

# CLEARWATER PLAZA

## 1219 – 1293 S Missouri Ave | Clearwater, FL 33756



### PROPERTY HIGHLIGHTS

- Anchored by Bealls, Dollar Tree, Great Rooms and Rainbow Apparel
- Adjacent to Publix Super Market which is currently being redeveloped
- Highly visible from S Missouri Ave
- New Popeyes Louisiana Kitchen now open
- Shopping center total GLA: 127,973 SF (MOL)

| KEY DEMOS                    | 1 MILE      | 3 MILES   | 5 MILES   |
|------------------------------|-------------|-----------|-----------|
| <b>POPULATION</b>            |             |           |           |
| 2025 Estimated Population    | 16,740      | 103,375   | 249,320   |
| 2025 Estimated Households    | 7,259       | 46,016    | 118,158   |
| <b>INCOME</b>                |             |           |           |
| 2025 Estimated Avg HH Income | \$84,661    | \$108,361 | \$102,659 |
| <b>AGE</b>                   |             |           |           |
| Median Age                   | 42          | 46        | 48        |
| <b>DAYTIME DEMOS</b>         |             |           |           |
| Number of Businesses         | 1,858       | 8,144     | 17,261    |
| Number of Employees          | 12,050      | 59,126    | 123,005   |
| Total Daytime Population     | 18,416      | 100,792   | 225,122   |
| <b>TRAFFIC COUNTS</b>        |             |           |           |
| S Missouri Ave (N/S)         | 27,000 AADT |           |           |



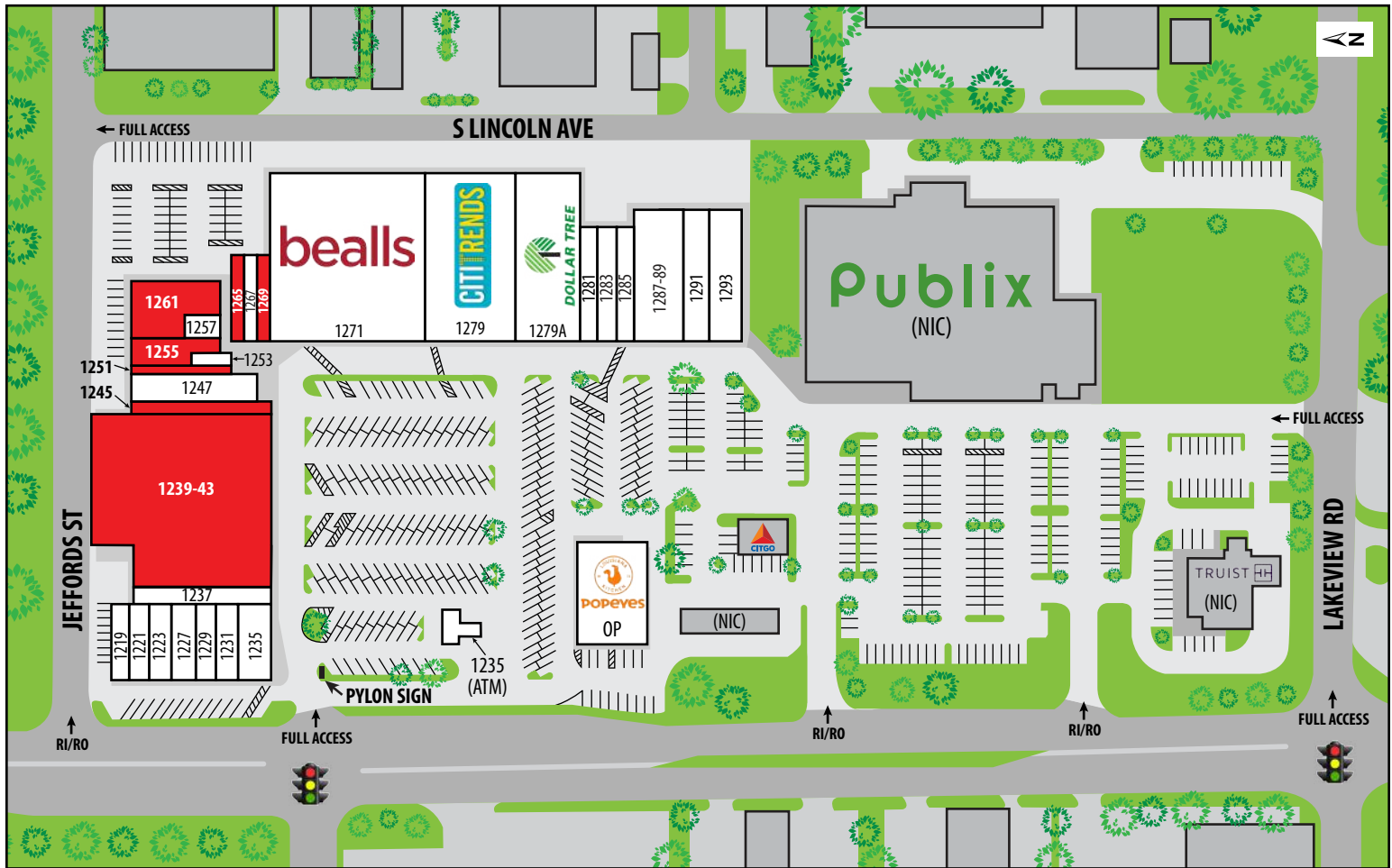
### FOR LEASING INFORMATION:

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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           | Total by Verizon             | 2,500                     |
| <b>1239-43</b> | <b>AVAILABLE</b>             | <b>21,000<br/>-26,477</b> |

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

| 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    | Rainbow Apparel           | 4,800  |
| OP      | Popeyes Louisiana Kitchen | 2,695  |

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