

GROUND LEASE

800 S Missouri Ave. | Clearwater, FL



HIGHLIGHTS

- .40± acres ground lease opportunity for retail, QSR or medical.
- Desirable Mid-Pinellas location.
- Excellent visibility and access.
- High daytime population of 103,978 within 3 miles

Traffic Counts:

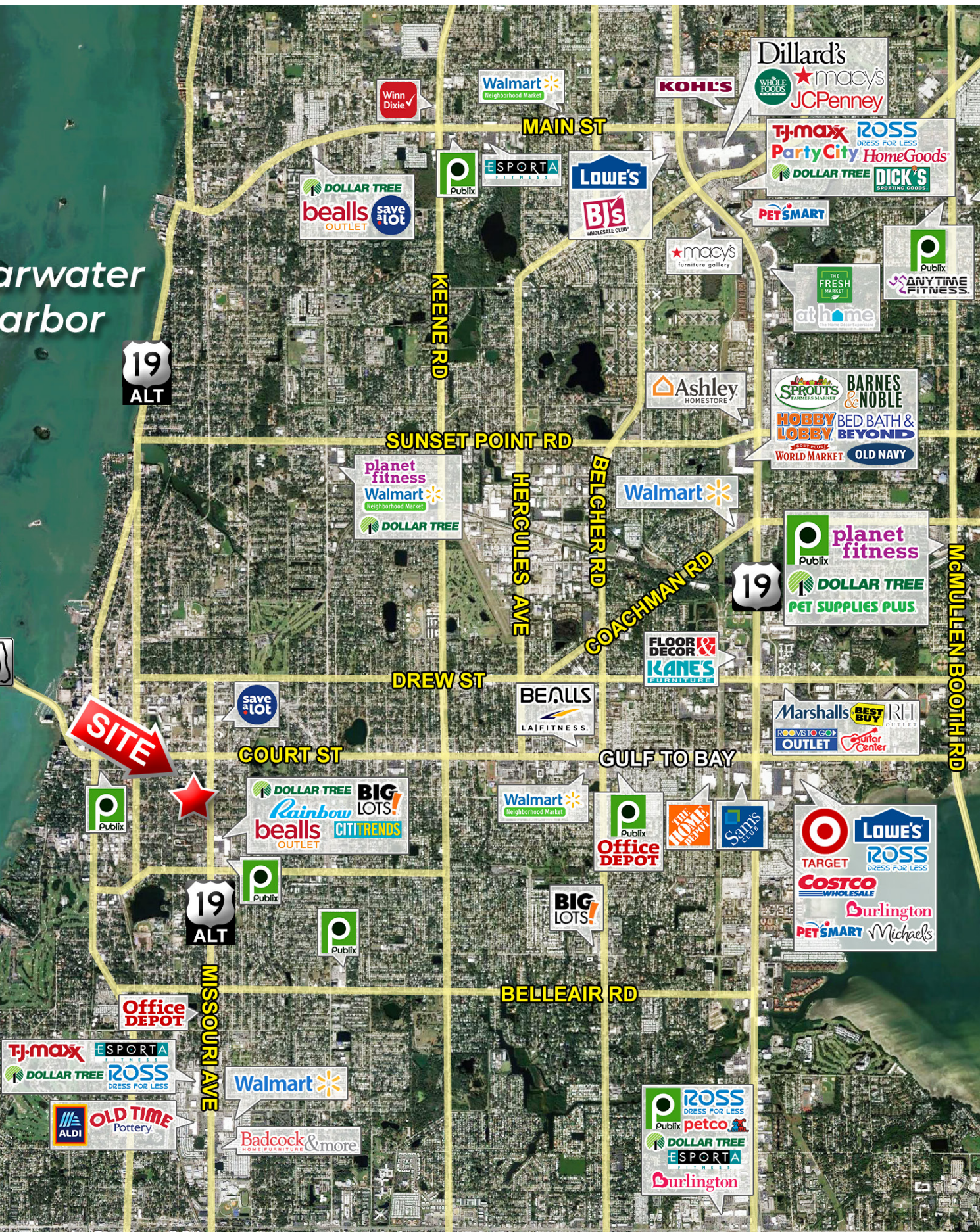
Missouri Ave: ± 25,000 vpd



GROUND LEASE

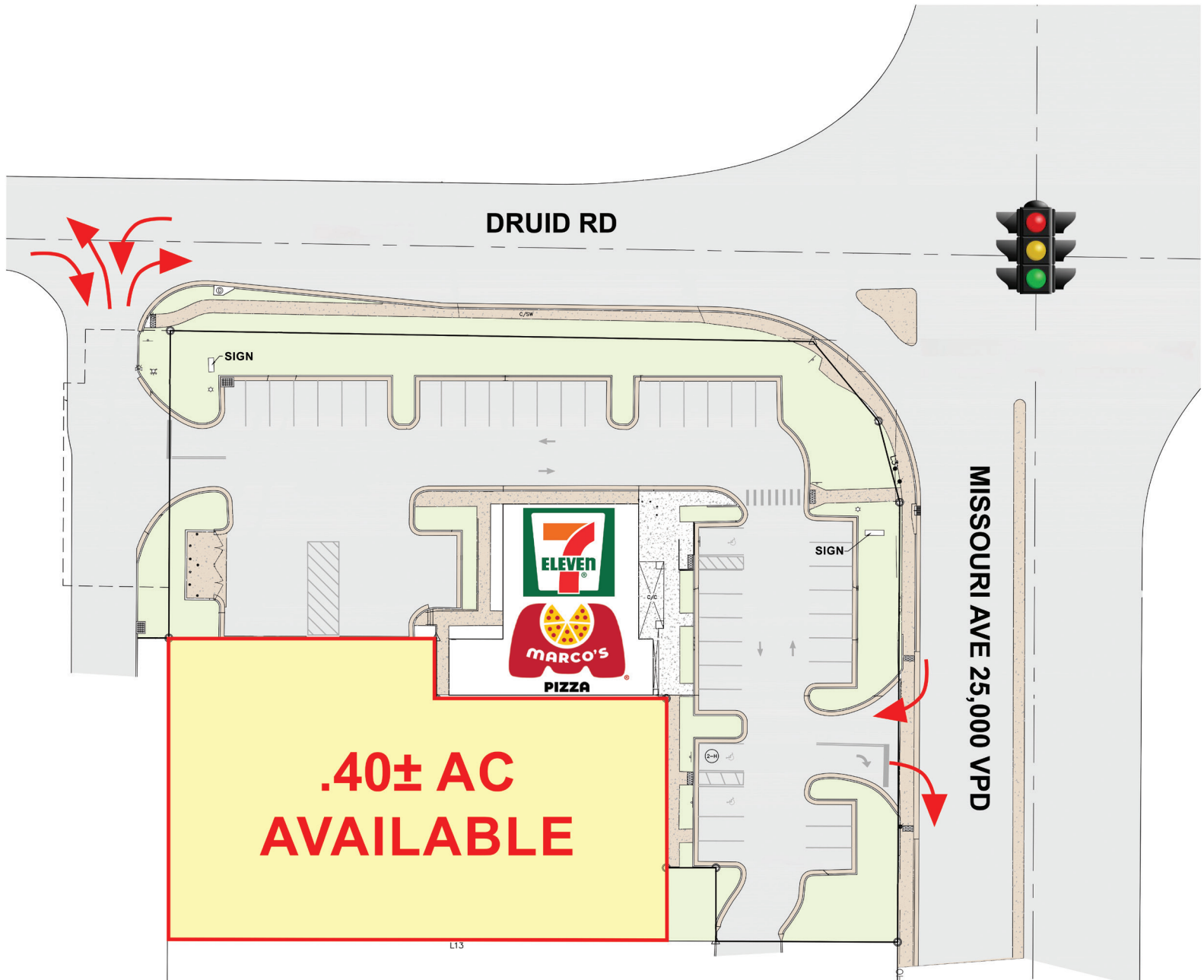
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Clearwater Harbor



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Demographics	1 Mile	3 Miles	5 Miles
Population	16,672	100,180	236,079
HH Income	\$53,683	\$71,919	\$70,951
Daytime Employees	11,855	52,208	122,756