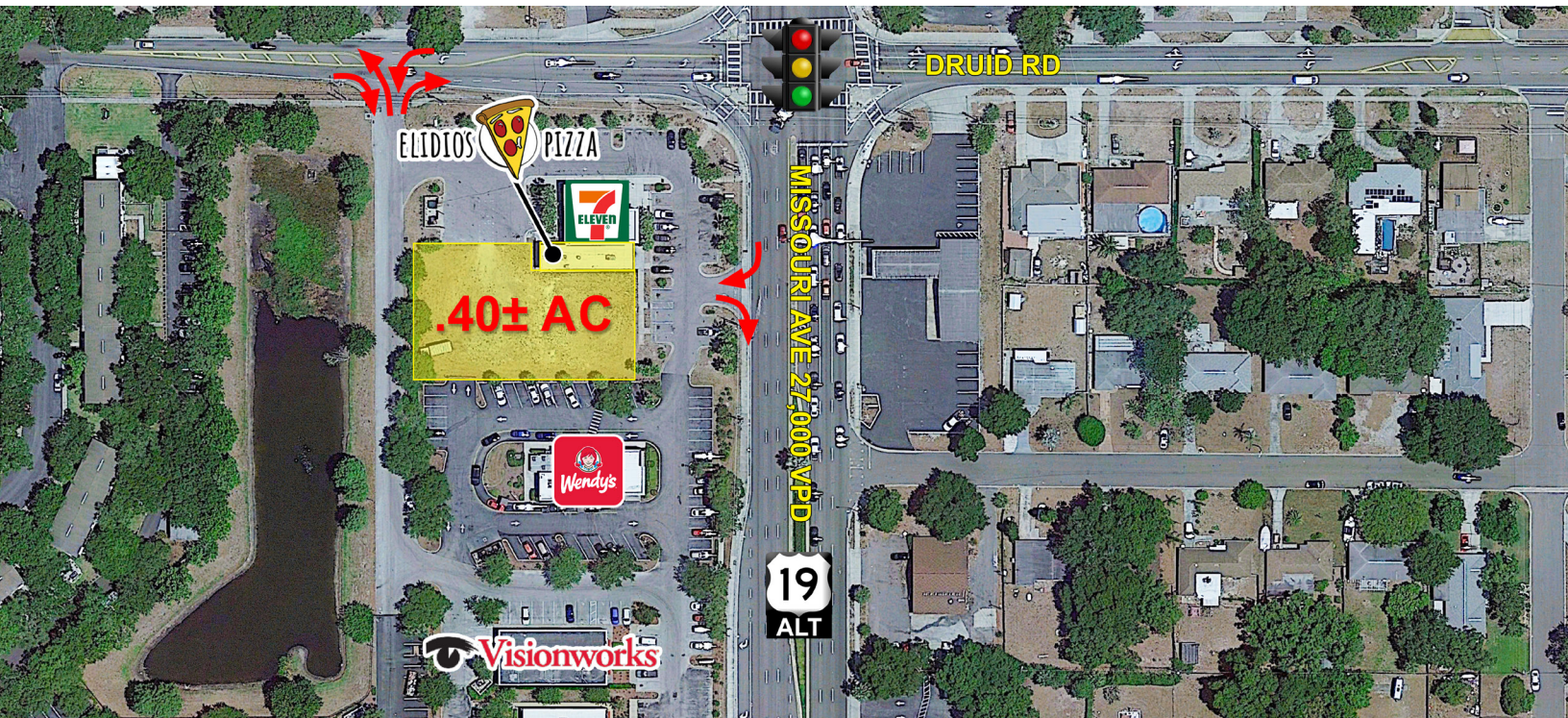


# GROUND LEASE/BUILD TO SUIT

800 S Missouri Ave. | Clearwater, FL



## .40± ACRE PARCEL AVAILABLE



### HIGHLIGHTS

- .40± acre ground lease opportunity for retail, QSR or medical.
- Ownership is open to a Build to Suit.
- Desirable Mid-Pinellas location.
- Excellent visibility and access.
- High daytime population of 103,978 within 3 miles.

#### Traffic Counts:

Missouri Ave: ±27,000 vpd



MONTE MITCHELL | [Monte@FornessProperties.com](mailto:Monte@FornessProperties.com) | 407.988.0073  
[www.FornessProperties.com](http://www.FornessProperties.com) | Licensed Real Estate Broker



# GROUND LEASE/BUILD TO SUIT

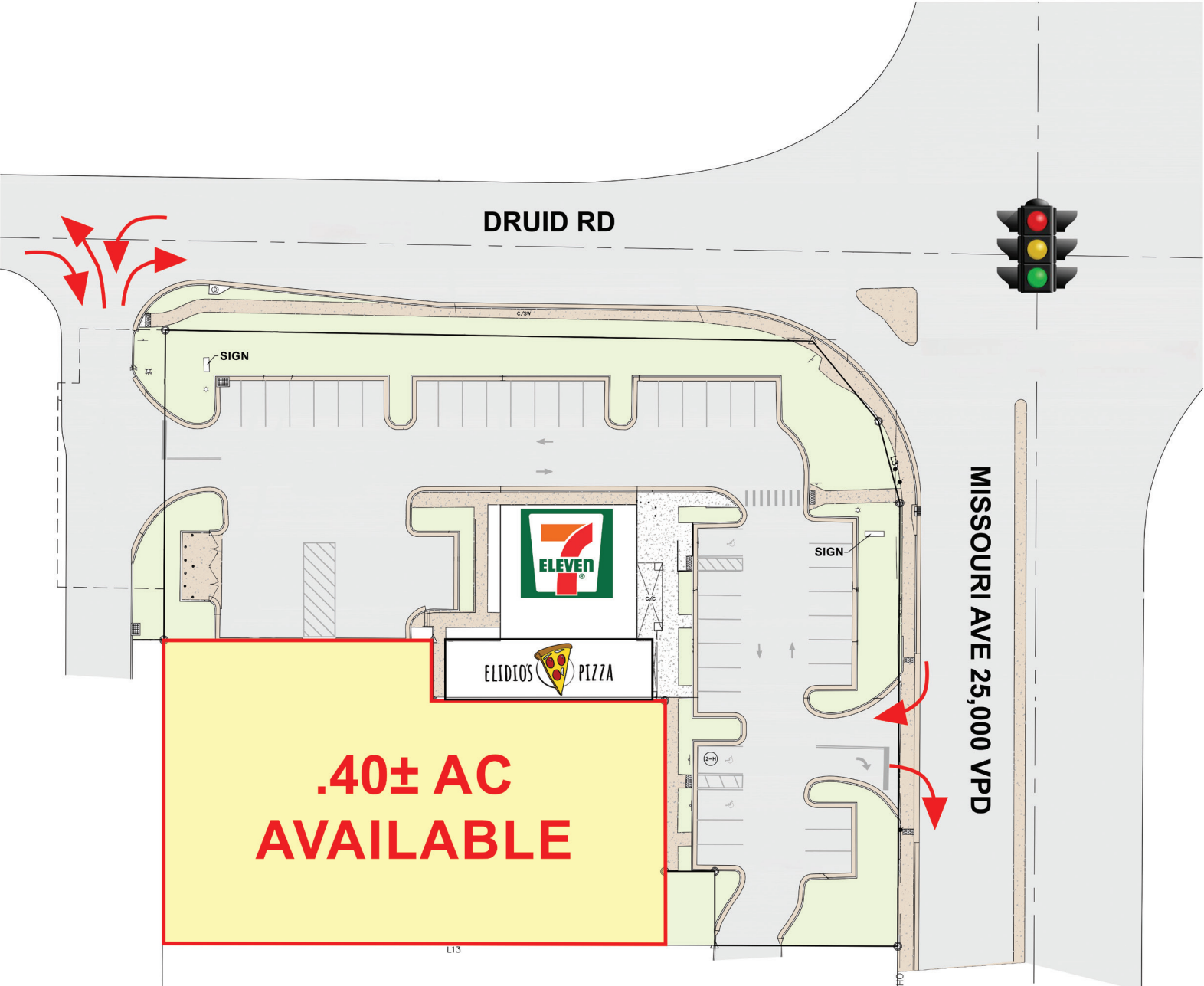
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# GROUND LEASE/BUILD TO SUIT

800 S Missouri Ave. | Clearwater, FL



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