



PRIME CLEARWATER COMMERCIAL LAND .19 ACRES, DOWNTOWN ZONING

MADISON AVE S Clearwater FL, Clearwater, FL 33756

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$120,000
Available SF:	8,342
Lot Size:	0.19 Acres
Zoning:	D-Downtown
Market:	Tampa
Submarket:	Clearwater
Price / SF:	\$14.50
Buyer Transaction Fee	\$395

PROPERTY OVERVIEW

Vacant 0.19-acre commercial parcel located at the corner of Madison Avenue S and Brownell Street in Clearwater, Florida. Zoned Downtown Commercial, the site is suitable for commercial or mixed-use development.

Seller prefers to sell in conjunction with 1152 Madison Ave S, Clearwater, allowing for additional parking, storage, or expanded development footprint.

Positioned within an established commercial corridor with access to US-19, SR-60, and I-275. Approximately 8 miles to St. Pete–Clearwater International Airport, 18 miles to Tampa International Airport, and 2 miles to Clearwater Beach.

Permitted uses include retail storefronts, restaurants, cafés, nightlife, professional offices, personal services, and entertainment venues. Utilities are believed to be available nearby (buyer to verify).

Minutes from downtown Clearwater and Gulf beaches. Located in a high-demand Pinellas County market.

Rosa Rondinelli

315.286.5351

rosa@grimaldicommercialrealty.com

Kari L. Grimaldi/ Broker

813.882.0884

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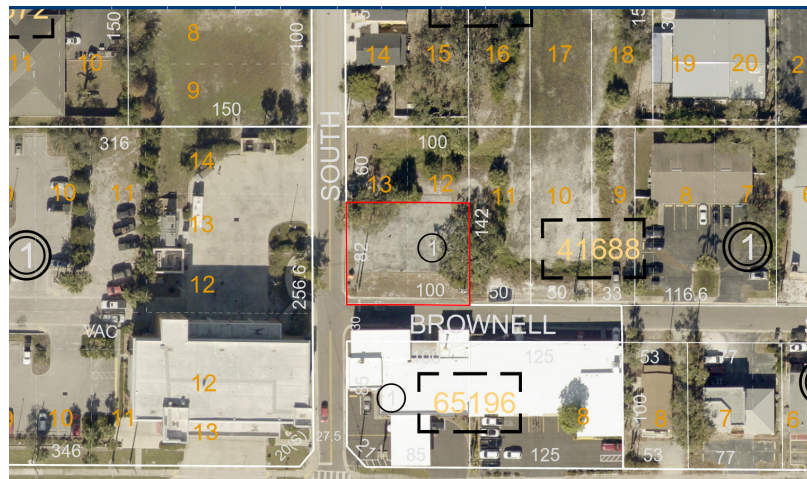
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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Zoned D-Downtown Prime location on the corner Lot on Madison Ave S and Brownell Street
- High potential
- St Pete- Clearwater Airport 8 miles away
- Tampa Airport 16 miles away
- Clearwater Beach 2 miles away
- Investment opportunity
- Land Dimension is 82x100
- FLU is CBD
- Seller prefers to sell this parcel in conjunction with 1152 Madison Ave S, Clearwater, offering the potential for additional parking, storage, or expanded operational space, creating a larger and more functional site for development or owner-user occupancy.



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PROPERTY DESCRIPTION



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Seller prefers to sell in conjunction with 1152 Madison Ave S, Clearwater, allowing for additional parking, storage, or expanded development footprint.

The Land Dimension is 82x100 with a 1.5 FAR, the maximum total gross buildable area allowed would be approximately 12,400 SF and the FLU is CBD.

Positioned within an established commercial corridor with access to US-19, SR-60, and I-275. Approximately 8 miles to St. Pete-Clearwater International Airport, 18 miles to Tampa International Airport, and 2 miles to Clearwater Beach. Some near by business are Sunshine Car Wash, Rita's Italian Ice, Harry's Chop Shop and Clearwater Fire station.

Permitted uses include retail storefronts, restaurants, cafés, nightlife, professional offices, personal services, and entertainment venues. Utilities are believed to be available nearby (buyer to verify).

Minutes from downtown Clearwater and Gulf beaches. Located in a high-demand Pinellas County market.

LOCATION DESCRIPTION

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PROPERTY DETAILS

Sale Price	\$120,000
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PROPERTY INFORMATION

Property Type	Land
Property Subtype	Office
Zoning	D-Downtown
Lot Size	0.19 Acres
APN #	15-29-15-41688-001-0121

LOCATION INFORMATION

Building Name	Prime Clearwater Commercial Land .19 acres, Downtown Zoning
Street Address	MADISON AVE S Clearwater FL
City, State, Zip	Clearwater, FL 33756
County	United States
Market	Tampa
Sub-market	Clearwater
Cross-Streets	Brownell Street
Road Type	Paved
Market Type	Large
Nearest Highway	SR 60
Nearest Airport	St Pete - Clearwater

BUILDING INFORMATION

Number of Lots	1
Best Use	Seller prefers to sell in conjunction with 1152 Madison Ave S, Clearwater, allowing for additional parking, storage, or expanded development footprint.

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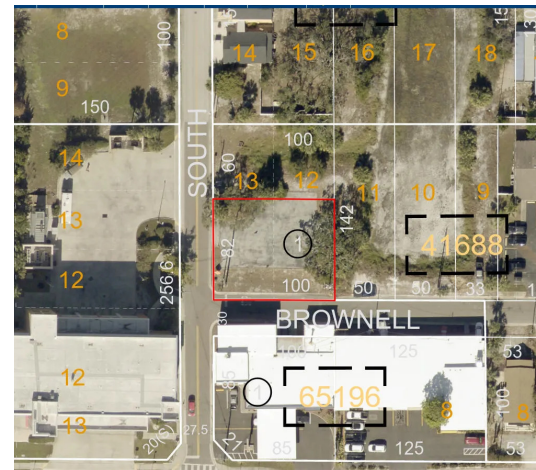
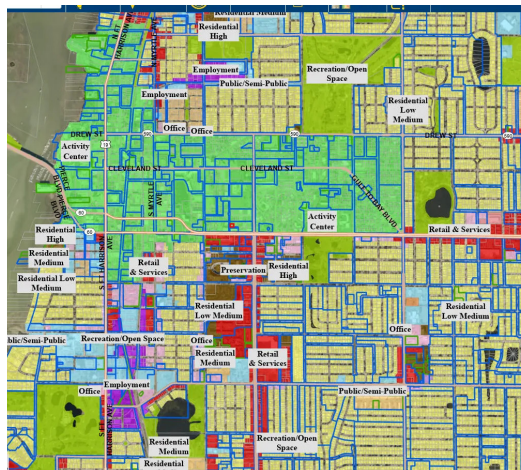
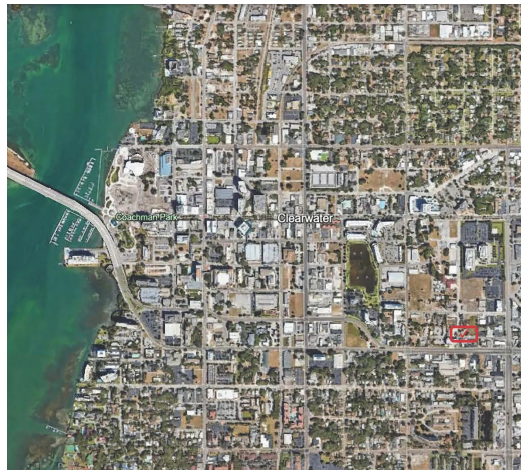
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ADDITIONAL PHOTOS



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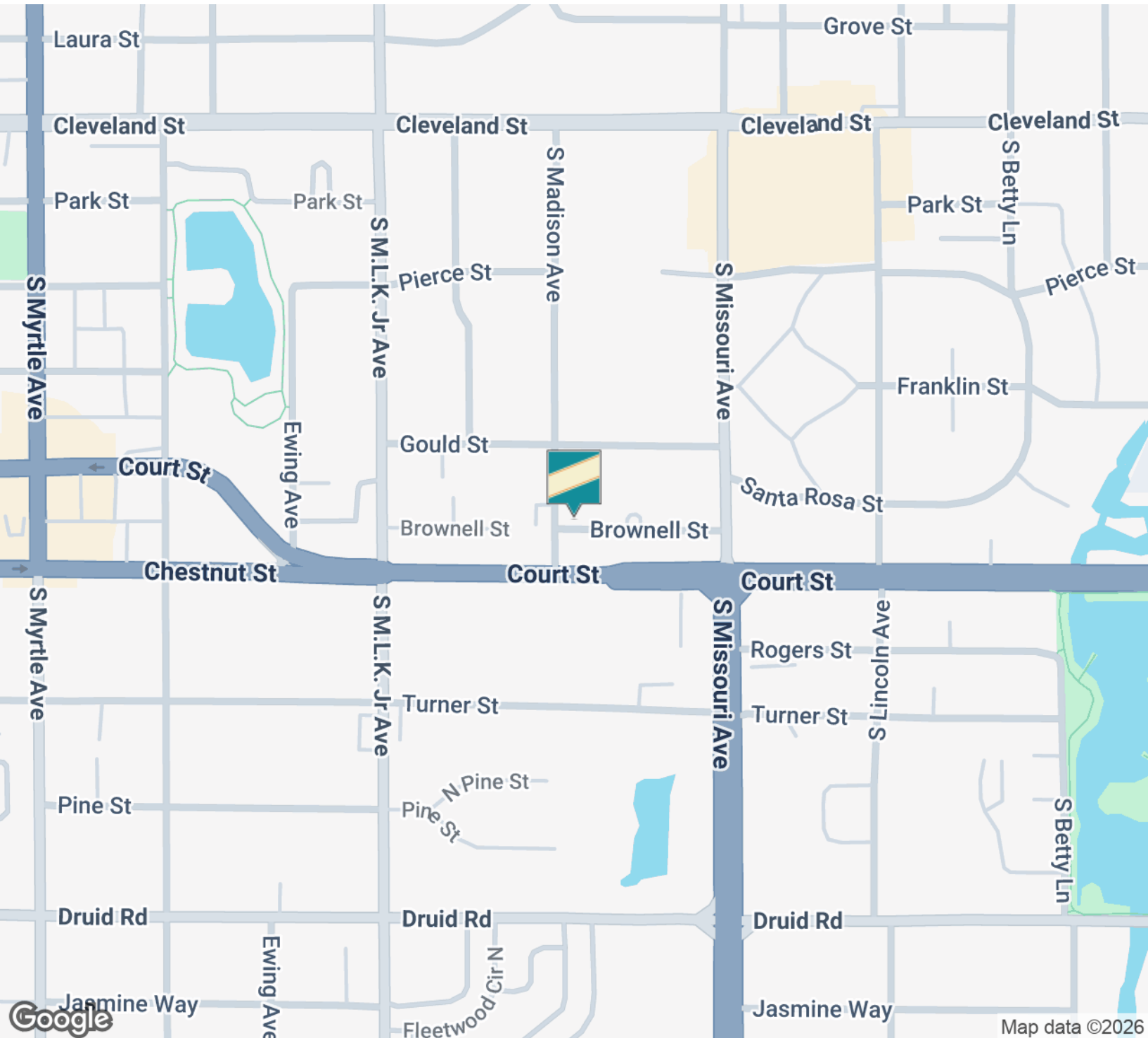
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LOCATION MAP



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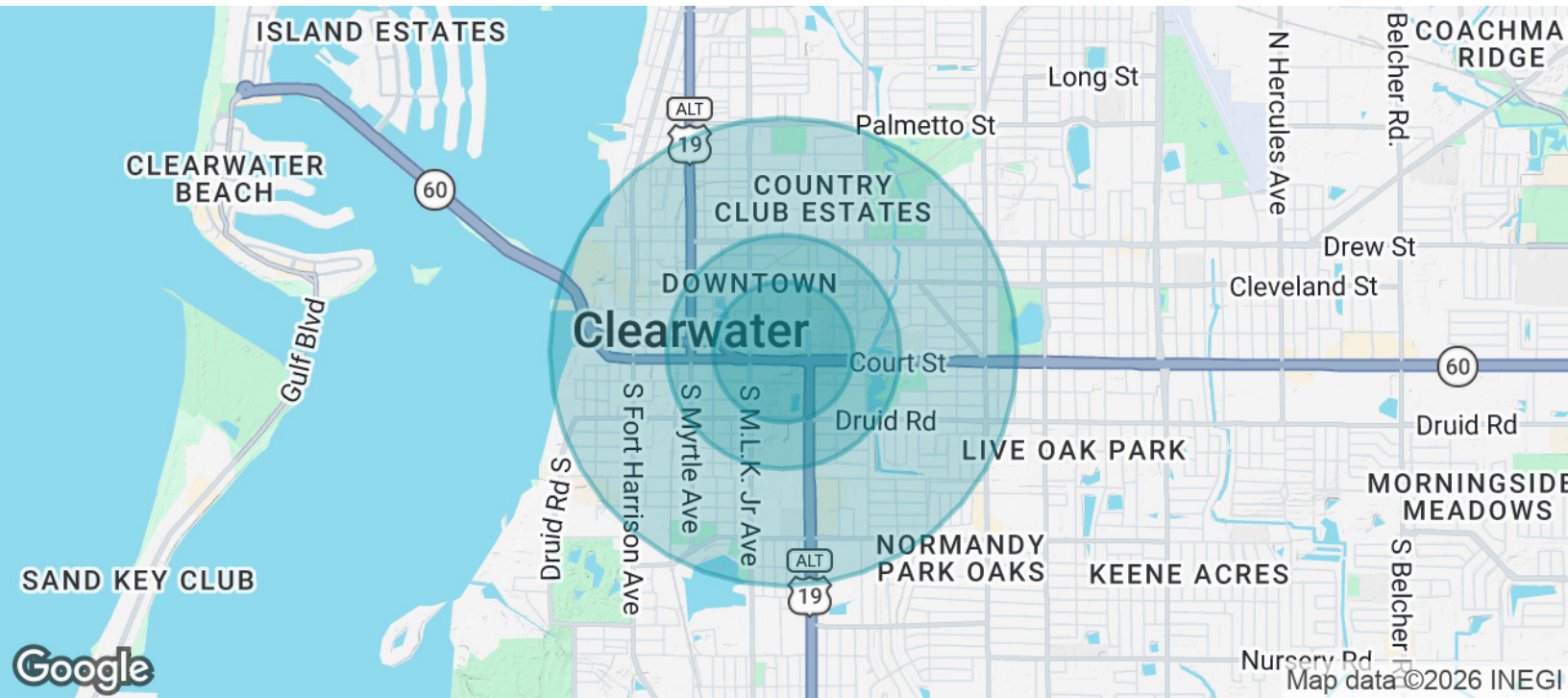
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,517	5,469	16,533
Average Age	48	46	45
Average Age (Male)	46	44	44
Average Age (Female)	50	47	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	881	2,698	7,390
# of Persons per HH	1.7	2	2.2
Average HH Income	\$60,415	\$67,500	\$71,470
Average House Value	\$382,265	\$376,307	\$386,947

2020 American Community Survey (ACS)

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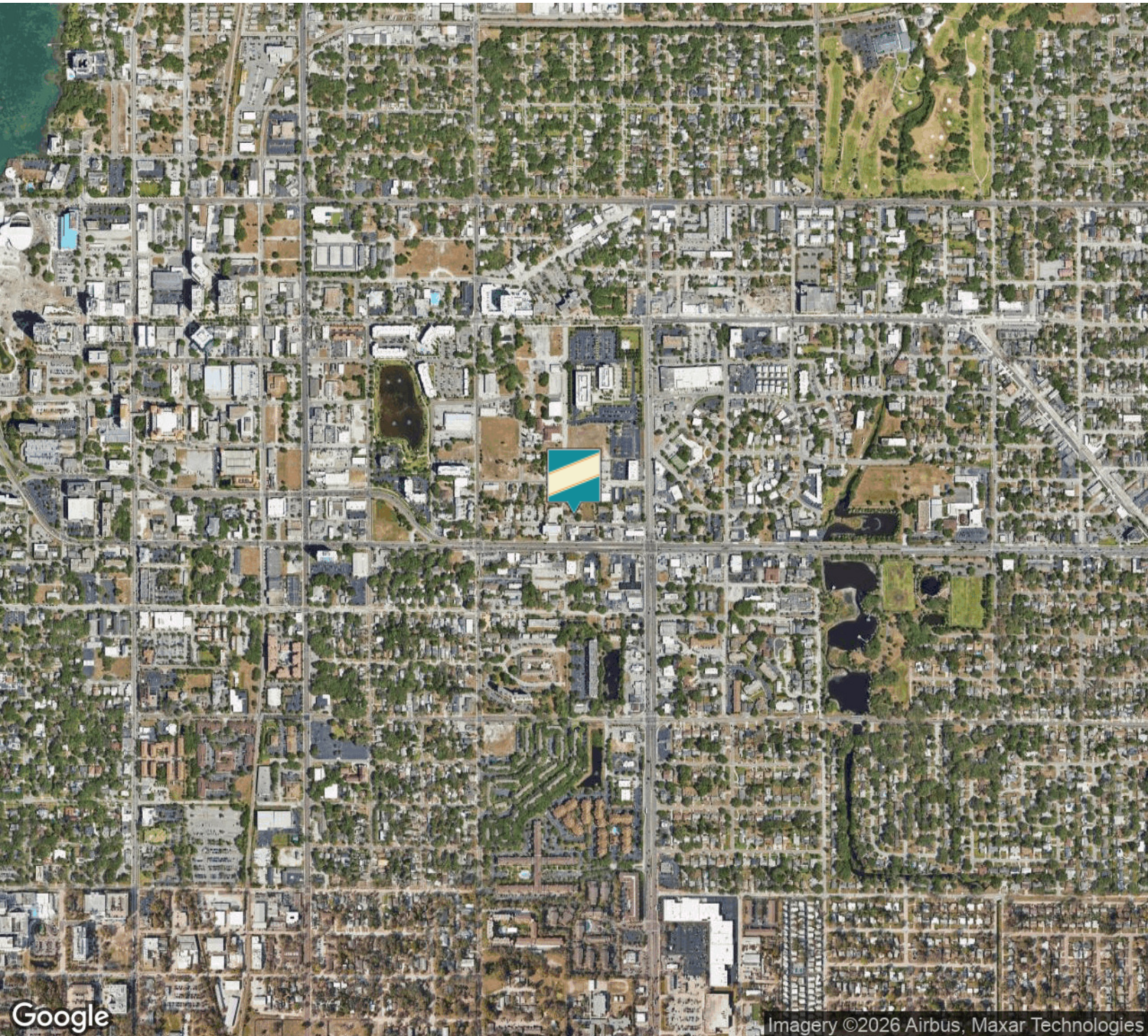
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AERIAL MAP



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GRIMALDI COMMERCIAL REALTY CORP.



ADVISOR BIO

ROSA RONDINELLI

Commercial Real Estate Advisor



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FL #SL3418711

PROFESSIONAL BACKGROUND

Rosa Rondinelli is a seasoned real estate agent and mentor/trainer licensed since 2018. Backed by a strong professional background in Sales and Marketing, Rosa has consistently exceeded expectations—earning multiple “Top in Sales of the Year” awards.

Originally from the New Jersey/New York area, Rosa Rondinelli has proudly called Tampa home for over eight years. Her passion for commercial real estate ignited after relocating and immersing herself in the fast-paced, ever evolving Tampa Bay market.

Committed to delivering exceptional results, Rosa puts her clients' needs and goals at the forefront of every transaction. Her expansive network and persuasive negotiation skills distinguish her as a trusted, results-driven advisor in Tampa's competitive commercial real estate landscape.

Rosa stays ahead of the curve by keeping a close pulse on market trends, legal developments, and emerging technologies—ensuring her clients receive the most current and strategic guidance possible.

Outside of real estate, Rosa is a proud mom to her 10-year-old son and deeply values time with her family. Coming from a proud military family, she is also passionate about supporting those who serve and have served.

Areas of Focus:

- Commercial Sales & Leasing
- Office Sales & Leasing
- Medical Office Sales & Leasing
- Industrial Sales & Leasing
- Retail Sales & Leasing
- Seller Financing and Creative Financing

EDUCATION

Rosa graduated from Georgian Court University in Lakewood, New Jersey, where she received a Bachelor's degree in Business.



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