

CLEARWATER PLAZA

NEC of Missouri Rd. & Lakeview Rd. • Clearwater, FL



FEATURES:

- Highly visible from Missouri Ave
- Great tenant mix of national retailers
- Excellent access with two traffic lights fronting the property

ANCHORS:

- Bealls Outlet
- Big Lots
- Family Dollar
- Publix
- CitiTrends

TRAFFIC COUNTS:

- Missouri Ave.: 33,500 A.D.T. (N/S)

GROSS LEASABLE AREA:

- 127,973 S.F. (mol)



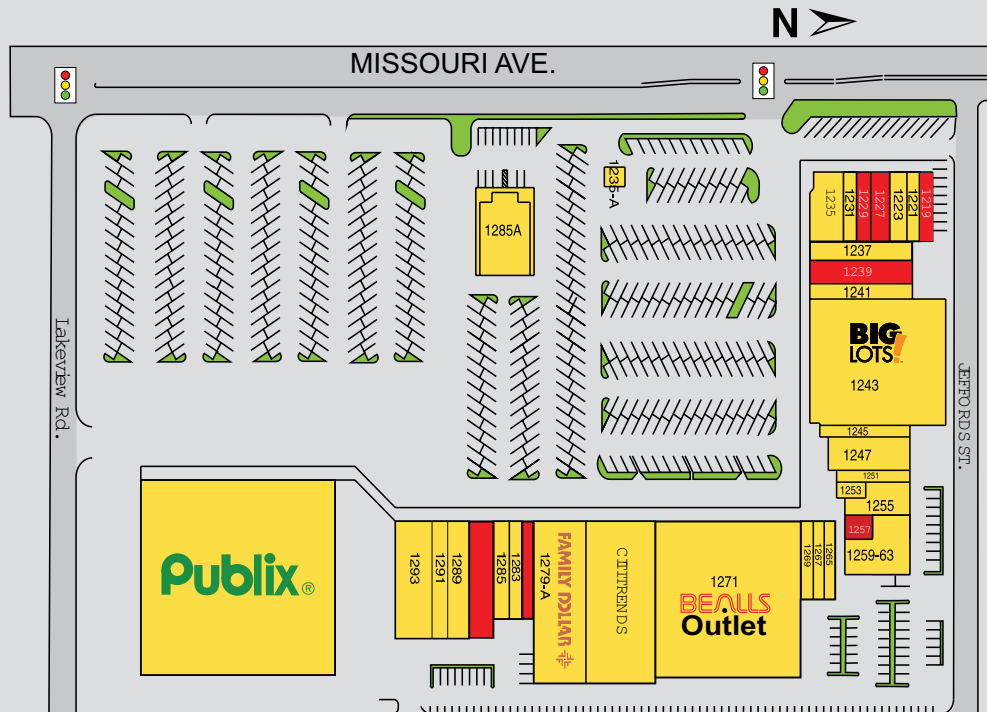
1219-1293 S. Missouri Ave. Clearwater, FL



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Rendering is included to provide a general depiction of space location. Site plan may not be to scale. All dimensions are approximate for illustrative purposes only and are subject to field verification.

TENANTS:

Unit	Tenant	Sq. Ft.	Unit	Tenant	Sq. Ft.
1219	Available	1,146	1257	Available	800
1221	Lovely Nails	1,034	1259	Critical Intervention	7,250
1223	American General	1,551	1269	Optical	1,066
1227	Available	1,617	1271	Bealls Outlet	28,800
1229	Available	1,205	1279	Citi Trends	14,501
1231	Direct Gen. Ins.	1,097	1279A	Family Dollar	10,003
1235	Bay Life Pharmacy	2,450	1281	Available	1,500
1237	Dental Health	2,500	1283	GNC	1,500
1239	Available	3,000	1285	Hong Kong	2,000
1241	Bug Busters	1,000	1287	Available	3,600
1243	Big Lots	21,580	1289	Beauty Alliance	3,000
1245	Fantastic Sam's	1,120	1291	Radio Shack	2,400
1247	Elaina's	3,200	1293	Paperback	4,800
1251	Smokers Paradise	1,080	1285A	Country Skillet	5,089

POPULATION:

- 1-mile: 15,271
- 3-mile: 95,744
- 5-mile: 232,296

HOUSEHOLDS:

- 1-mile: 6,786
- 3-mile: 42,802
- 5-mile: 107,643

AVG HH INCOME:

- 1-mile: \$46,766
- 3-mile: \$60,248
- 5-mile: \$59,665

MEDIAN AGE:

- 1-mile: 40
- 3-mile: 45
- 5-mile: 48