

CLEARWATER PLAZA

1219 – 1293 S Missouri Ave | Clearwater, FL 33756



PROPERTY HIGHLIGHTS

- Adjacent Publix was just redeveloped and Opening Soon
- Major tenants include Bealls, Dollar Tree, Cititrends, Popeyes and Great Rooms
- Highly visible from S. Missouri Avenue in close proximity to the entrance Traffic Light
- Shopping Center GLA: 127,973 SF

KEY DEMOS	3 MILES	5 MILES
POPULATION		
2025 Estimated Population	103,375	249,320
2025 Estimated Households	46,016	118,158
INCOME		
2025 Estimated Avg HH Income	\$108,361	\$102,659
AGE		
Median Age	46	48
DAYTIME DEMOS		
Number of Businesses	8,144	17,261
Number of Employees	59,126	123,005
Total Daytime Population	100,792	225,122
TRAFFIC COUNTS		
S Missouri Ave (ALT 19) (N/S)	27,000 AADT	



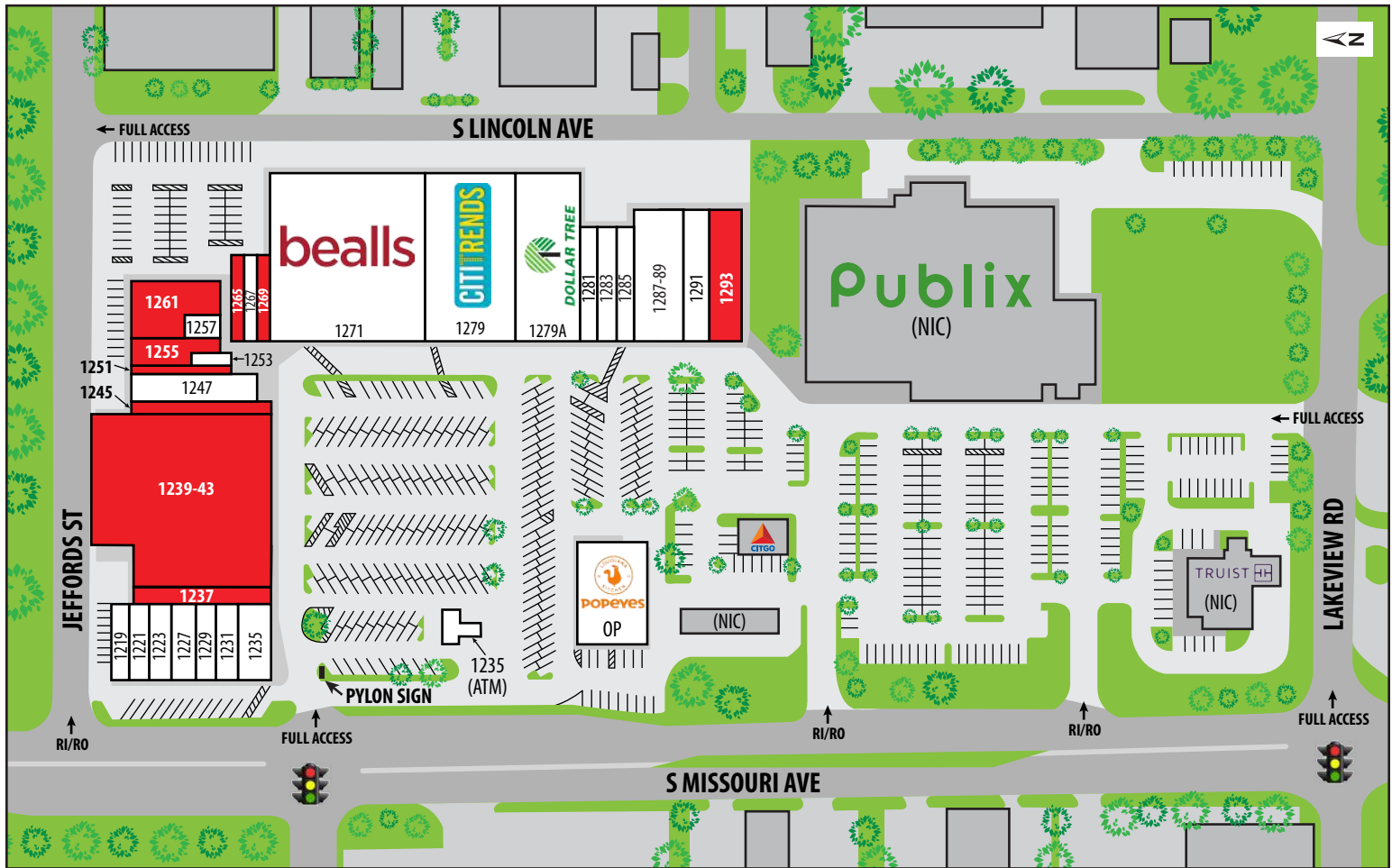
FOR LEASING INFORMATION:

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UNIT	TENANT	SF
1235-ATM	Wells Fargo	ATM
1219	Machi Tea	1,146
1221	Lovely Nails	1,034
1223-27	Amscot	3,168
1229	Just Pull It Dental	1,205
1231	Direct Auto & Life Insurance	1,097
1235	Bay Life Pharmacy	2,450
1237	AVAILABLE	2,500
1239-43	AVAILABLE	26,477

UNIT	TENANT	SF
1245	AVAILABLE	1,120
1247	Fred Astaire Dance	3,200
1251	AVAILABLE	1,080
1253	Health is Life	600
1255	AVAILABLE	2,320
1257	Edge It Up Barber Shop	800
1261	AVAILABLE	4,010
1265	AVAILABLE	1,280
1267	Hair Braiding	1,040
1269	AVAILABLE	1,066

UNIT	TENANT	SF
1271	Bealls	28,800
1279	Citi Trends	14,501
1279A	Dollar Tree	10,003
1281	Bug Busters	1,500
1283	Lava Smoke Shop	1,500
1285	China 1	2,000
1287-89	Great Rooms	6,600
1291	J-Lo Beauty Supply	2,400
1293	AVAILABLE - ENDCAP	4,800
OP	Popeyes Louisiana Kitchen	2,695

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