

# FREE-STANDING RETAIL FOR SALE OR LEASE

Strategic Location



1446 S. Missouri Ave  
Clearwater, FL 33756



EUROPEAN EQUITIES  
CORPORATION

# Company History

## The Salvation Army Thrift Store & Donation Center 1446 S. Missouri Ave. Clearwater, FL 33756 Built: 1959

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Located on a bustling thoroughfare in Clearwater, just south of Nursery Road, this property offers excellent visibility and high traffic exposure.

Previously a well-loved destination for locals, this space served as both a donation drop-off point and a popular spot for shoppers seeking quality items at unbeatable wholesale prices.

The property boasts ample parking and convenient access, making it easy for customers and deliveries alike. In addition, the building features a loading bay at the rear for smooth operational flow.

Whether you're looking to capitalize on the property's established foot traffic or repurpose the space for your own business needs, this is an ideal location with endless potential.



# Investment Overview



Single Retail Space | 12,250 SF | \$16 SF NNN

For Sale: \$2,400,000



Heavy Daily Traffic: ADT 25,863+ Vehicles on US Alternate Hwy 19 ( Missouri Ave S)



Major Retail Corridor including Walmart, Publix, Esporta, Ross, TJ Maxx, Verizon, Office Depot



5-Mile Population: 252,221 Residents (2023)



Median Household Income: \$60,465 (2023)



Florida has No State Income Tax

## Proposed New Elevation

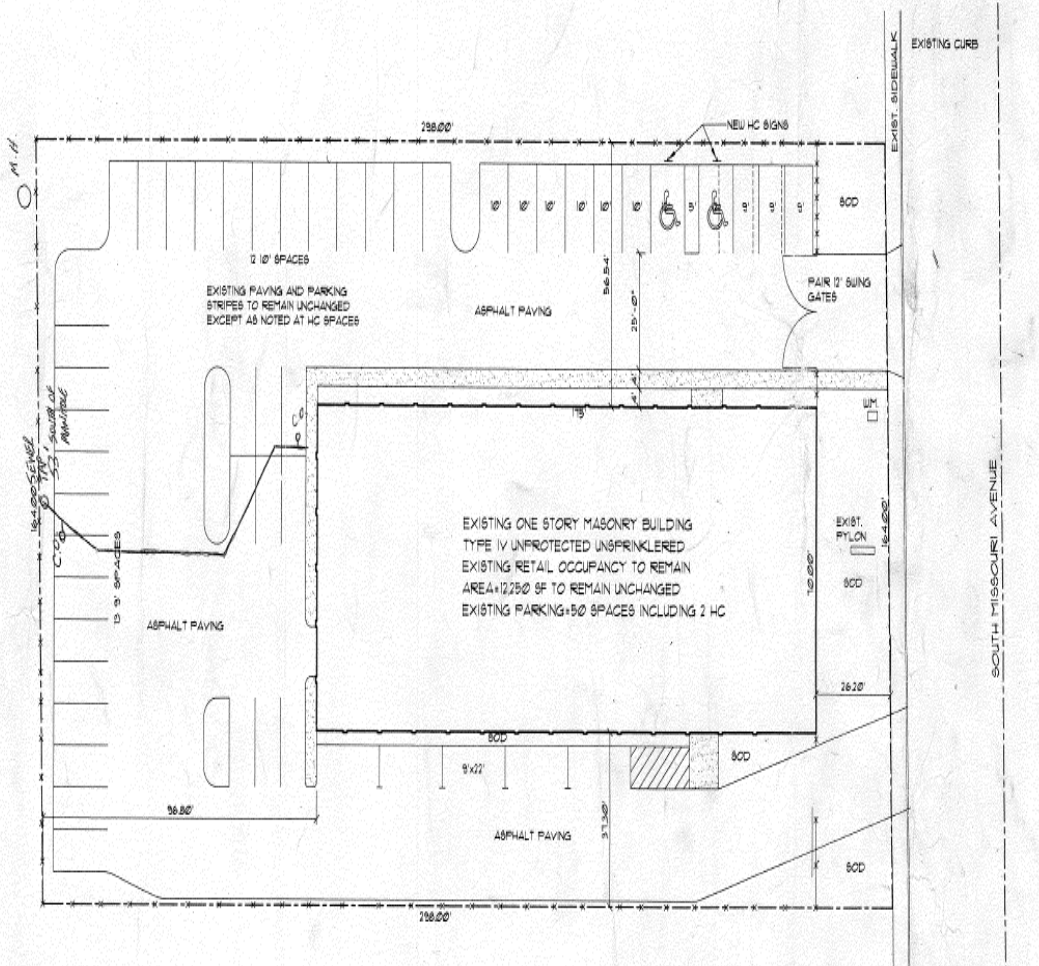


## Existing Building

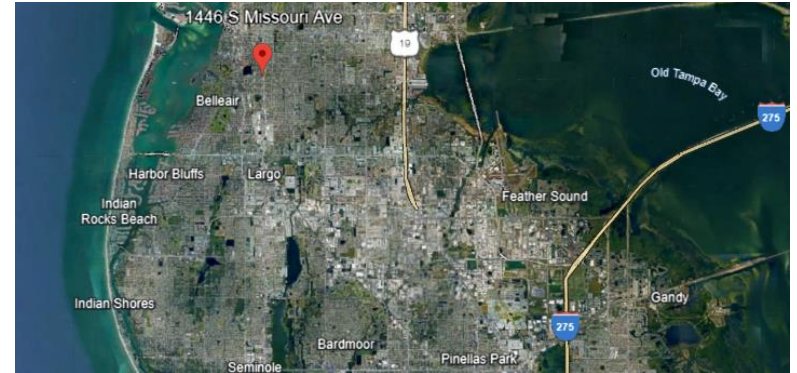


# Location: Single Parcel

## Site Plan



## Map Location



## Existing Signage



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# Demographics: Population Profile & Traffic

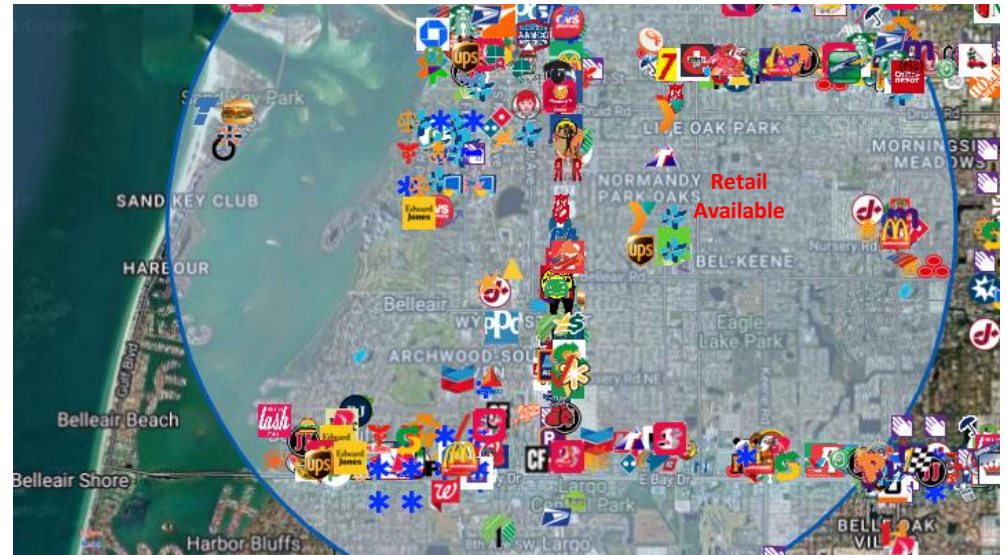
Population	2 Miles	5 Miles	10 Miles
<b>2020 Population</b>	50,131	245,475	557,049
<b>2024 Population</b>	50,540	252,221	561,623
<b>2029 Population Projection</b>	50,930	255,078	565,989
<b>Annual Growth 2020-2024</b>	0.20%	0.70%	0.20%
<b>Annual Growth 2024-2029</b>	0.20%	0.20%	0.20%
<b>Median Age</b>	45.8	49.3	49.9
<b>Bachelor's Degree or Higher</b>	26%	28%	30%

Households	2 Miles	5 Miles	10 Miles
<b>2020 Households</b>	22,296	113,927	256,632
<b>2024 Households</b>	22,412	116,983	258,651
<b>2029 Household Projection</b>	22,573	118,290	260,626
<b>Annual Growth 2020-2024</b>	0.70%	0.70%	0.30%
<b>Annual Growth 2024-2029</b>	0.10%	0.20%	0.20%
<b>Owner Occupied Households</b>	12,339	72,671	173,318
<b>Renter Occupied Households</b>	10,234	45,619	87,308
<b>Avg Household Size</b>	2.1	2	2.1
<b>Avg Household Vehicles</b>	1	2	2
<b>Total Specified Consumer Spending (\$)</b>	\$581.2M	\$3.2B	\$7.4B

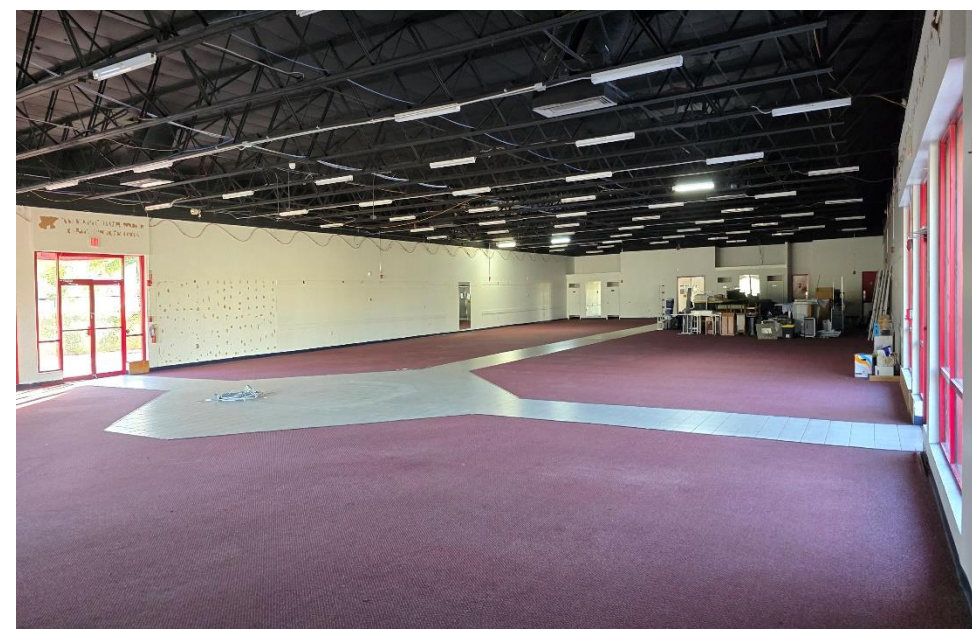
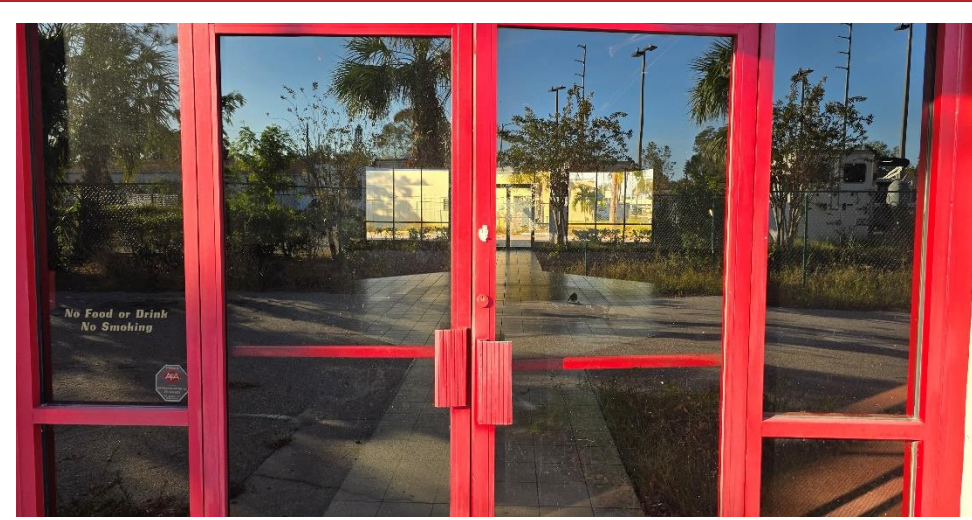
Income	2 Miles	5 Miles	10 Miles
<b>Avg Household Income</b>	\$72,795	\$78,469	\$83,857

## Street Traffic Volume & Distance from Property

S Missouri Ave & N Missouri Ave:	25,710 ADT	0.04 miles from property
S Missouri Ave & Kingsley St S:	29,520 ADT	0.21 miles from property
Lakeview RD & S Michigan Ave W:	9,456 ADT	0.37 miles from property
S Greenwood Ave & South St S:	7,028 ADT	0.37 miles from property
Lakeview Rd & S Missouri Ave W:	9,067 ADT	0.37 miles from property
Belleair Rd & S Missouri Ave W:	8,933 ADT	0.40 miles from property
Belleair Rd & S Madison Ave W:	8,240 ADT	0.40 miles from property
Tilley Ave & Belleair Rd S:	8,052 ADT	0.51 miles from property

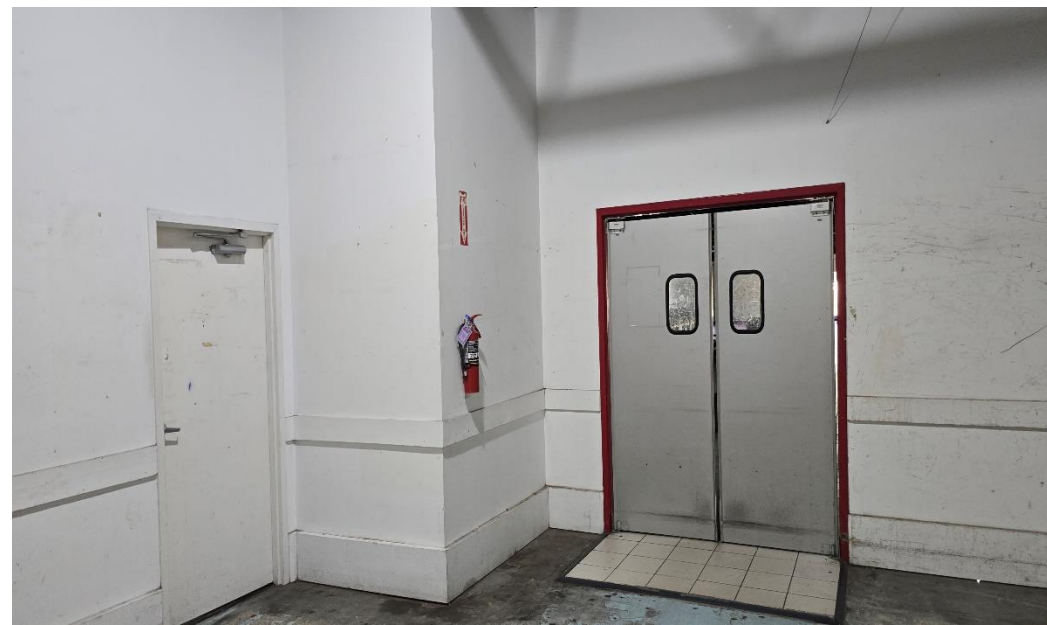


# Research: Property Photos



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**David McComas**  
Chief Executive Officer  
(m) 727-410-2800  
dmccomas@europeanequities.com

18167 US Highway 19 N.  
Clearwater, FL 33764  
info@europeanequities.com  
(727) 723-3771