CLEARWATER
Medical Center

AHCA Certified



1340 & 1370 S Missouri Ave, Clearwater, FL 33756

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FOR ADDITIONAL INFORMATION
Contact Us

Jones Lang LaSalle ("JLL"), as exclusive advisor to ownership, is pleased to offer for sale the fee-simple interest in the Clearwater Medical Center, located at 1340 & 1370 S Missouri Ave in Clearwater, FL. (the "Offering" or the "Property").



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CLEARWATER MEDICAL CENTER
Property Information

List Price	$13,000,000
Addresses	1340 & 1370 S Missouri Ave Clearwater, FL 33756
Parcel Numbers	22-29-15-48978-005-0170 22-29-15-48978-005-0180
Land Acreage	±1.14 a.c. and ±0.54 a.c.
Land Dimensions	512' X 94' and 242' X 96'
Building Area	±24,000 s.f.
Years Built / Renovated	1960 / 1971 / 2020+
Parking	±95 spaces
Zoning	C - Commercial
Land Use	1933 - Medical Office Building Single and Multistory
Flood Zone	X (Minimal flood hazard)
Utilities	Electric - Duke Energy Water, Sewer & Trash - City
Traffic Counts	Missouri Ave - ±31,500 VPD Belleair Rd - ±15,400 VPD Harrison Ave - ±17,200 VPD

FLORIDA AHCA
Certification

AHCA Certified

Agency for Health Care Administration (AHCA)

AHCA Certification in Florida represents the pinnacle of healthcare facility excellence, signifying a commitment to surpassing industry standards. This prestigious certification, overseen by the Agency for Health Care Administration, is awarded to facilities that demonstrate exceptional quality in patient care, safety protocols, and operational efficiency.

To achieve and maintain AHCA Certification, facilities must go above and beyond basic requirements. They are subject to rigorous initial licensing processes, followed by regular on-site surveys and Life-Safety Code inspections. These evaluations assess every aspect of the facility's operations, from the qualifications of staff to the implementation of advanced patient care protocols.

AHCA-certified facilities distinguish themselves by consistently exceeding quality benchmarks throughout the entire patient care journey. This includes pre-operative, intraoperative, and postoperative processes, ensuring a level of care that not only meets but significantly surpasses industry norms. Such dedication to excellence sets AHCA-certified facilities apart as leaders in the healthcare sector, offering patients assurance of superior care and safety standards.

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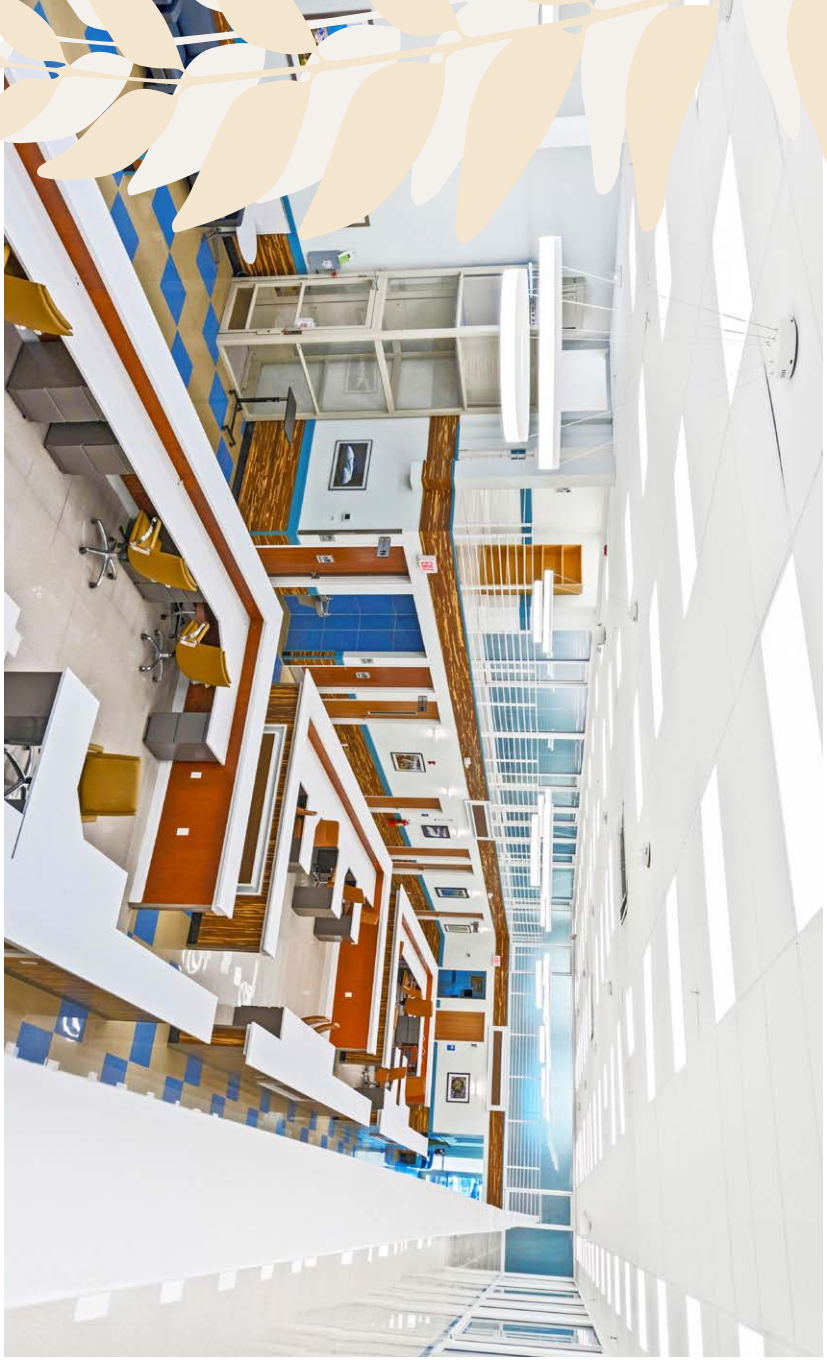
CLEARWATER MEDICAL CENTER
Investment Highlights

- Opportunity to acquire a fully-equipped, AHCA-certified ambulatory surgery center and medical office
- Primed for immediate operations with all comprehensive medical equipment and furnishings in place upon acquisition
- State-of-the-art facility featuring: four spaces 450 s.f. operating rooms, 14 exam rooms and physician office, multiple reception areas and breakrooms
- Versatile medical space adaptable to a significant number of practices
- Ample parking across two parcels for staff, patients and visitors
- Strategically positioned near key healthcare facilities, including Morton Plant Hospital and Largo Medical Center
- Irreplaceable asset distinguished by well-cultivated landscaping, newly-installed fixtures and modern design

Click to review the medical center's inventory



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CLEARWATER MEDICAL CENTER
Demographic Analysis

Demographics are reviewed based off the 5, 10 and 15-minute drive times from the property's building at 1340 S Missouri Ave. Traffic is factored into the drive times.

2026 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	33,002	118,471	256,008
Households	14,916	50,033	120,008
Avg. Household Income	$86,981	$100,021	$100,618
Daytime Population	39,730	122,662	264,095
Median Age	45.3	48.1	49.8
Businesses	2,329	6,213	12,788
Employees	20,762	55,013	118,208

Largest Industries

- Advanced Manufacturing
- Aviation & Airspace
- Business & Financial Services
- Information Technology
- Life Sciences & Medical Technology
- Retail Trade

Largest Employers

AEROSONIC
BAUSCH + LOMB See better. Live better.
HCA Florida Healthcare
HERITAGE INSURANCE
KnowBe4 Human error. Conquered.
LINCARE A Linde company
MARINEMAX DELIVERING THE BOATING DREAM
Morton Plant North Bay Hospital BayCare Health System
PCS PINELLAS COUNTY SCHOOLS
Publix



Source: ESRI, US Census

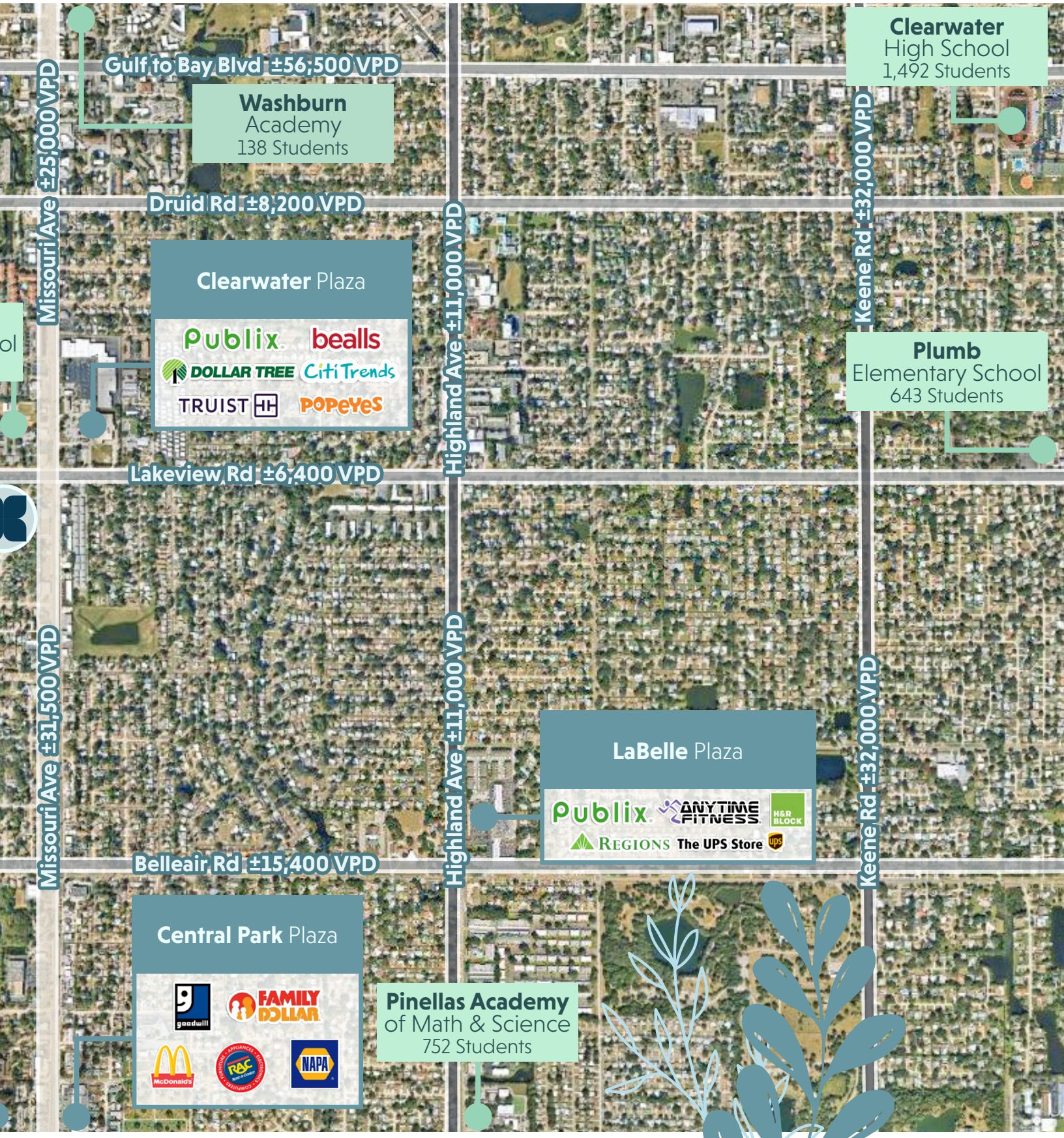
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CLEARWATER MEDICAL CENTER
Market Aerial



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Gulf to Bay Blvd ±56,500 VPD
Washburn Academy 138 Students
Clearwater High School 1,492 Students
Missouri Ave ±25,000 VPD
Druid Rd ±8,200 VPD
Highland Ave ±11,000 VPD
Keene Rd ±32,000 VPD
Clearwater Plaza
Publix
bealls
DOLLAR TREE
Citi Trends
TRUIST
POPEYES
Plumb Elementary School 643 Students
Lakeview Rd ±6,400 VPD
Missouri Ave ±31,500 VPD
Highland Ave ±11,000 VPD
Keene Rd ±32,000 VPD
LaBelle Plaza
Publix
ANYTIME FITNESS
H&R BLOCK
REGIONS
The UPS Store
Belleair Rd ±15,400 VPD
Central Park Plaza
goodwill
FAMILY DOLLAR
McDonald's
NAPA
Pinellas Academy of Math & Science 752 Students

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Welcome to Clear

“Bright and beautiful, Bay to Beach.

Who lives in the site's 5-minute radius



The Dreambelt: Ambitious suburban families building wealth through strategic living and planning

Median Age:	41.6
Median HH Income:	$100,825
LifeMode Group:	Suburban Shine
Socioeconomic Traits:	The Dreambelt represents forward-thinking suburban households. They're brand-loyal warehouse club shoppers who invest in their properties, pets and health through regular exercise and medical care, while actively planning their financial futures in homes designed for multiple vehicles and family growth.



Kids and Kin: Young families and multigenerational households navigating urban life together

Median Age:	33.5
Median HH Income:	$53,173
LifeMode Group:	Metro Vibes
Socioeconomic Traits:	Kids and Kin is comprised of hardworking families balancing childcare expenses with entertainment purchases like gaming equipment and TVs. They're digitally savvy discount shoppers who rely on social media to stay connected while maintaining traditional media habits.

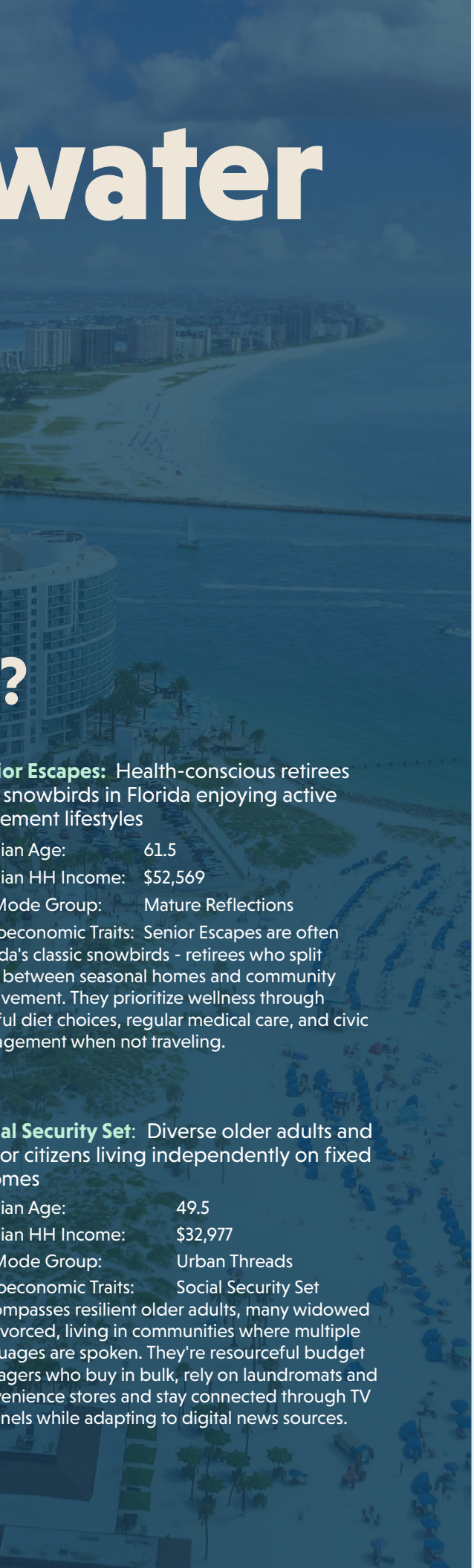


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ior Escapes: Health-conscious retirees snowbirds in Florida enjoying active ement lifestyles

ian Age:	61.5
ian HH Income:	$52,569
Mode Group:	Mature Reflections

oeconomic Traits: Senior Escapes are often da's classic snowbirds - retirees who split between seasonal homes and community vement. They prioritize wellness through ful diet choices, regular medical care, and civic gement when not traveling.

al Security Set: Diverse older adults and or citizens living independently on fixed omes

ian Age:	49.5
ian HH Income:	$32,977
Mode Group:	Urban Threads
oeconomic Traits:	Social Security Set

ompasses resilient older adults, many widowed vorced, living in communities where multiple uages are spoken. They're resourceful budget agers who buy in bulk, rely on laundromats and venience stores and stay connected through TV nels while adapting to digital news sources.

The White Sand Paradise

Clearwater captivates residents and tourists with its sugar-white sand beaches and crystal-clear waters. The city's 35 miles of coastline earned it the moniker "The White Sand Paradise." The 2026 MICHELIN Guide Florida recognizes the area's culinary excellence, complementing its natural beauty.

Clearwater's healthcare system shines, with Morton Plant Hospital leading in high-quality care and advanced medical technology. This exceptional healthcare contributes to Clearwater's ranking as the "#2 Best City to Retire in the United States" by Niche in 2026. The city offers a high quality of life, blending both urban and suburban elements.

Major highways connect the Clearwater metro area to fellow principal cities Tampa and St. Petersburg, ensuring easy access to nearby cities and attractions. The Tampa International Airport, just 35 minutes away, enhances the city's appeal. Residents enjoy outdoor activities, community events and a strong job market. Clearwater's strategic location, coupled with its natural beauty and excellent amenities, makes it an ideal destination for families, retirees and young professionals seeking a coastal lifestyle.

Clearwater is an integral part of the larger Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area (MSA).

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CLEARWATER MEDICAL CENTER

Property Gallery

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CLEARWATER MEDICAL CENTER

Property Gallery

Building Exterior

Meticulously maintained and renovated from 2020 onward, the two-story building has incredible vis
Missouri Ave. Backdropped by Clearwater Beach, the exterior is comprised of brand-new door and
installations, well-maintained landscaping, stucco painting, hand-installed stone flooring and iconic



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sibility from window c, tall pillars.









CLEARWATER MEDICAL CENTER

Property Gallery

1 Medical Office - Floor 1

Located on the south side of the center, the two-story medical office is equipped with a high-vaulted spacious lobbies, two breakrooms, five restrooms between both floors, 12 exam rooms, an elevator room and multiple offices. Each room fully furnished and equipped to initiate business operations.



Patient Concourse





X-Ray Imaging Room



Restroom

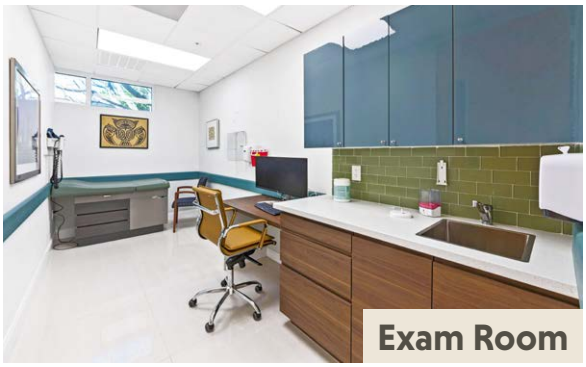
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d ceiling, two
lift, an x-ray



Lobby





Exam Room



Lobby



Lobby

CLEARWATER MEDICAL CENTER

Property Gallery

2 Medical Office - Floor 2

Located on the south side of the center, the second floor of the two-story medical office serves as ar hub for staff with numerous administrative offices, a manager's office, a conference area, a breakro office's computer/server/systems room. All rooms fully furnished and equipped to initiate business op



Administrative Office



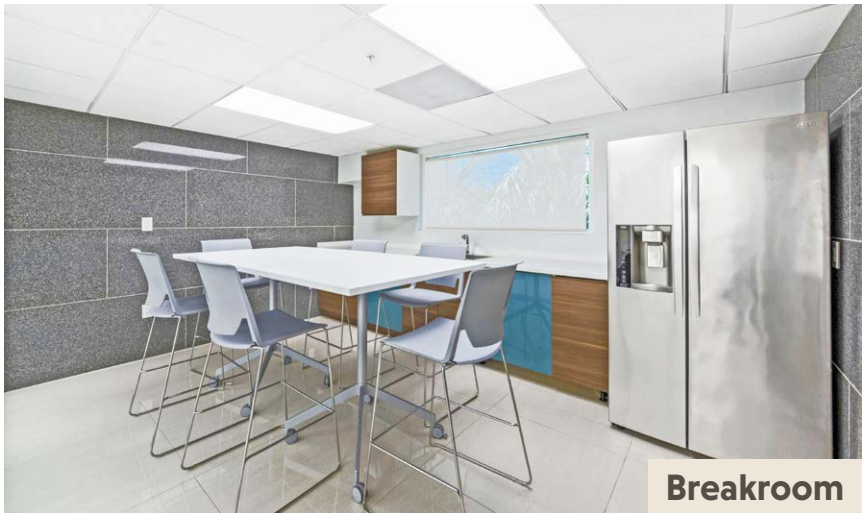
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n administrative oom and the perations.



Stairway 1





Breakroom



Overlooking Floor 1



Lift and Stairway 2

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CLEARWATER MEDICAL CENTER

Property Gallery

Ambulatory Surgery Center

A fully-stacked surgery center with a patient intake room/visitor waiting room, four bathrooms, one b room, an inventory room and a five-station pre-op area with a seamless transition into the four ope experience awaits for short-term and long-term post-op patients. The center is fully furnished and e



Patient Intake Lobby



Lockers and Changing





Clean Equipment





Operating Theater



Post-Op Concierge



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breakroom, 14 lockers, one pharmacy ration rooms. A comfortable post-op quipped to begin business operations.



Post-Op Concierge



Operating Theater



Pre-Op Stations



Pre-Op Stations



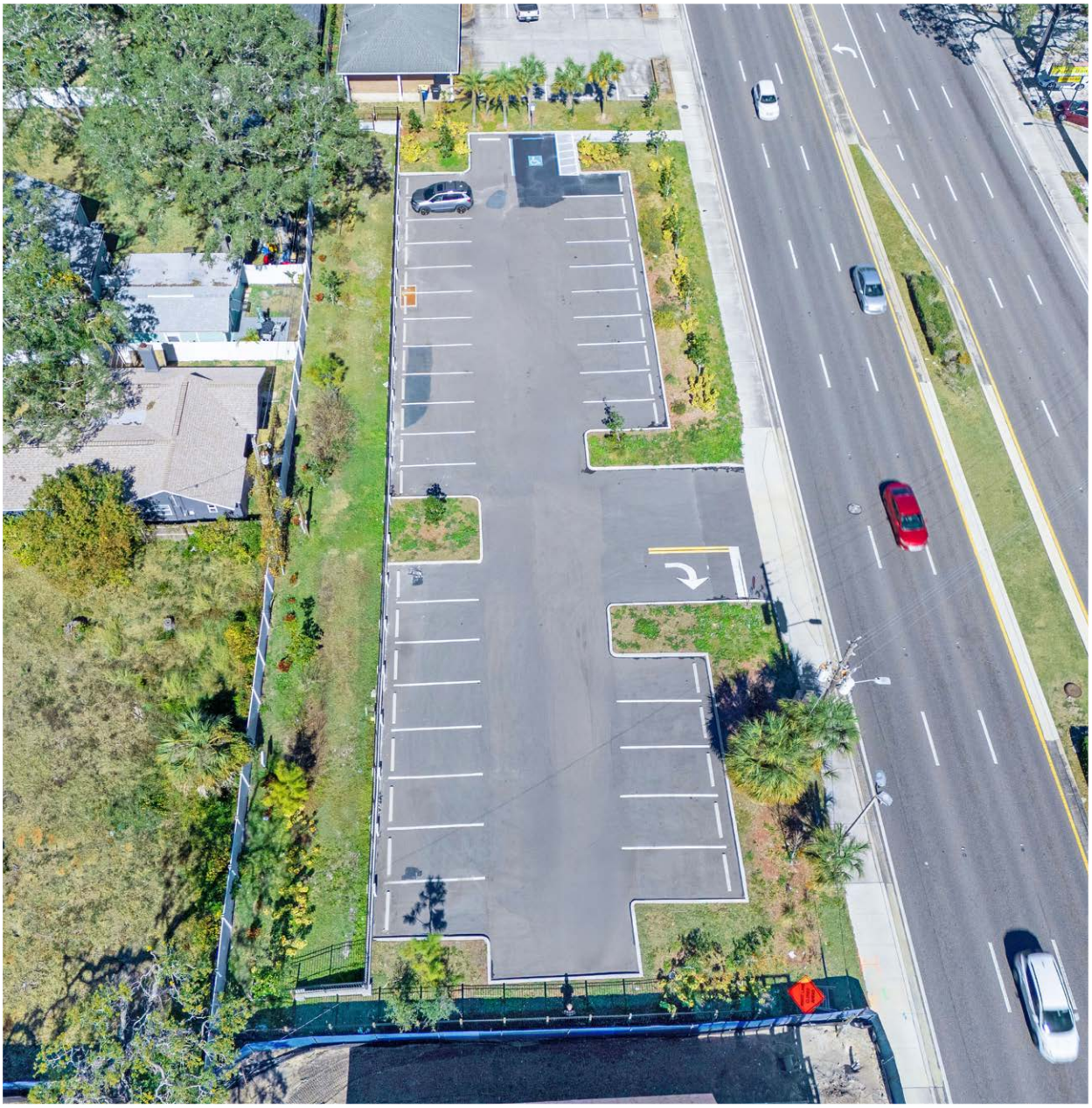
Post-Op Recovery

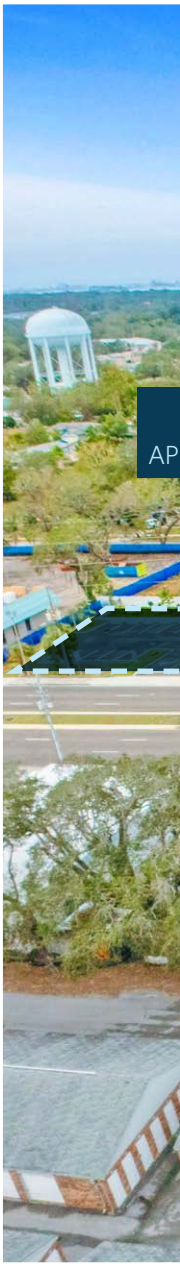
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CLEARWATER MEDICAL CENTER
Property Gallery

Parking Lot Parcel

The opportunity includes a third, large parking lot at 1370 S Missouri Ave to consistently handle the traffic flow of patients, staff and visitors across the medical center without exception.





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Parking Lot 3
N: 22-29-15-48978-005-0180
Parking Lot Parcel
Parking Lot 2
APN: 22-29-15-48978-005-0170
Parking Lot 1
APN: 22-29-15-48978-005-0170

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