



Colliers

2220 62nd Avenue South
St. Petersburg, FL 33712



PRICED SIGNIFICANTLY BELOW REPLACEMENT COST

FOR SALE OR LEASE

FORMER CHARTER SCHOOL



PURCHASE HIGHLIGHTS

- > PURCHASE PRICE: \$4,995,000
- > PERFECT LEARNING ENVIRONMENT
- > SUPERIOR SOUTH PINELLAS LOCATION
- > COMPETITIVE LEASE RATE, NNN
- > QUICK ACCESS (2 MIN) TO/FROM I-275
- > REAL ESTATE TAX EXEMPTION

CAMPUS HIGHLIGHTS



BUILDING SIZE
±20,188 SF CAMPUS



LOT SIZE
±2.61 ACRES



17 CLASSROOMS
(AVERAGE 640 SF - 1,027 SF)



PURPOSE BUILT FACILITY
FOR CHARTER SCHOOL



LARGE SECURE OUTDOOR
PLAYGROUND WITH
BASKETBALL COURT



CAMPUS FEATURES



MULTIPURPOSE ROOM /
SCIENCE LABS / FOOD PREP



YEAR BUILT
2020



PARKING: 74 PARKING STALLS
WITH QUEUING LANES



HIGHLY VISIBLE WITH
FRONTAGE ALONG
22ND AVE & 62ND AVE



High Enrollment Opportunities

Draw from Pinellas, Manatee
& Hillsborough Counties



AREA DEMOGRAPHICS



2024 POPULATION
AGES 5-14 #

5 MILES - 13,327



MEDIAN HOUSEHOLD
INCOME

5 MILES - \$72,711

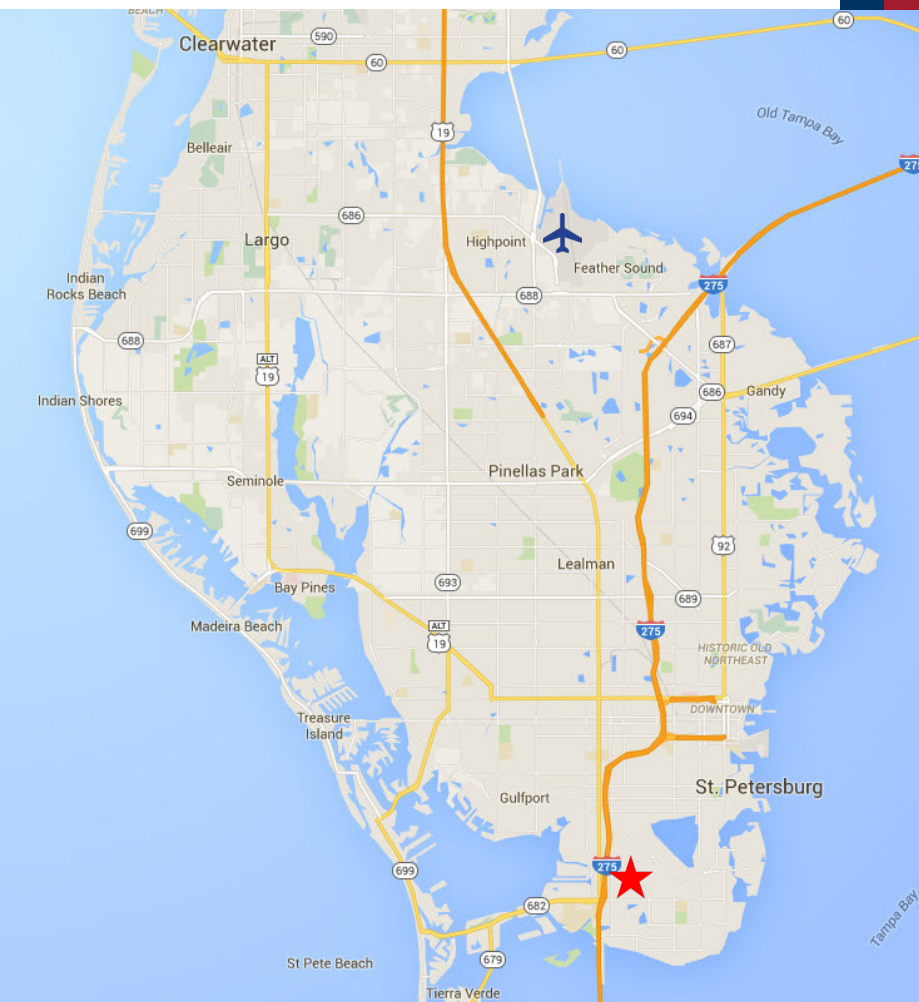


2024 POPULATION
AGES 0-4 #

5 MILES - 4,823



AERIAL MAPS & POINTS OF INTEREST



DRIVE TIMES

Interstate 275	2 min
Downtown St Pete	10 min
Mid Pinellas	25 min
North Pinellas	40 min
Tampa	35 min
Bradenton	30 min
St Pete Airport	35 min

UPCOMING DEVELOPMENTS

[* Click titles below to access articles](#)

[Skyway Marina District - Upcoming Developments List](#)

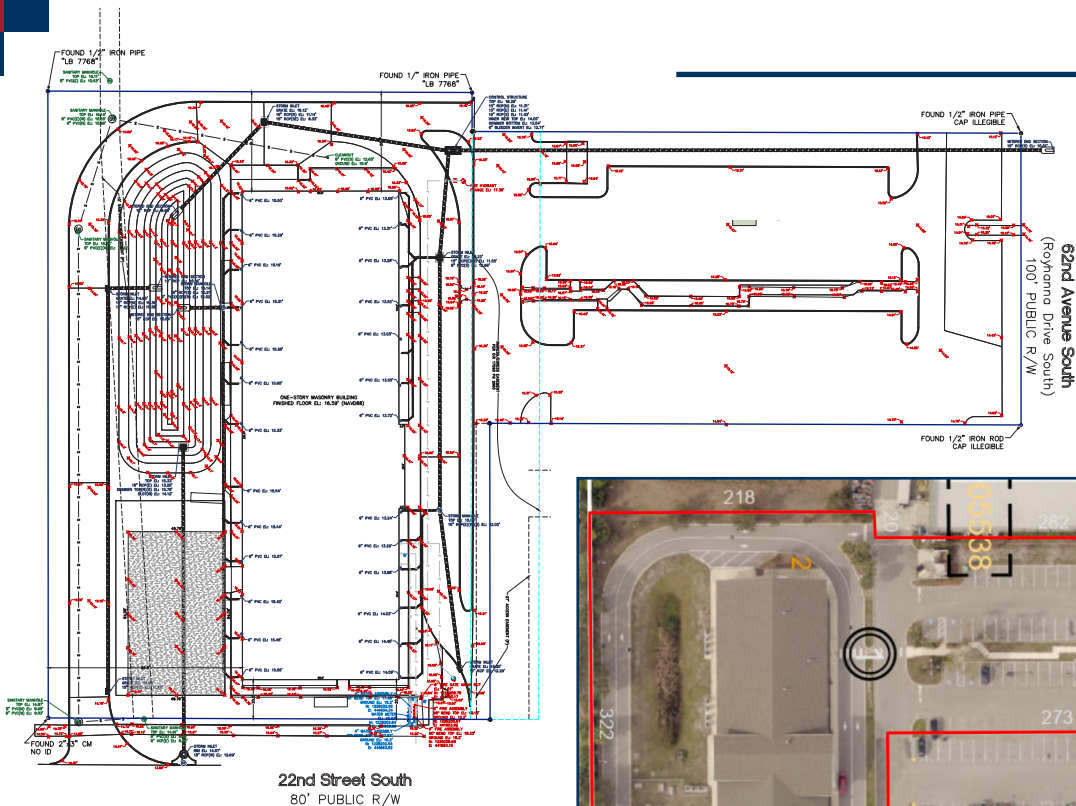
[Skyway Village: Ceridian Campus in Skyway District](#)

[Get to Know St Pete's Districts](#)

FLOORPLAN



PLAT & PARCEL MAPS



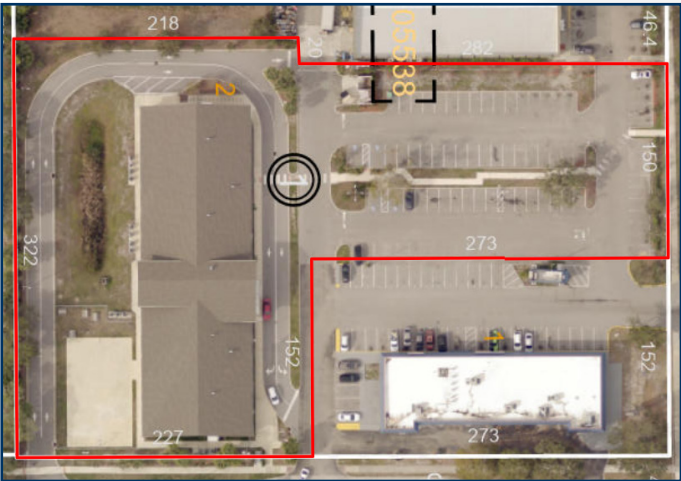
ZONING DETAILS

CCS-1: General Commercial & Mixed Residential

Click [here](#) to review St Petersburg's code of ordinances for CCS-1

USES

- Residential
- Hotel
- Bank
- Car Sales
- Retail
- Restaurant
- Non-profit
- Child Care
- Funeral
- School





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