



**KLEIN & HEUCHAN, INC.**  
**REALTORS**

Commercial/Investment/Real Estate Services

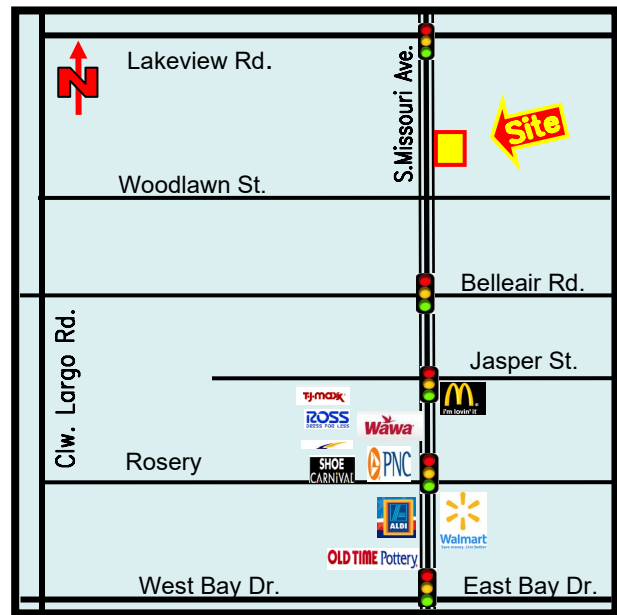
LO-1315

# RETAIL OPPORTUNITY FOR LEASE



**1477 S. MISSOURI AVE.  
CLEARWATER, FL 33756**

- OPPORTUNITY FOR RETAIL
- IDEAL FOR AUTO SALES OR BUSINESS NEEDING HIGH PARKING RATIO
- LARGE LOT & BUILDING
- EXCELLENT VISIBILITY & SIGNAGE
- FLEXIBLE LAYOUT
- 1,241 SF BUILDING
- **LEASE RATE: \$3,500/MONTH  
MODIFIED GROSS**



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Revised 6/12/25

## PROPERTY OVERVIEW

LO-1315

**ADDRESS:** 1477 S. Missouri Ave.  
Clearwater, FL 33756

**LOCATION:** Just north of Woodlawn St, on the east side of Missouri Ave.

**LAND AREA:** .38 acres  
**DIMENSIONS:** Irregular

**ZONING:** C-2, Commercial – Pinellas County  
**LAND USE:** CG - Commercial General  
**FLOOD ZONE:** “X” – No Flood Insurance Required

**IMPROVEMENTS:** 1,241 SF

**LEGAL DESCRIPTION:** Lengthy in listing file

**YEAR BUILT:** 1952

**UTILITIES:** Electric - Duke Energy, Septic, Water - City of Clearwater & Coastal Waste - Trash & Recycling

**PARKING:** 10/1000

**TAXES:** \$4,909.61 (2024)

**PRESENT USE:** Automobile Sales

**LEASE PRICE:** \$3,500/Month  
Modified Gross

**PARCEL ID #:** 22/29/15/78480-001-0060  
**TRAFFIC COUNT:** 27,500 (AVP)

**NOTES:** 1,241 SF building on oversized lot. Site provides excellent visibility and signage. Excellent opportunity for retail location. Ideal for auto sales, detailing or individual looking for high parking ratio.

**KEY HOOK #:** 42

**ASSOCIATES:** Monique Petronje

**K&H SIGNAGE:** 3 x 4

**LISTING CODE:** LO-1315-3-25

**SHOWING INFORMATION:** Contact Listing Agent to arrange a showing.

### LEASING INFORMATION:

**PROJECT SIZE:** 1,241 SF

**SPACE AVAILABLE:** 1,241 SF

**RENT:** \$3,500/Month, Modified Gross

**ESCALATION:** 4% Annual

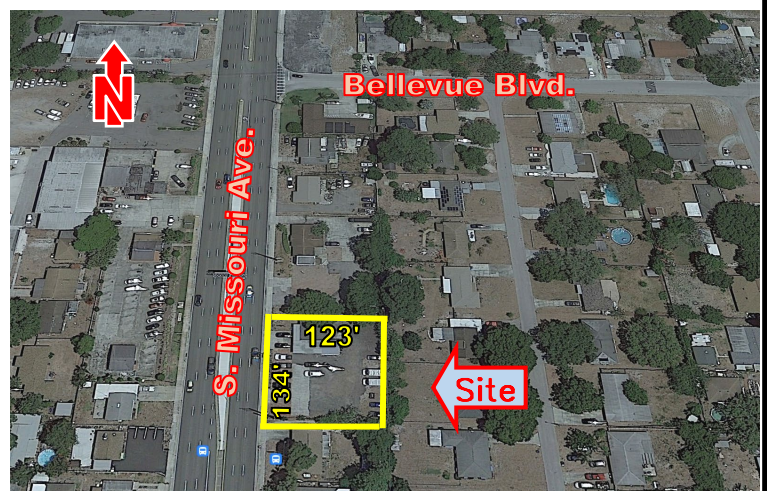
**OCCUPANCY:** Immediate

**PARKING:** 10/1000

**MINIMUM TERM:** Negotiable

**SIGNAGE:** Pylon

OTHER CHARGES	LESSOR	LESSEE
Real Estate Taxes	X	
Insurance	X	
Insurance: Personal Property & Liability		X
Trash		X
Exterior Maintenance	X	
Interior Maintenance		X
Water		X
Management	X	
Electric		X



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