

FOR LEASE: Single Tenant Free Standing Building
FORMER SCOOTERS - LEASE OPPORTUNITY



THE
ROSS REALTY
 GROUP, INC.
 COMMERCIAL SALES AND LEASING

980 Pasadena Ave South, South Pasadena, FL 33707



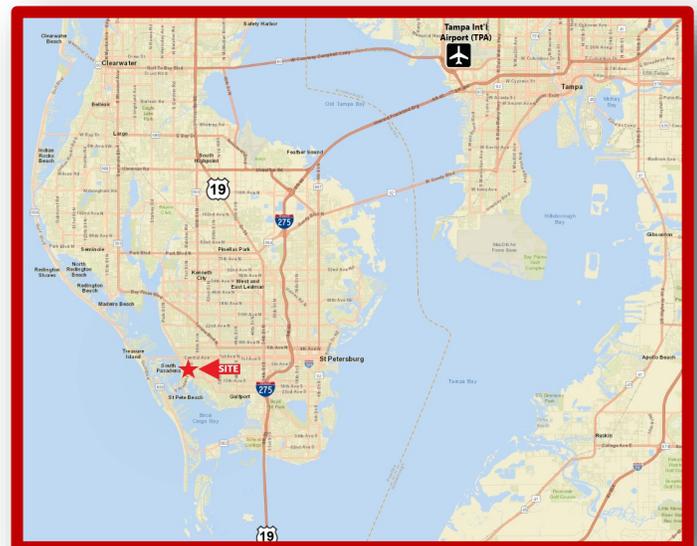
DEMOGRAPHIC INFORMATION

2025 Demographics	1-mile	3-mile	5-mile
Total Population	10,599	73,514	184,494
Total Households	6,031	36,873	87,697
Median Age	61.6	54.3	50.9

FEATURES

- ❖ Highly visible 819/SF Free-Standing Building on Pasadena Ave. S. and Hibiscus Ave.
- ❖ Former Scooters Coffee
- ❖ Building built in 2023
- ❖ .56 Acres (24,394 SF) MOL corner site
- ❖ NNN Absolute Lease Only
- ❖ Zoned CG – Comm. Gen.– City of South Pasadena
- ❖ AADT—Pasadena Ave S.: 35,000/day
- ❖ Located in Flood Zone AE
- ❖ Parcel ID: 30-31-16-88632-000-0040
- ❖ **NNN Absolute Lease Rate: \$100,000.00/Annually**

LOCATION MAP



Elliott M. Ross, CCIM
 O: 813.755.6700
 C: 727.639.3800
 elliotross@rossrealty.com

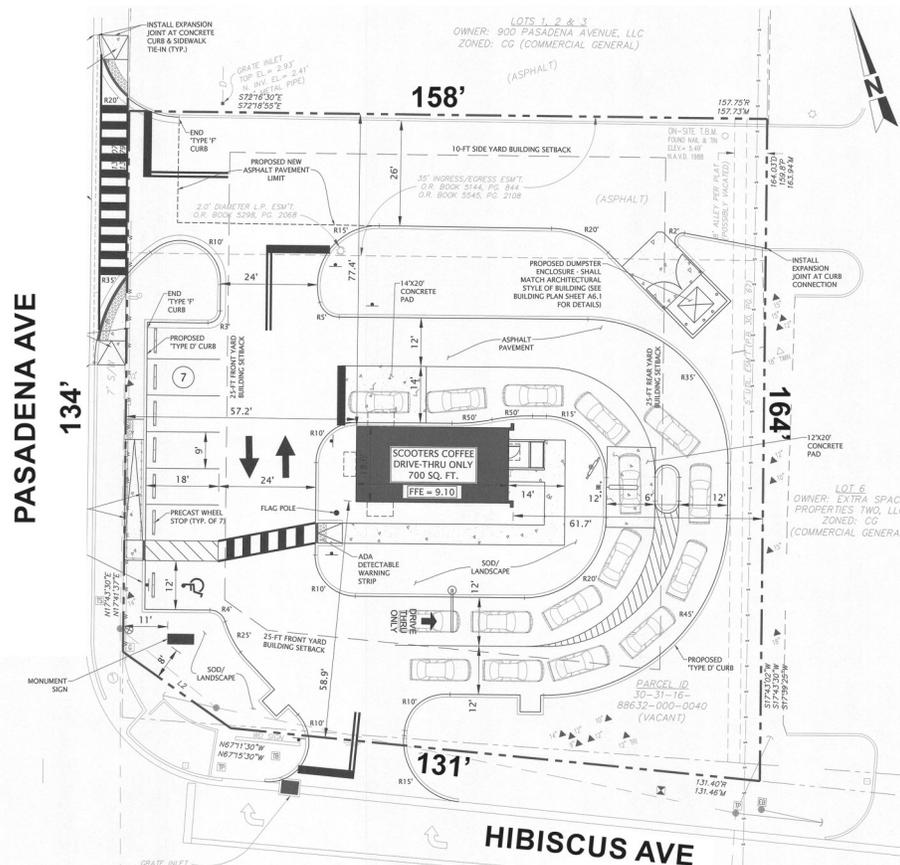
Chris Shryock
 O: 813.755.6700
 C: 727.412.5166
 chris@rossrealty.com

ROSS REALTY GROUP, INC.
 Westshore Square
 4600 W. Cypress St., Suite 525
 Tampa, FL 33607

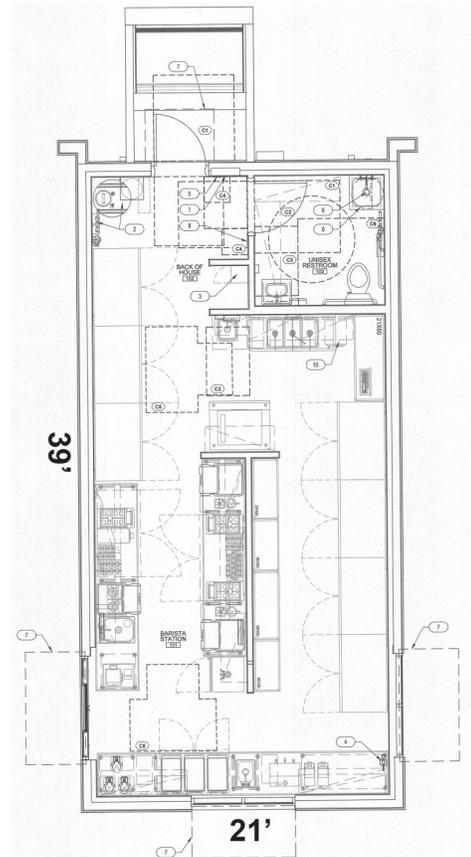




SITE PLAN



FLOOR PLAN



Any information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.