CLEARWATER
Medical Center

AHCA Certified



1340 & 1370 S Missouri Ave, Clearwater, FL 33756

JLL

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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").



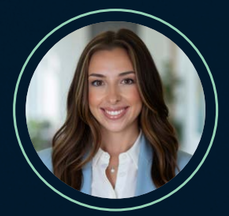
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CLEARWATER MEDICAL CENTER

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.

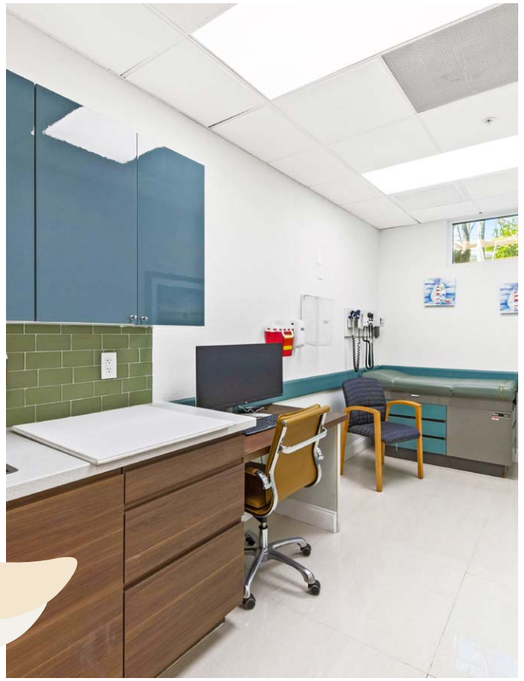
CLEARWATER MEDICAL CENTER

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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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. · GE · 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

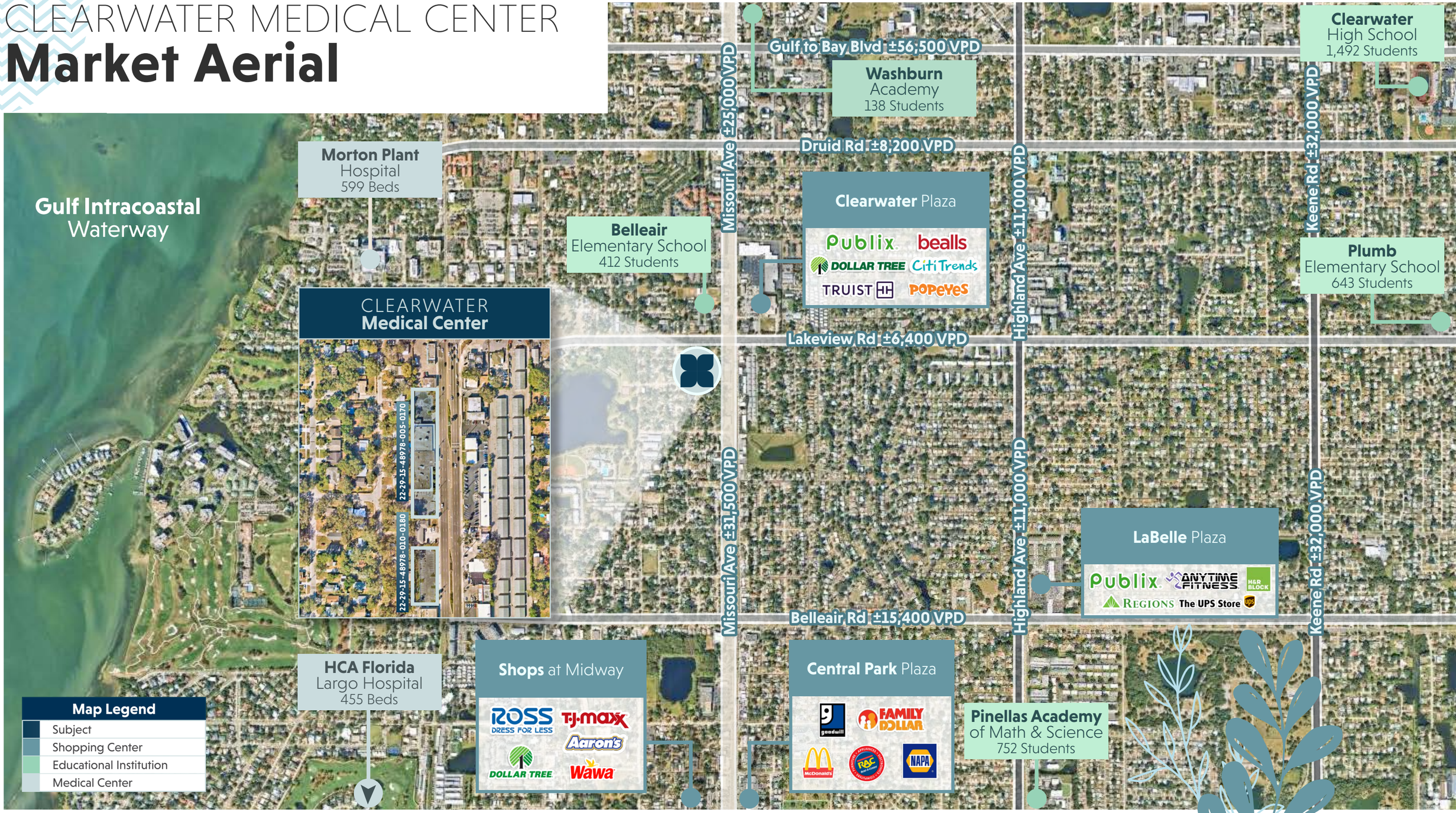


Source: ESRI, US Census

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Market Aerial



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Welcome to Clearwater

“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.

Senior Escapes: Health-conscious retirees and snowbirds in Florida enjoying active retirement lifestyles

Median Age: 61.5
Median HH Income: $52,569
LifeMode Group: Mature Reflections
Socioeconomic Traits: Senior Escapes are often Florida's classic snowbirds - retirees who split time between seasonal homes and community involvement. They prioritize wellness through careful diet choices, regular medical care, and civic engagement when not traveling.



Social Security Set: Diverse older adults and senior citizens living independently on fixed incomes

Median Age: 49.5
Median HH Income: $32,977
LifeMode Group: Urban Threads
Socioeconomic Traits: Social Security Set encompasses resilient older adults, many widowed or divorced, living in communities where multiple languages are spoken. They're resourceful budget managers who buy in bulk, rely on laundromats and convenience stores and stay connected through TV channels while adapting to digital news sources.

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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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Property Gallery

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Property Gallery

Building Exterior

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









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Property Gallery

1 Medical Office - Floor 1

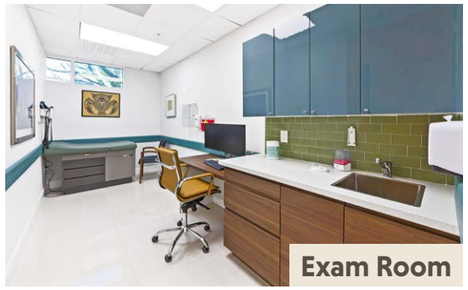
Located on the south side of the center, the two-story medical office is equipped with a high-vaulted ceiling, two spacious lobbies, two breakrooms, five restrooms between both floors, 12 exam rooms, an elevator lift, an x-ray room and multiple offices. Each room fully furnished and equipped to initiate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

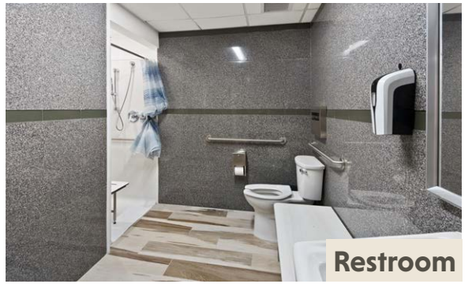


Patient Concourse

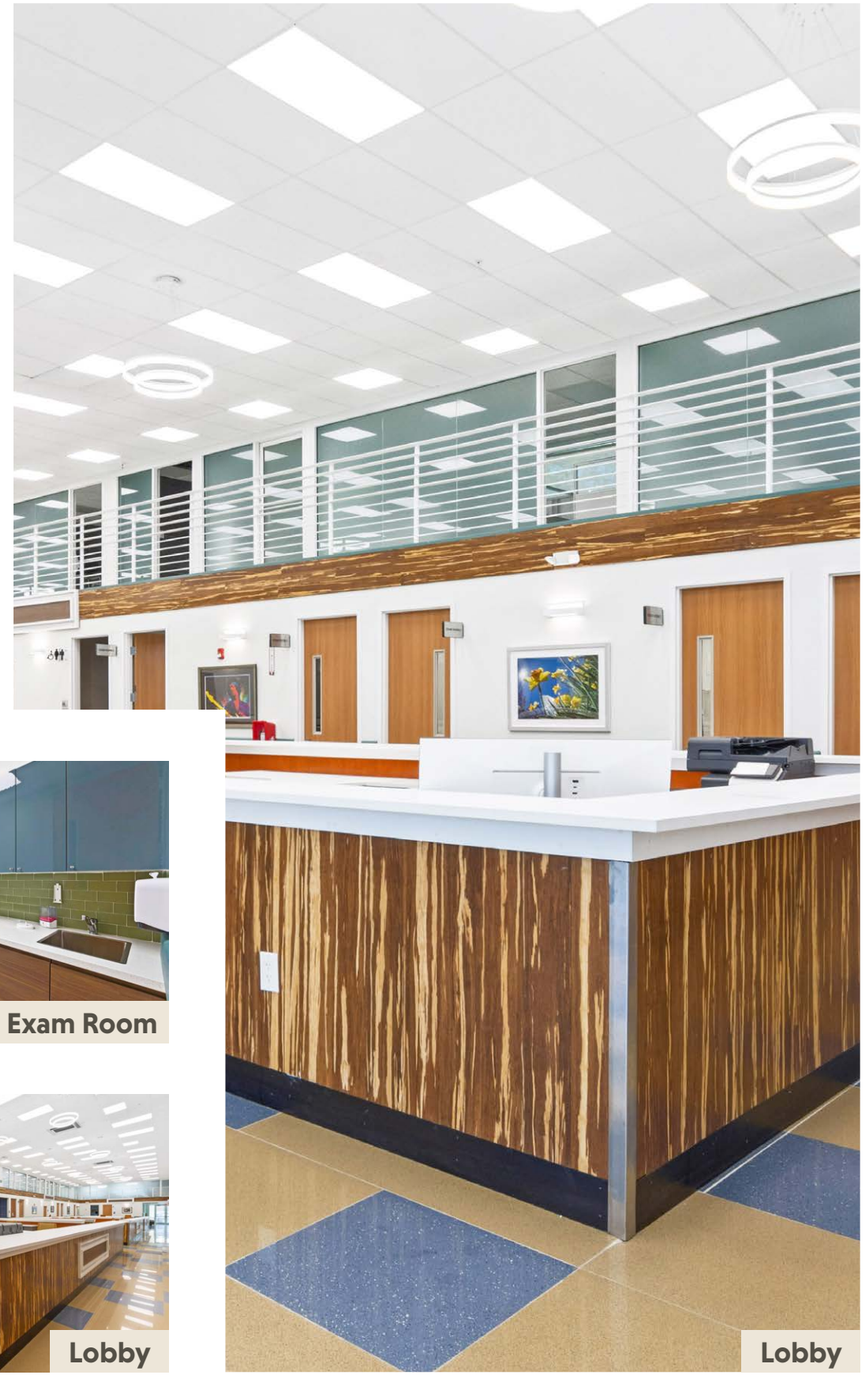

Lobby


X-Ray Imaging Room


Exam Room


Restroom


Lobby


Lobby

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Property Gallery

2 Medical Office - Floor 2

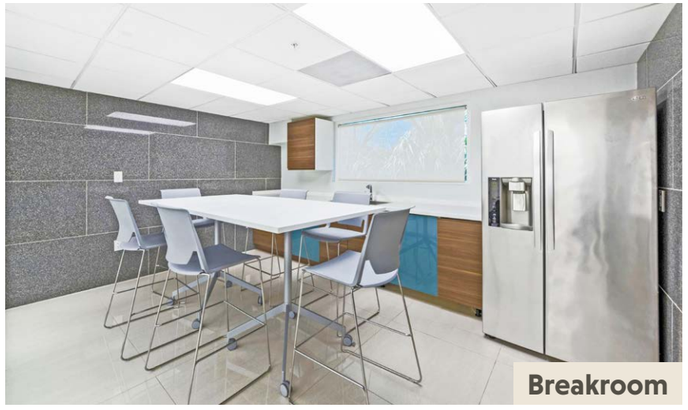
Located on the south side of the center, the second floor of the two-story medical office serves as an administrative hub for staff with numerous administrative offices, a manager's office, a conference area, a breakroom and the office's computer/server/systems room. All rooms fully furnished and equipped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



Administrative Office



Stairway 1



Breakroom

Overlooking Floor 1



Lift and Stairway 2

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Property Gallery

Ambulatory Surgery Center

A fully-stacked surgery center with a patient intake room/visitor waiting room, four bathrooms, one breakroom, 14 lockers, one pharmacy room, an inventory room and a five-station pre-op area with a seamless transition into the four operation rooms. A comfortable post-op experience awaits for short-term and long-term post-op patients. The center is fully furnished and equipped to begin business operations.


Patient Intake Lobby


Lockers and Changing


Post-Op Concierge


Operating Theater


Clean Equipment


Pre-Op Stations


Operating Theater


Post-Op Concierge


Post-Op Recovery


Pre-Op Stations

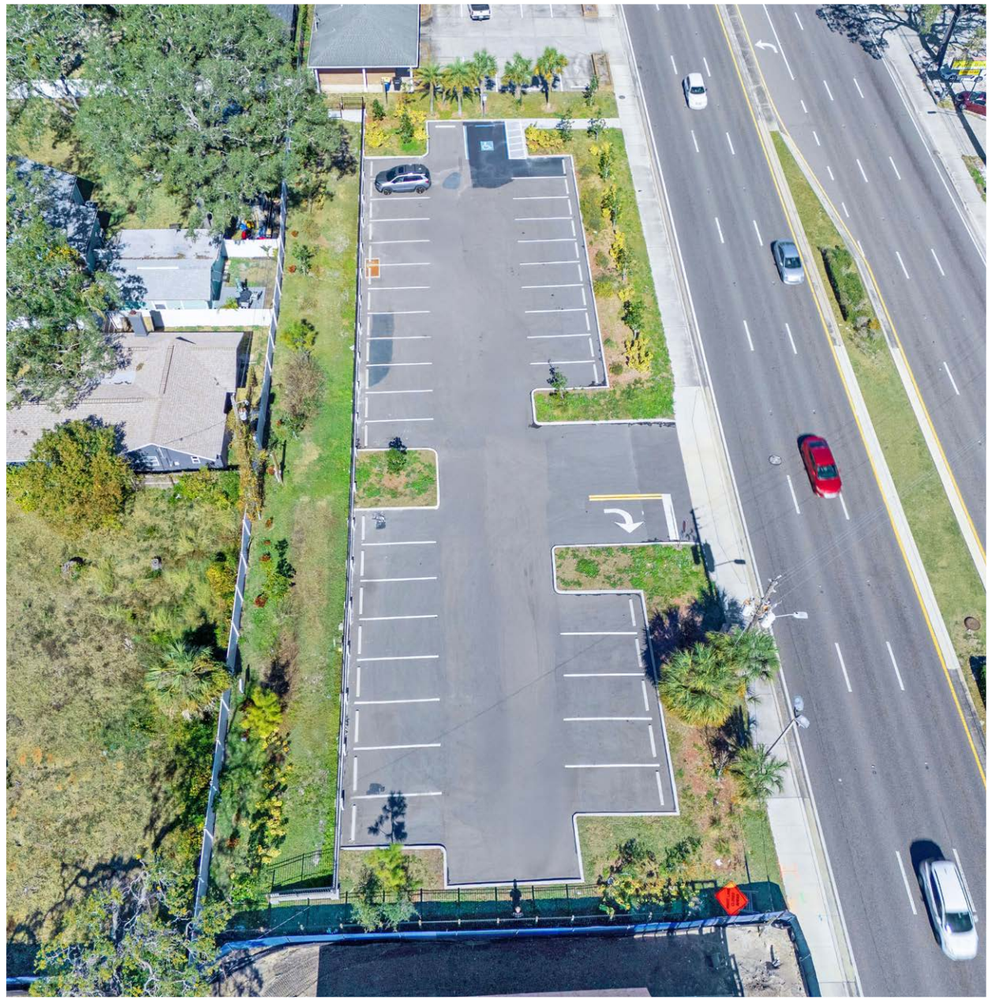
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Parking Lot Parcel

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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