

High-Visibility Retail & Flex Space on US-19 ALT



1393 S Missouri Ave | Clearwater, FL 33756



- Divisible suites with flexible layouts
- Retail storefront exposure
- Immediate availability | Flexible lease terms

- Up to $\pm 9,540$ SF
- Roll-Up Access
- $\pm 27,500$ VPD

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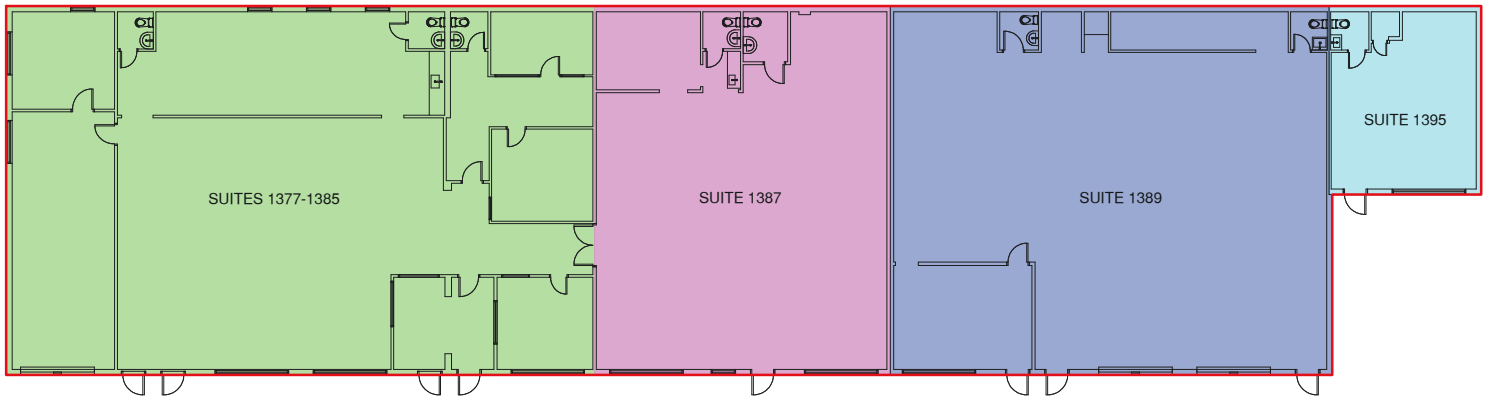
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Suites from ± 529 SF to $\pm 9,540$ SF | Retail, Office & Flex Configurations

FLOOR PLAN

SUITES 1377-1385	■ 4,002 SF
SUITE 1387	■ 2,012 SF
SUITE 1389	■ 2,997 SF
SUITE 1395	■ 529 SF



Available Space

- Total Rentable Area: 9,540 SF
- Divisible from: ±529 SF
- Suites may be leased individually or combined

Lease Highlights

- Immediate availability
- Roll-up access in select suites
- Retail storefront exposure
- Pylon and storefront signage available
- Flexible lease terms

Lease Rates

- Pricing Available Upon Request
- Final lease rates subject to suite configuration, lease term, and tenant use.

Prime Clearwater Location

- ±27,500 VPD on US-19 ALT
- Minutes to Downtown Clearwater & Clearwater Beach
- Close proximity to Morton Plant Hospital
- Dense surrounding residential neighborhoods



Now Leasing — Tours Available Immediately
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AVAILABLE UNITS SUMMARY

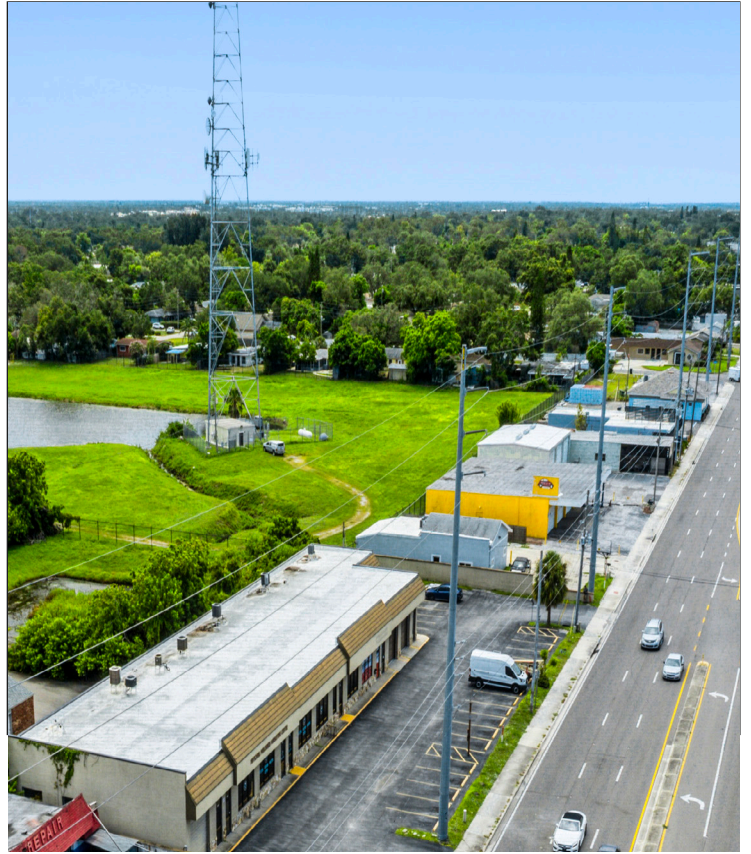
Total Rentable Area: 9,540 SF

Suite	Type	GLA	% OF GLA
1377-1385	Retail/Flex	4,002 SF	41.98
1387	Retail	2,012 SF	21.06
1389	Retail/Flex	2,997 SF	31.48
1395	Retail/Office	529 SF	5.48
TOTALS:		9,540 SF	100%

Suites may be leased individually or combined.



Photos



Ideal For

- Contractors and trade services
- Auto service, detailing, or light repair
- Medical supply or support users
- Showrooms and specialty retail
- Fitness, studio, or training concepts
- E-commerce or service businesses requiring light storage

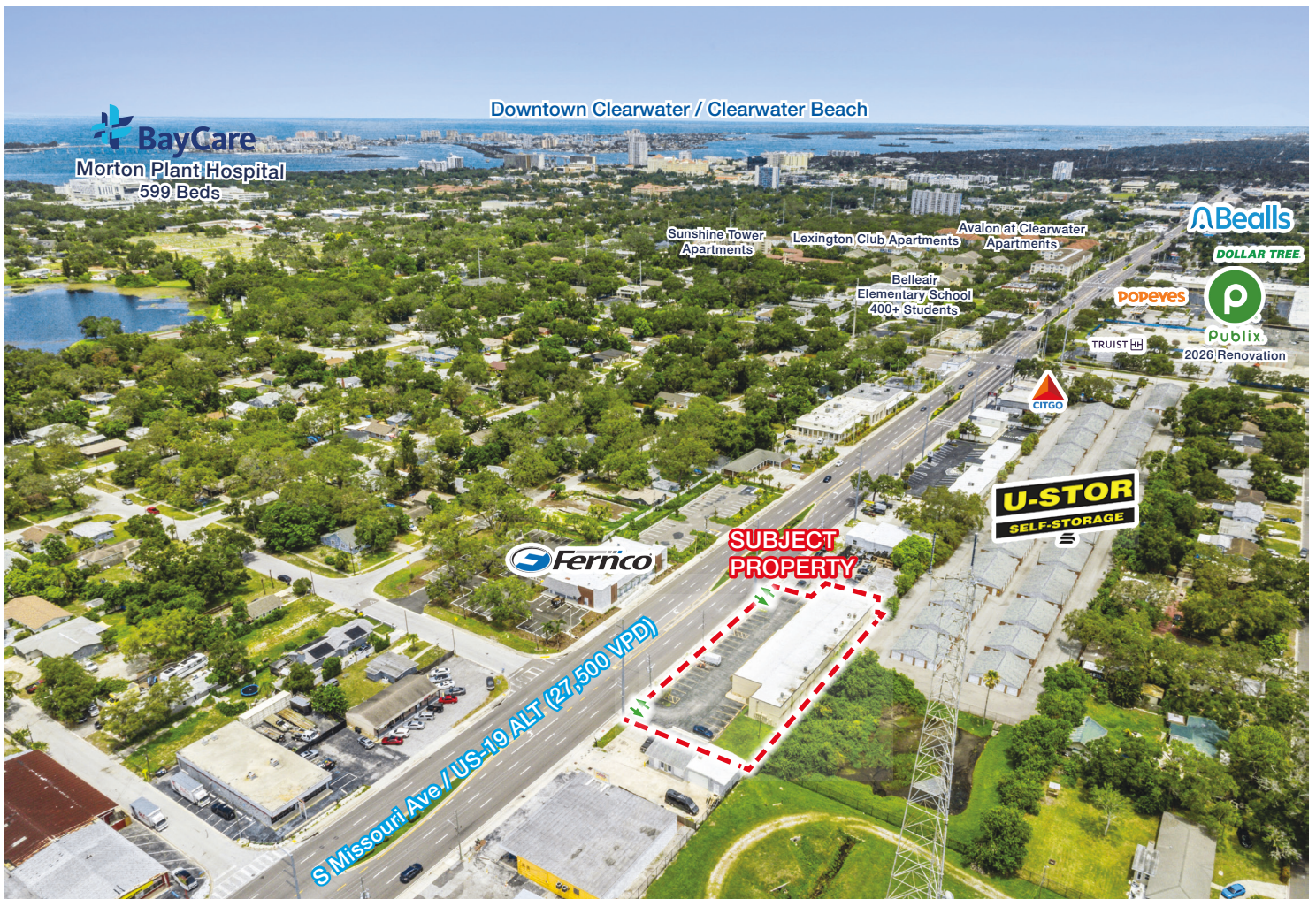
The flexible configuration allows tenants to tailor space to operational needs while maintaining strong customer visibility.

Location & Visibility

Location & Visibility

Positioned along S Missouri Ave / US-19 ALT, the property benefits from strong traffic exposure, excellent access, and proximity to major demand drivers.

- ±27,500 vehicles per day
- Signalized access and dedicated turn lane
- Strong north-south connectivity
- Close proximity to healthcare, retail, and residential density



Leasing Contacts



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