 W Linebaugh Ave #100  
Tampa, FL 33624  
O: (813) 264-7754  
C: (727) 410-2896  
alexlucke@kwcommercial.com  
#SL3351552

Alex Lucke is a licensed Real Estate Sales Associate in the State of Florida and a Certified Commercial Investment Member, CCIM. As a Commercial Director at KW Commercial, he provides his clients with tailored full-service real estate solutions that maximize value, delivered with a commitment to excellence.

Alex brokers transactions within the Industrial, Office, Retail, and Multifamily product types. In 2020, he received his CCIM designation which is held by less than 10% of commercial brokers nationwide. He's an ethical member of many local and national boards including FGCAR, GTAR, NAR, and CCIM. Throughout his career, he's proud to have serviced a variety of clients including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Caterings & Events, and numerous local small businesses.

Outside of real estate, Alex enjoys spending time with his wife, Jacqueline, who is a Podiatric Surgeon. They both attended the University of Florida and enjoy watching football, playing golf, and traveling.