



\$1,199,000
(Lease Negotiable)



PROPERTY SIZE
10,320 SF



YEAR BUILT
1926



NUMBER OF UNITS
1



LOT SIZE
14,000 SF

1258 19TH STREET NORTH
SAINT PETERSBURG, FL 33713

NEELD GORDON COMMONS

Presented By:

Jon Reno La Budde
Director/Principal
727.435.8887
labuddereno@aol.com

Joe Esposito
Managing Principal/Director
727.435.8889
esposito@axxoscre.com

AXXOS
475 Central Ave, Suite 400
St Petersburg, FL 33701
AxxosCRE.com

TABLE OF CONTENTS

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
ADDITIONAL PHOTOS	8
LOCATION INFORMATION	9
REGIONAL MAP	10
LOCATION MAP	11
AERIAL MAP	12
FINANCIAL ANALYSIS	13
FINANCIAL SUMMARY	14
DEMOGRAPHICS	15
AREA ANALYTICS	16
ADVISOR BIOS	17
ADVISOR BIO 1	18
ADVISOR BIO 2	19

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from AXXOS its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither AXXOS its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. AXXOS will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. AXXOS makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. AXXOS does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by AXXOS in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Live on the Market * The Need Gordon Commons
> Historic Multi-Use Building

Our Offering is a Purchase Opportunity for a 1926 classic structure. The Site consists of a 10,320 sf building on land mass of 14,000 SF.

The site appears to have 14 ft clear height ceiling with some 18 ft height areas.

The Space is mostly open with some divisions for offices and showrooms. The Site has front and rear parking plus excellent sign options. The building has 4 roll-ups, plus three dock-high on the railroad trackside. All roll-ups are accessible by large trucks.

It should be noted that this site is one of the rare sites with Rail access.

The location is superb - sitting in the northeast quadrant of the city and accessible by nearby major corridors. The property is in an industrial area known as Mack's Industrial Zone that runs along the railroad line from 5th Avenue North to 38th Avenue

OFFERING SUMMARY

Sale Price:	\$1,199,000
Lease Rate:	Negotiable
Number of Units:	1
Available SF:	10,302 SF
Lot Size:	14,000 SF
Building Size:	10,320 SF

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Live on the Market * The Neeld Gordon Commons
> Historic Multi-Use Building

Our Offering is a Purchase Opportunity for a 1926 classic structure. The Site consists of a 10,320 sf building on land mass of 14,000 SF.

The site appears to have 14 ft clear height ceiling with some 18 ft height areas.

The Space is mostly open with some divisions for offices and showrooms. The Site has front and rear parking plus excellent sign options. The building has 4 roll-ups, plus three dock-high on the railroad trackside. All roll-ups are accessible by large trucks.

It should be noted that this site is one of the rare sites with Rail access.

The location is superb - sitting in the northeast quadrant of the city and accessible by nearby major corridors. The property is in an industrial area known as Mack's Industrial Zone that runs along the railroad line from 5th Avenue North to 38th Avenue North in the East-Central of the city.

The Zoning is Industrial traditional, which allows for many popular uses that are only allowed in this type of zoning. Attractive uses such as Fitness Concepts, Breweries, Distilleries, Dog Care Facilities, Artist Complexes, and Coffee Roasters.

Many traditional uses are also permitted like Assembly, Manufacturing, Showroom Office, Distribution, Flex, Equipment Storage, and more.

There is a slight possibility for aggressive Uses such as Retail, Showroom, Restaurants, Cafe, Salons, Venue, and Galleries. Some of these may be possible as an accessory use, or thru special variance thru the city.

The building is super cool vintage. The structure was built in 1926 during St Pete's Boom, the all-wood historical framework has not changed that much in 94 years. Put your business in a piece of St Petersburg History.

Recently, there have been momentous renovations done to the exterior and to the interior, please see pictures.



COMPLETE HIGHLIGHTS



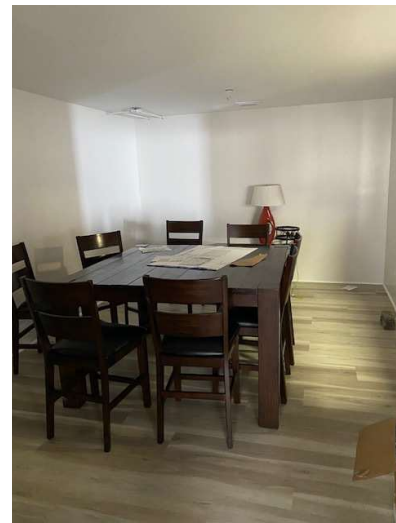
PROPERTY HIGHLIGHTS

- Florida Opportunity
- Tampa Bay Metro
- St Petersburg Market
- West Euclid District
- Mack's Industrial Area
- Historical / Vintage
- 10,000 sf Structure
- Industrial / Office
- Showroom / Retail
- Fitness Center
- Artist Encampment
- Parking & Signage
- Live on the Market
- Florida Opportunity
- Tampa Bay Metro
- St Petersburg Market
- West Euclid District
- Mack's Industrial Area
- Historical / Vintage
- 10,000 sf Structure
- Industrial / Office
- Showroom / Retail
- Fitness Center
- Artist Encampment
- Parking & Signage

ADDITIONAL PHOTOS



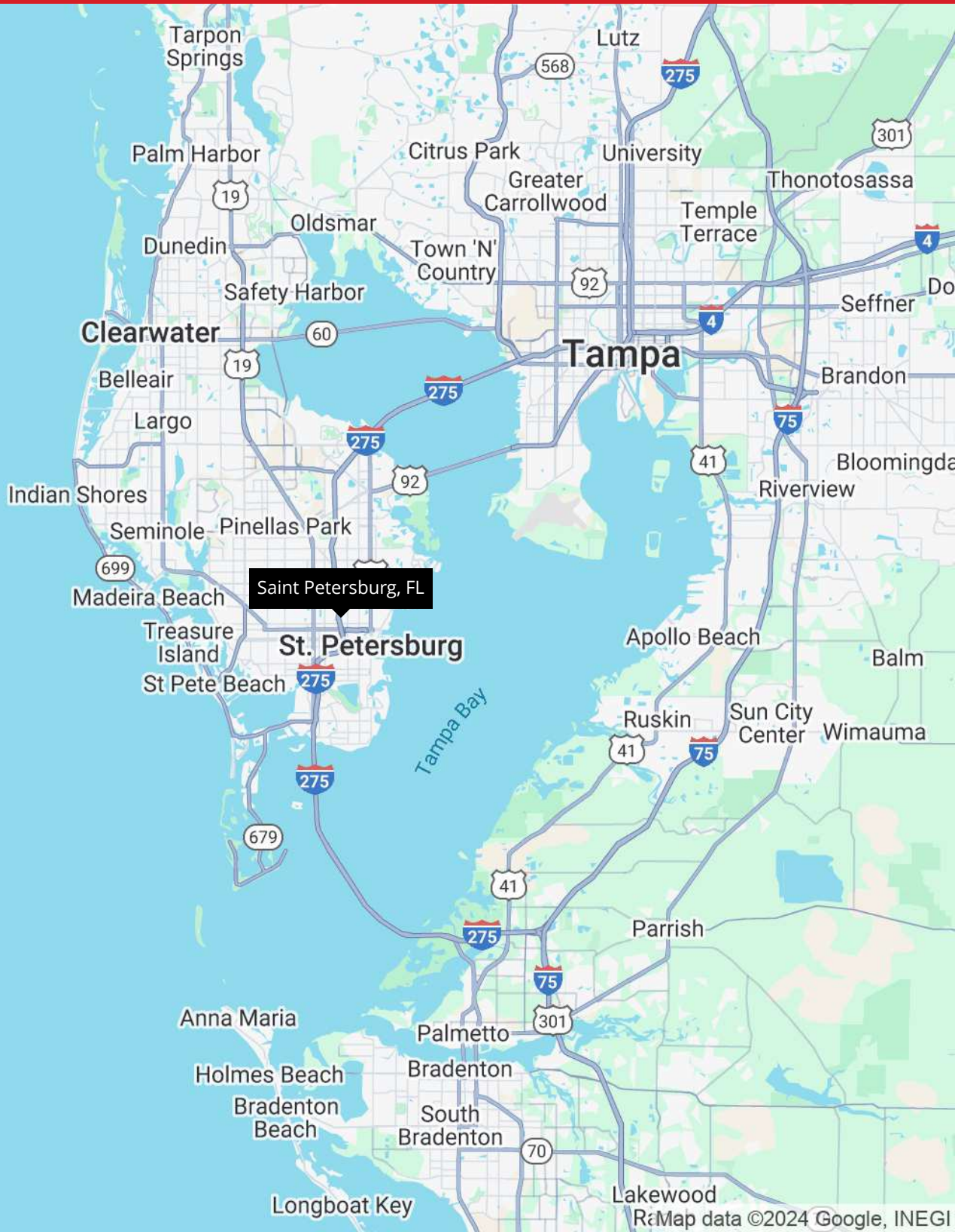
ADDITIONAL PHOTOS



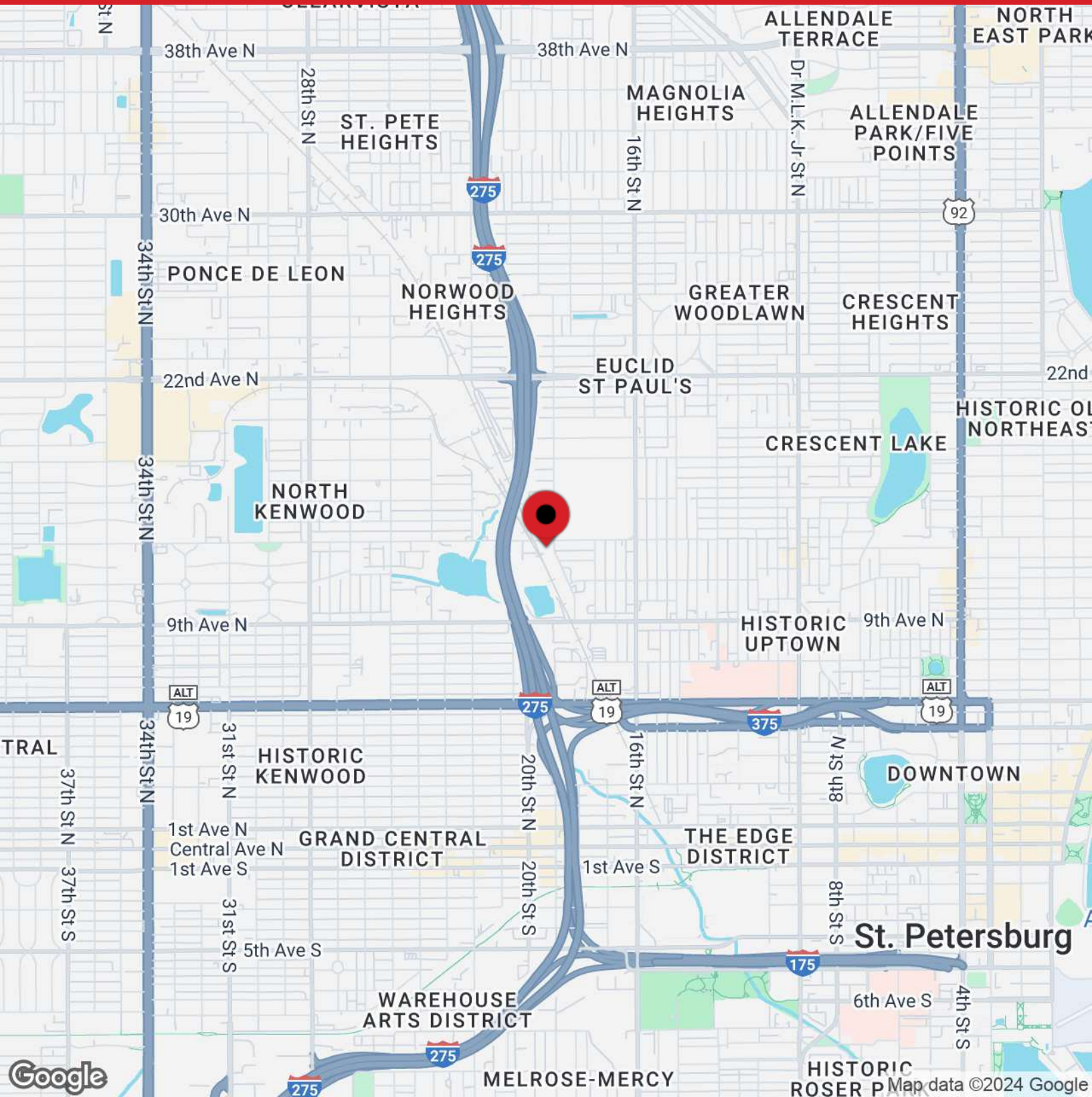
LOCATION INFORMATION



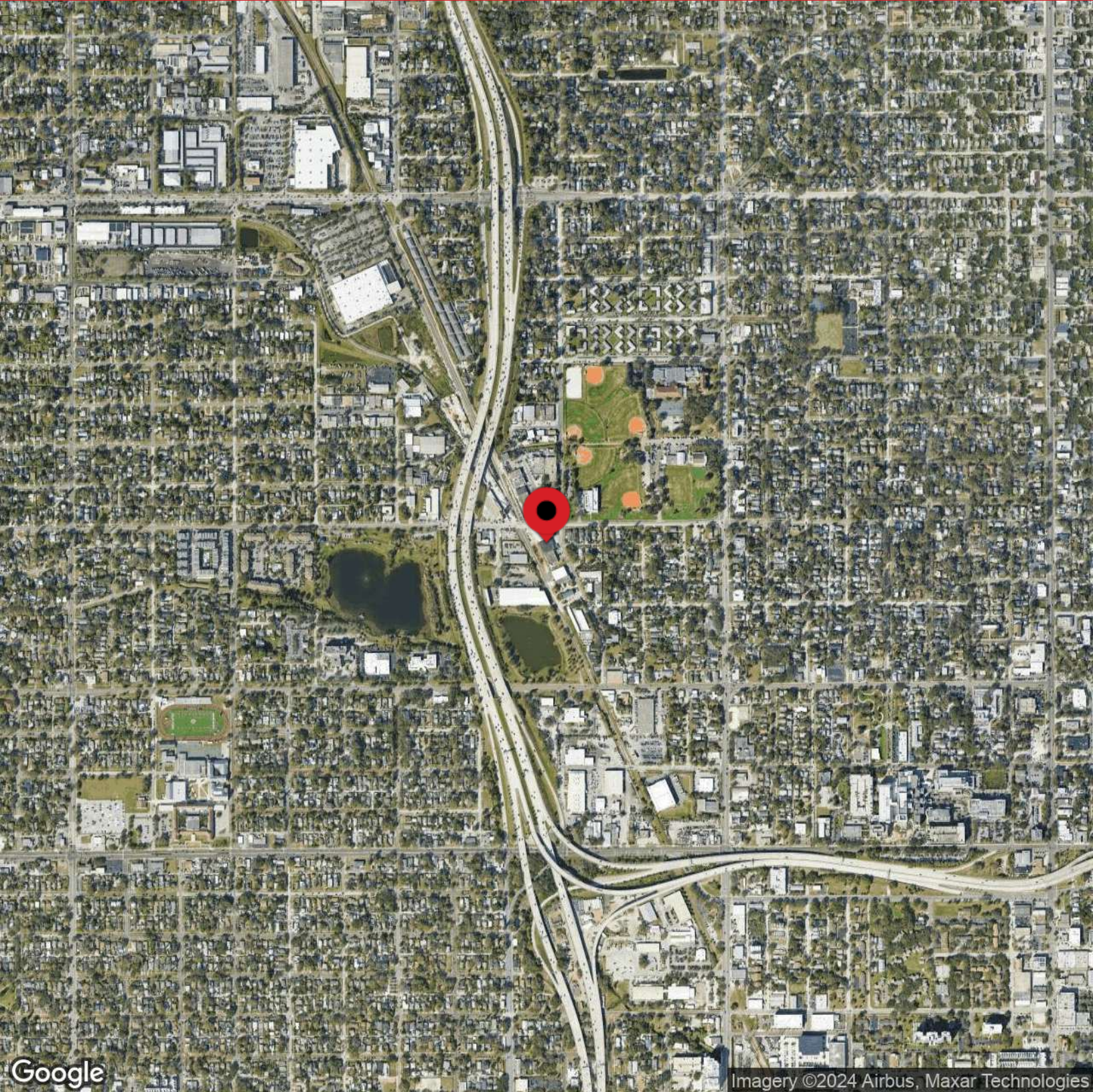
REGIONAL MAP



LOCATION MAP



AERIAL MAP



Google

Imagery ©2024 Airbus, Maxar Technologies

FINANCIAL ANALYSIS



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

NEELD GORDON COMMONS

Price	\$1,199,000
Price per SF	\$116
Price per Unit	\$1,199,000

OPERATING DATA

NEELD GORDON COMMONS

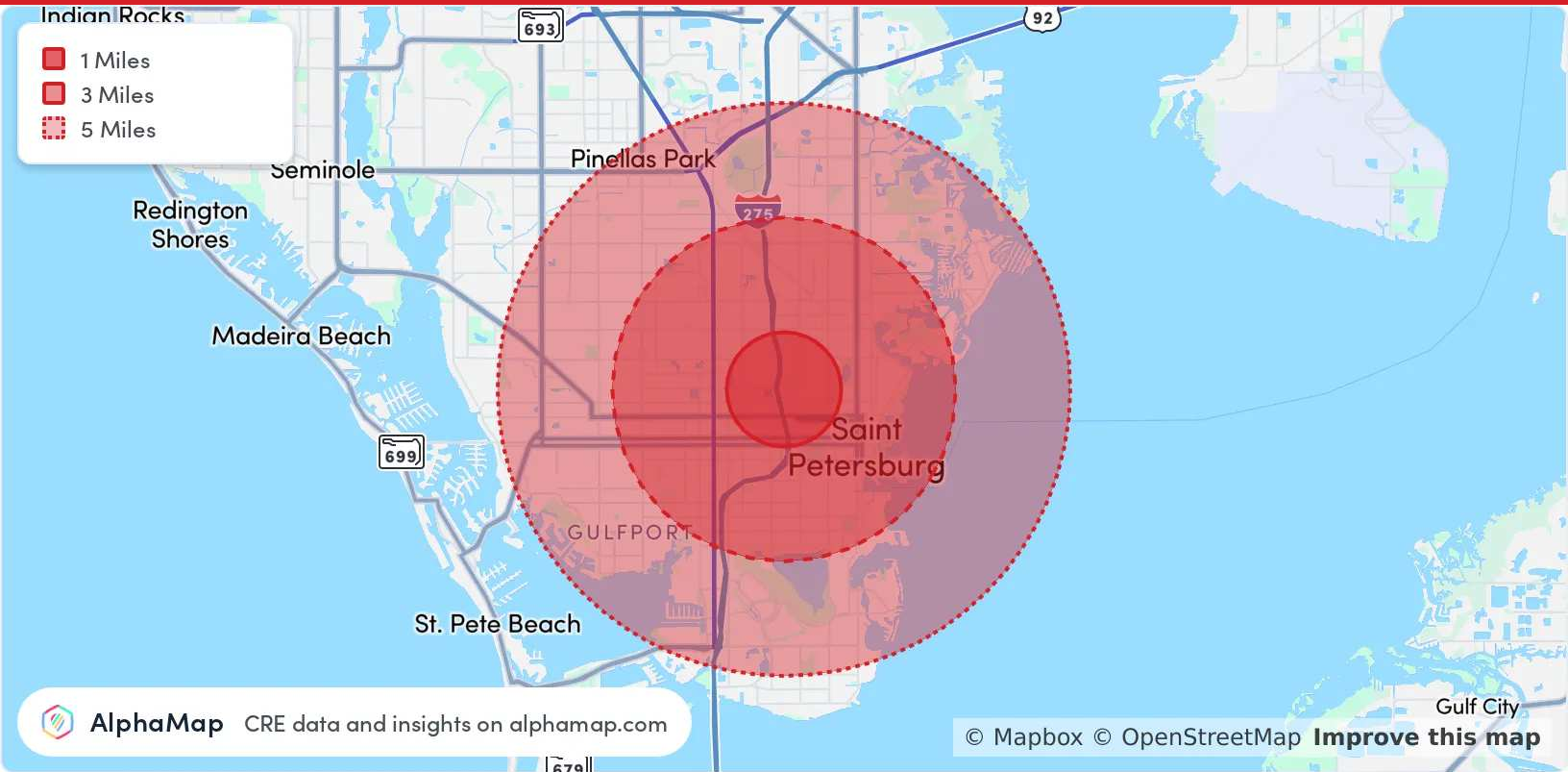
FINANCING DATA

NEELD GORDON COMMONS

DEMOGRAPHICS



AREA ANALYTICS



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,780	134,920	279,148
Average Age	43	44	45
Average Age (Male)	43	43	44
Average Age (Female)	42	44	46

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,255	63,290	129,403
Persons per HH	2	2.1	2.2
Average HH Income	\$97,902	\$94,814	\$95,739
Average House Value	\$449,569	\$413,575	\$404,747
Per Capita Income	\$48,951	\$45,149	\$43,517

Map and demographics data derived from AlphaMap

ADVISOR BIOS



ADVISOR BIO 1



JON RENO LA BUDDE

Director/Principal

labuddereno@aol.com

Direct: **727.435.8887**

FL #SL3088599

PROFESSIONAL BACKGROUND

An entrepreneur born and raised in St. Pete and an FSU graduate, Mr. LaBudde has an understanding of retail, restaurant and downtown St. Pete space that others simply cannot match. He is an entrepreneur who has launched several retail businesses himself. He supports our community by being active in the Chamber of Commerce and the Downtown Business Association. He also owns and operates a local, family owned marketing firm. Jon LaBudde's dance card is always full between the Big Catch at Salt Creek, Jonny Reno's, Reno Beach Surf Shop, and of course, KW Commercial.

AXXOS

475 Central Ave, Suite 400
St Petersburg, FL 33701
727.222.2220

ADVISOR BIO 2



JOE ESPOSITO

Managing Principal/Director

esposito@axxoscre.com

Direct: **727.435.8889** | Cell: **941.212.2222**

FL #SL3384847

PROFESSIONAL BACKGROUND

Joe Esposito, Managing Principal at AXXOS, leads a Group of 11 agents with specialties in nearly every sector of Commercial Real Estate. The Group focuses on off-market properties, with approximately 85% having been transacted in the off-market space. Core competencies include: Investment (with specialists in Multi-Family, Industrial, Retail and Office), Value-Add, Development Land, Development Advisory and Development Services, Dispositions, Landlord Representation and Tenant Representation. Joe and Team have transacted on more than 1.5MM square feet with a value well in excess of a half Billion Dollars.

Joe is a husband, a dad and lucky man in all respects. He believes that relationships are more important than transactions in every single instance. It is his goal to turn every opportunity into a long term relationship.

"We hope we can earn your trust and not simply your business".

EDUCATION

Bachelors Degree completed in Business Administration Management & Finance

Masters Degree completed with High Honors

MEMBERSHIPS

National Association of Realtors

FGCAR Commercial Realtor Association

AXXOS

475 Central Ave, Suite 400

St Petersburg, FL 33701

727.222.2220