

OFFERING MEMORANDUM

# FOR SALE OR LEASE | COMPLETE RENOVATION | PRIME 1.41 ACRES IOS | 7,420 SF WAREHOUSE

120 Pinckney St, Oldsmar, FL 34677

Marcus & Millichap



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EXCLUSIVELY  
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120 PINCKNEY ST

# BROKER OF RECORD

## **RYAN NEE**

Florida

954-245-3400

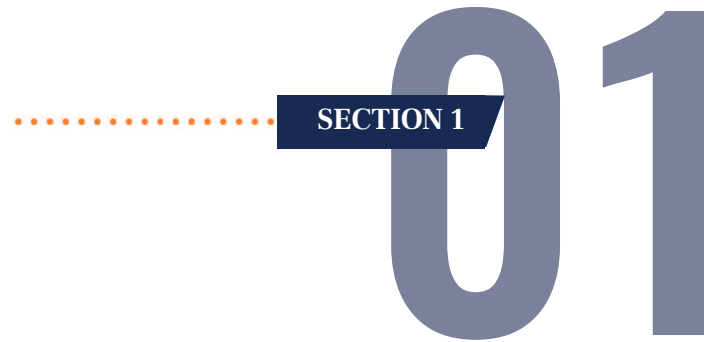
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SECTION 1

# 01



# EXECUTIVE SUMMARY

Offering Summary  
Investment Highlights

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# OFFERING SUMMARY

120 PINCKNEY ST



Listing Price  
**\$2,590,000**



Lease  
**Contact Broker**

## PROPERTY

Square Feet	7,420 SF
Office Percentage	4.71%
Lot Size	1.41 Acres (61,419 SF)
Year Built/Renovated	1987/2026



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120 Pinckney St, Oldsmar, FL 34677

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## INVESTMENT HIGHLIGHTS

Brand New Roofs

Brand New HVAC

Brand New Bathrooms both Office & Warehouse

Five Brand New Roll Up Doors.

Dimensions:

- 12' W x 14' H
- 14' W x 14' H
- 17' W x 15' H
- 14' W x 12' H
- 14' W x 13' H

Brand New Asphalt Paving & Gravel

Brand New Fencing

22 - foot clear height for both buildings

Fully Fire Sprinklered

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## INVESTMENT OVERVIEW

This exceptional 1.41-acre Industrial Outdoor Storage (IOS) property, featuring 7,420 SF of fully renovated warehouse space, represents a truly rare opportunity in the highly sought-after Oldsmar submarket of Pinellas County, Florida. The scarcity of industrial land of this size—combined with the level of renovation, functionality, and location—makes this offering virtually irreplaceable. Originally constructed in 1987, the property has undergone a comprehensive interior and exterior renovation completed in 2025/2026 and is now vacant and ready for immediate occupancy. Improvements include new roofs, fully rewrapped exterior metal construction, and complete interior upgrades throughout both warehouse buildings. The site offers two points of ingress and egress, providing excellent circulation and maneuverability for large semi-trucks—an increasingly rare feature within Pinellas County. The property will be equipped with below-ground 3-phase power and is on city water and sewer, and both warehouse buildings are fully insulated and fully fire-sprinklered, offering an impressive 22-foot clear height.

The two warehouse structures consist of:

4,920 SF warehouse

2,500 SF warehouse

Additionally, the property includes a 350 SF office space featuring brand-new air conditioning and a newly renovated bathroom, along with an additional bathroom located within the warehouse. While the property is located within a designated flood zone, it has not experienced flooding under current or prior ownership. Further reducing risk, the property benefits from a clean Phase I Environmental Site Assessment completed in Q4 2023. Opportunities of this caliber—combining location, land size, complete interior and exterior renovation, and true IOS functionality—are exceptionally rare in Pinellas County. This asset is ideally suited for an owner-user or investor seeking a high-quality IOS site in a market with little to no available supply.



SECTION 2

# 02



## PROPERTY INFORMATION

Property Details  
Regional Map  
Aerial Map  
Site Plans

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# FOR SALE OR LEASE | COMPLETE RENOVATION | PRIME 1.41 ACRES IOS | 7,420 SF WAREHOUSE

## PROPERTY DETAILS

### SITE DESCRIPTION

Assessors Parcel Number	23-28-16-63936-077-0011
Zoning	M-1   Industrial
Year Built/Renovated	1987/2026

### CONSTRUCTION

Framing	Iron
Exterior	Metal
Roof	Metal
Floor Support	Concrete Slab
Clear Height	22'
Grade Level Doors	Five
Rail Access	No
Power	3-Phase (In Process)

### MECHANICAL

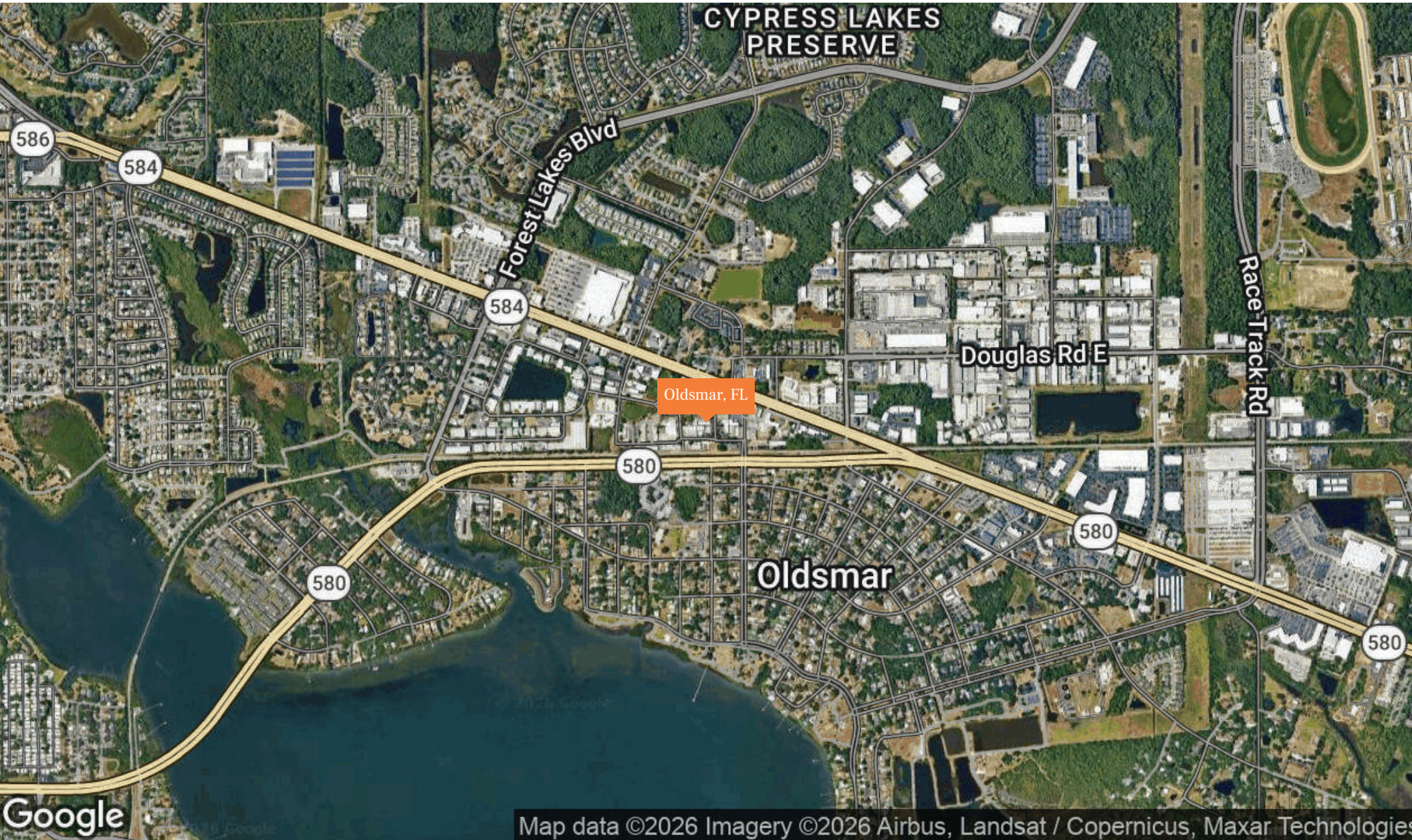
HVAC	Yes (Office)
Fire Protection	Yes Fully Sprinklered
Percent with AC	4.71%

### UTILITIES

Electric	Teco
Sewer	City
Water	City

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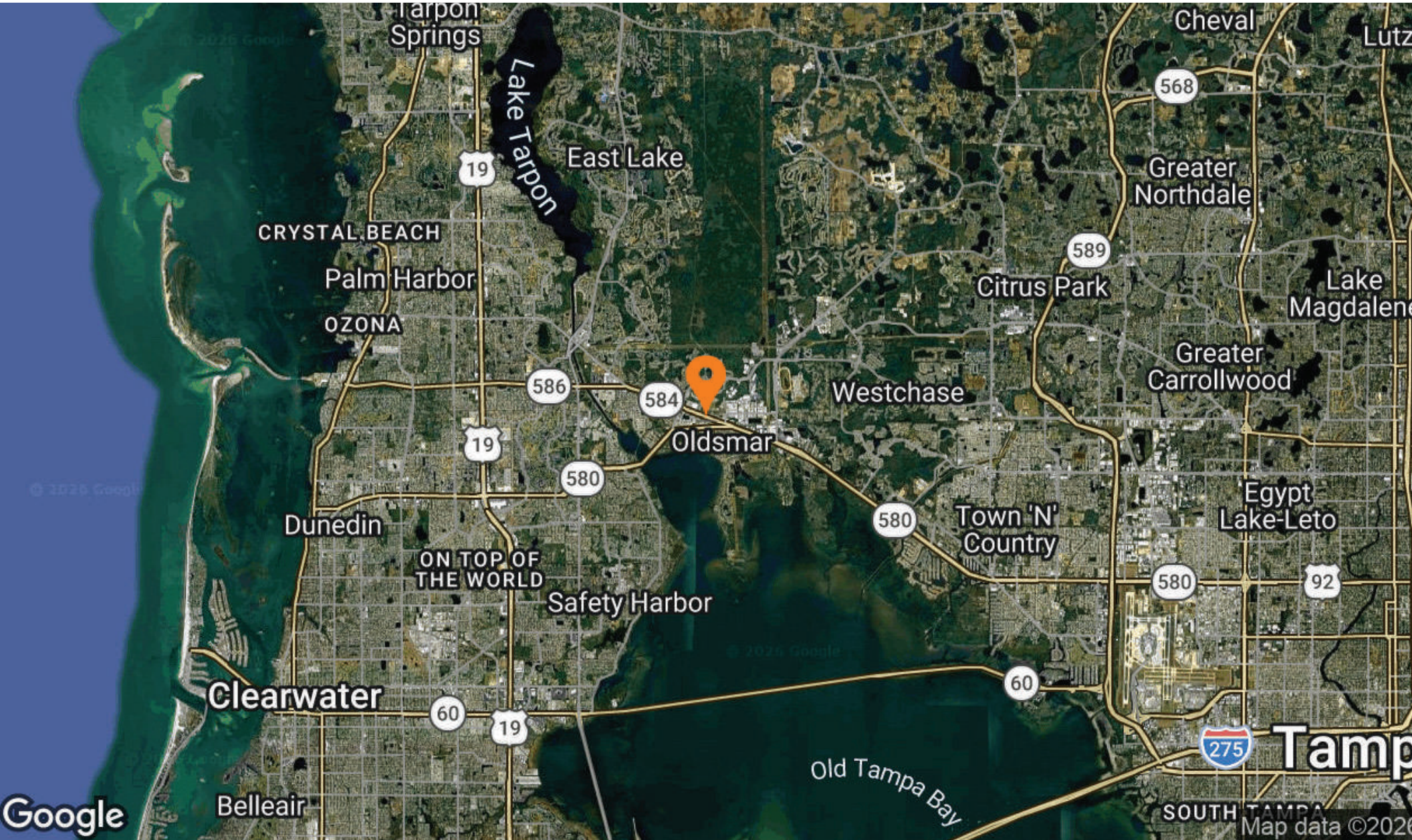
REGIONAL MAP



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

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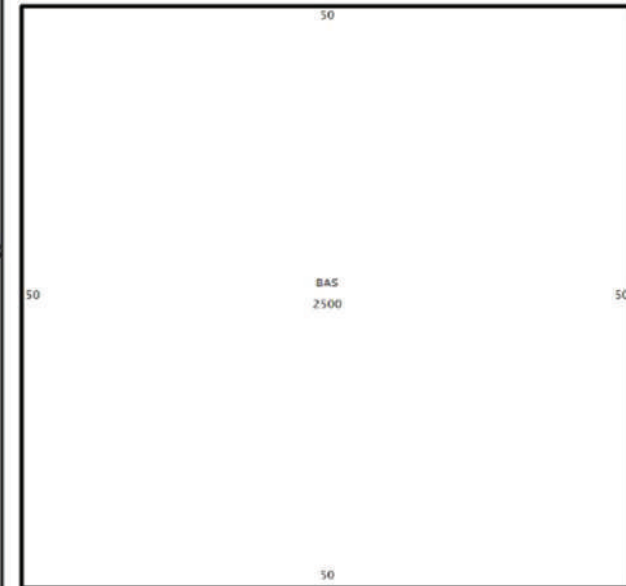
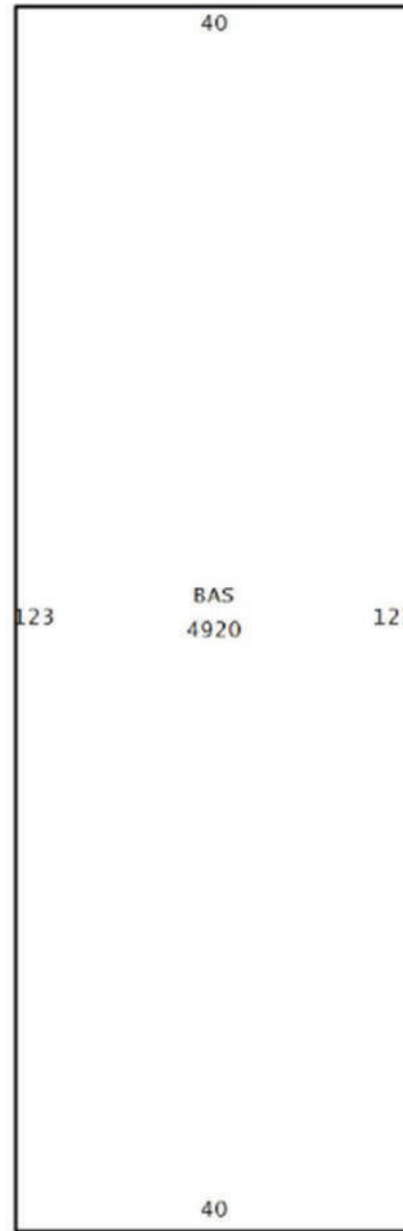
AERIAL MAP



# FOR SALE OR LEASE | COMPLETE RENOVATION | PRIME 1.41 ACRES IOS | 7,420 SF WAREHOUSE

## SITE PLANS

120 Pinckney St, Oldsmar, FL 34677 (1.41 Acres)



SECTION 3

# 03

## FINANCIAL ANALYSIS

Financial Details  
Operating Expenses Current & Pro Forma

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# FOR SALE OR LEASE | COMPLETE RENOVATION | PRIME 1.41 ACRES IOS | 7,420 SF WAREHOUSE

## FINANCIAL DETAILS

### Income Summary (NNN) — *Pro Forma*

**Note:** The income figures below are **pro forma** and reflect projected stabilized rental income for the building and land.

Property	PSF (NNN)	Monthly Income	Annual Income
Building	\$15.65	\$9,676.91	\$116,123
Land	\$2.29	\$10,000.00	\$120,000
Total Combined Income (Pro Forma)	—	\$19,676.91	\$236,123

### Valuation Metrics

Metric	Amount
Purchase Price	\$2,590,000
Net Operating Income (Pro Forma)	\$236,123
Cap Rate (Pro Forma)	9.12%

# FOR SALE OR LEASE | COMPLETE RENOVATION | PRIME 1.41 ACRES IOS | 7,420 SF WAREHOUSE

## OPERATING EXPENSES CURRENT & PRO FORMA

### Operating Expenses

Expense Category	Current	Pro Forma	Notes
Water, Sewer & Trash	\$1,800	\$1,800	Actual
Electric	\$480	\$480	Actual
Real Estate Taxes	\$11,929.19	\$38,564	Estimated using Pinellas County Property Appraiser Tax Estimator at \$2,590,000 assessed value
Insurance	\$3,632	\$3,800	Actual
Flood Insurance	—	\$11,957	Pro forma based on quote received
<b>Total Operating Expenses</b>	<b>\$17,840.94</b>	<b>\$56,601</b>	



SECTION 4

04

# SALE COMPARABLES

Sale Comps Map  
Sale Comps Summary  
Sale Comps

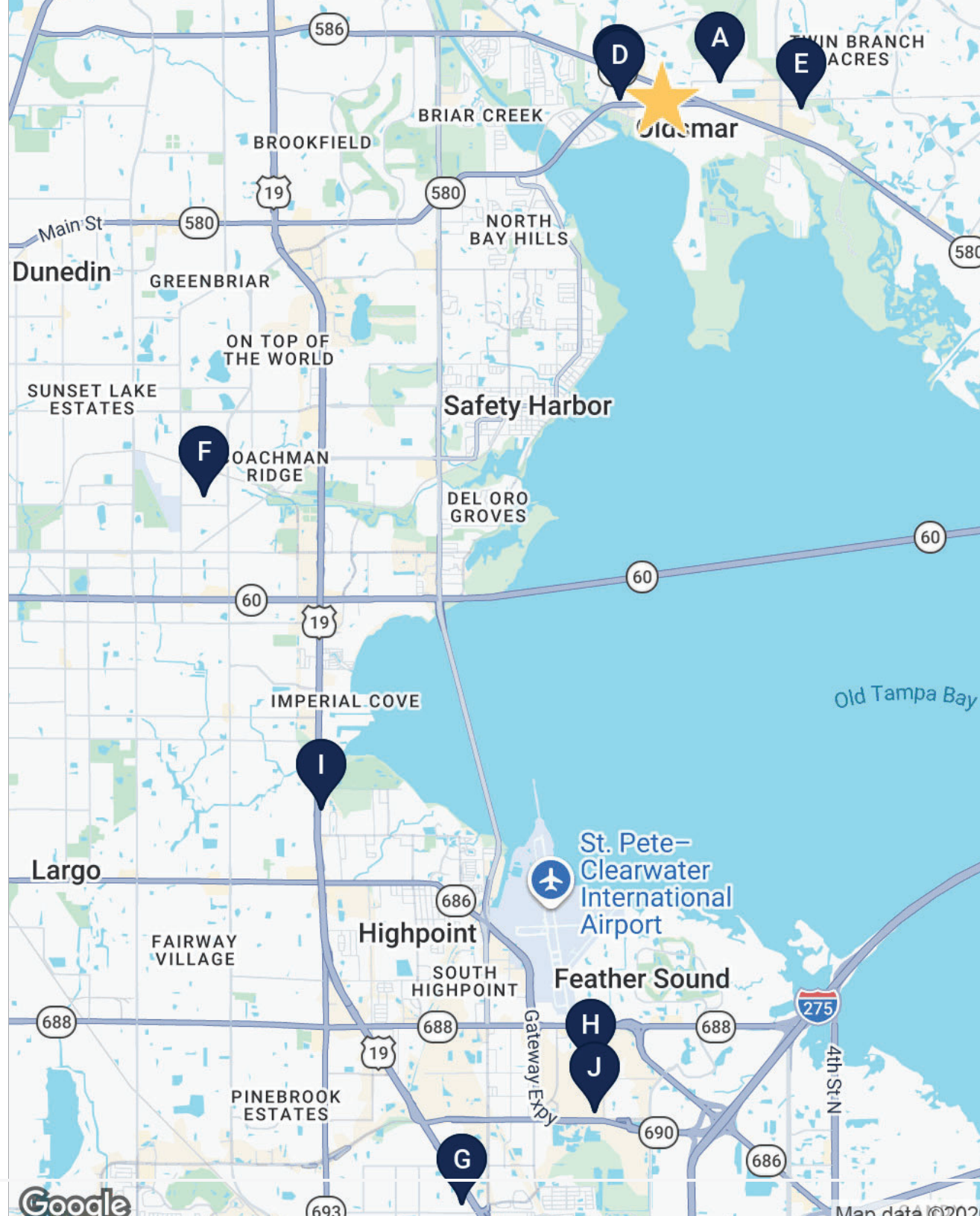
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## ON MARKET & SOLD COMPS COMPS MAP








★ For Sale or Lease | Complete Renovation | Prime 1.41 Acres IOS | 7,420 SF Warehouse

- A** 251 Douglas Rd E
- B** 325 Scarlett Blvd
- C** 330 Mears Blvd
- D** 325 Mears Blvd
- E** 13836 Monroes Business Park (Industrial Land)
- F** 1101 Kapp Dr (Industrial Land)
- G** 10280 US Hwy 19 N (Industrial Land)
- H** 3565 126th Ave N (Industrial Land)
- I** 17101 US Hwy 19 N (Industrial Land)
- J** 11880 34th St N (Industrial Land)




# FOR SALE OR LEASE | COMPLETE RENOVATION | PRIME 1.41 ACRES IOS | 7,420 SF WAREHOUSE

ON MARKET & SOLD COMPS

	SUBJECT PROPERTY	PRICE	SQUARE FEET	LOT SIZE
	<p><b>For Sale or Lease   Complete Renovation   Prime 1.41 Acres IOS   7,420 SF Warehouse</b> 120 Pinckney St Oldsmar, FL 34677</p>	<p>\$2,590,000</p>	<p>7,420 SF</p>	<p>1.41 AC</p>
	<b>SALE COMPARABLES</b>	<b>PRICE</b>	<b>SQUARE FEET</b>	<b>LOT SIZE</b>
	<p><b>251 Douglas Rd E</b> Oldsmar, FL 34677</p>	<p>\$1,756,945</p>	<p>7,052 SF</p>	<p>0.38 AC</p>
	<p><b>325 Scarlett Blvd</b> Oldsmar, FL 34677</p>	<p>\$1,499,000</p>	<p>6,600 SF</p>	<p>0.41 AC</p>
	<p><b>330 Mears Blvd</b> Oldsmar, FL 34677</p>	<p>\$1,500,000</p>	<p>4,500 SF</p>	<p>0.41 AC</p>
	<p><b>325 Mears Blvd</b> Oldsmar, FL 34677</p>	<p>\$1,750,000</p>	<p>6,100 SF</p>	<p>0.43 AC</p>
	<p><b>13836 Monroes Business Park (Industrial Land)</b> Tampa, FL 33635</p>	<p>\$1,750,000</p>	<p>81,021 SF</p>	<p>1.86 AC</p>
	<p><b>1101 Kapp Dr (Industrial Land)</b> Clearwater, FL 33765</p>	<p>\$805,000</p>	<p>43,995 SF</p>	<p>1.01 AC</p>

# FOR SALE OR LEASE | COMPLETE RENOVATION | PRIME 1.41 ACRES IOS | 7,420 SF WAREHOUSE

ON MARKET & SOLD COMPS

	SUBJECT PROPERTY	PRICE	SQUARE FEET	LOT SIZE
	<b>10280 US Hwy 19 N (Industrial Land)</b> Pinellas Park, FL 33782	\$1,500,000	83,635 SF	1.92 AC
	<b>3565 126th Ave N (Industrial Land)</b> Clearwater, FL 33762	\$21,000,000	792,236 SF	18.19 AC
	<b>17101 US Hwy 19 N (Industrial Land)</b> Clearwater, FL 33764	\$1,000,000	41,382 SF	0.95 AC
	<b>11880 34th St N (Industrial Land)</b> Clearwater, FL 33762	\$12,075,000	515,314 SF	11.83 AC
	<b>AVERAGES</b>	<b>\$4,463,595</b>	<b>158,184 SF</b>	<b>3.74 AC</b>

# FOR SALE OR LEASE | COMPLETE RENOVATION | PRIME 1.41 ACRES IOS | 7,420 SF WAREHOUSE

ON MARKET & SOLD COMPARABLES



**★ For Sale Or Lease | Complete Renovation | Prime 1.41 Acres IOS | 7,420 SF Warehouse**  
120 Pinckney St, Oldsmar, FL 34677

Listing Price:	\$2,590,000	Year Built/Renovated:	1987/2026
Property Type:	Industrial	Square Feet:	7,420
Lot Size:	1.41 Acres		



**A 251 Douglas Rd E**  
Oldsmar, FL 34677

Listing Price:	\$1,756,945	Year Built/Renovated:	1985/-
Property Type:	Industrial	Square Feet:	7,052 SF
Lot Size:	0.38 Acres		

Vacant Industrial Warehouse. \$249 PSF

# FOR SALE OR LEASE | COMPLETE RENOVATION | PRIME 1.41 ACRES IOS | 7,420 SF WAREHOUSE

ON MARKET & SOLD COMPARABLES



**B** 325 Scarlett Blvd  
Oldsmar, FL 34677

Listing Price:	\$1,499,000	Year Built/Renovated:	1996/-
Property Type:	Industrial	Square Feet:	6,600 SF
Lot Size:	0.41 Acres		

Vacant Industrial Warehouse. \$227 PSF



**C** 330 Mears Blvd  
Oldsmar, FL 34677

Listing Price:	\$1,500,000	Year Built/Renovated:	1996/-
Property Type:	Industrial	Square Feet:	4,500 SF
Lot Size:	0.41 Acres		

Vacant Industrial Warehouse. \$333 PSF

# FOR SALE OR LEASE | COMPLETE RENOVATION | PRIME 1.41 ACRES IOS | 7,420 SF WAREHOUSE

ON MARKET & SOLD COMPARABLES



**D** **325 Mears Blvd**  
Oldsmar, FL 34677

Listing Price:	\$1,750,000	Year Built/Renovated:	1997/-
Property Type:	Industrial	Square Feet:	6,100 SF
Lot Size:	0.43 Acres		

Vacant Industrial Warehouse. \$287 PSF



**E** **13836 Monroes Business Park (Industrial Land)**  
Tampa, FL 33635

Listing Price:	\$1,750,000	Year Built/Renovated:	-/-
Property Type:	Industrial	Square Feet:	81,021 SF
Lot Size:	1.86 Acres		

Industrial Land. \$940,860 Per Acre.

# FOR SALE OR LEASE | COMPLETE RENOVATION | PRIME 1.41 ACRES IOS | 7,420 SF WAREHOUSE

ON MARKET & SOLD COMPARABLES



**F** 1101 Kapp Dr (Industrial Land)  
Clearwater, FL 33765

Listing Price:	\$805,000	Year Built/Renovated:	-/-
Property Type:	Industrial	Square Feet:	43,995 SF
Lot Size:	1.01 Acres		

Industrial Land. \$805,000 Per Acre. Distress Sale.



**G** 10280 US Hwy 19 N (Industrial Land)  
Pinellas Park, FL 33782

Listing Price:	\$1,500,000	Year Built/Renovated:	-/-
Property Type:	Industrial	Square Feet:	83,635 SF
Lot Size:	1.92 Acres		

Industrial Land. \$781,252 Per Acre.

# FOR SALE OR LEASE | COMPLETE RENOVATION | PRIME 1.41 ACRES IOS | 7,420 SF WAREHOUSE

ON MARKET & SOLD COMPARABLES



**H 3565 126th Ave N (Industrial Land)**  
Clearwater, FL 33762

Listing Price:	\$21,000,000	Year Built/Renovated:	-/-
Property Type:	Industrial	Square Feet:	792,236 SF
Lot Size:	18.19 Acres		

Industrial Land. \$1,023,028 Per Acre.



**I 17101 US Hwy 19 N (Industrial Land)**  
Clearwater, FL 33764

Listing Price:	\$1,000,000	Year Built/Renovated:	-/-
Property Type:	Industrial	Square Feet:	41,382 SF
Lot Size:	0.95 Acres		

Industrial Land. \$1,059,674 Per Acre.

# FOR SALE OR LEASE | COMPLETE RENOVATION | PRIME 1.41 ACRES IOS | 7,420 SF WAREHOUSE

ON MARKET & SOLD COMPARABLES



**11880 34th St N (Industrial Land)**  
Clearwater, FL 33762

Listing Price:	\$12,075,000	Year Built/Renovated:	-/-
Property Type:	Industrial	Square Feet:	515,314 SF
Lot Size:	11.83 Acres		

Industrial Land. \$1,020,710 Per Acre.

SECTION 5

# 05

## LEASE COMPARABLES

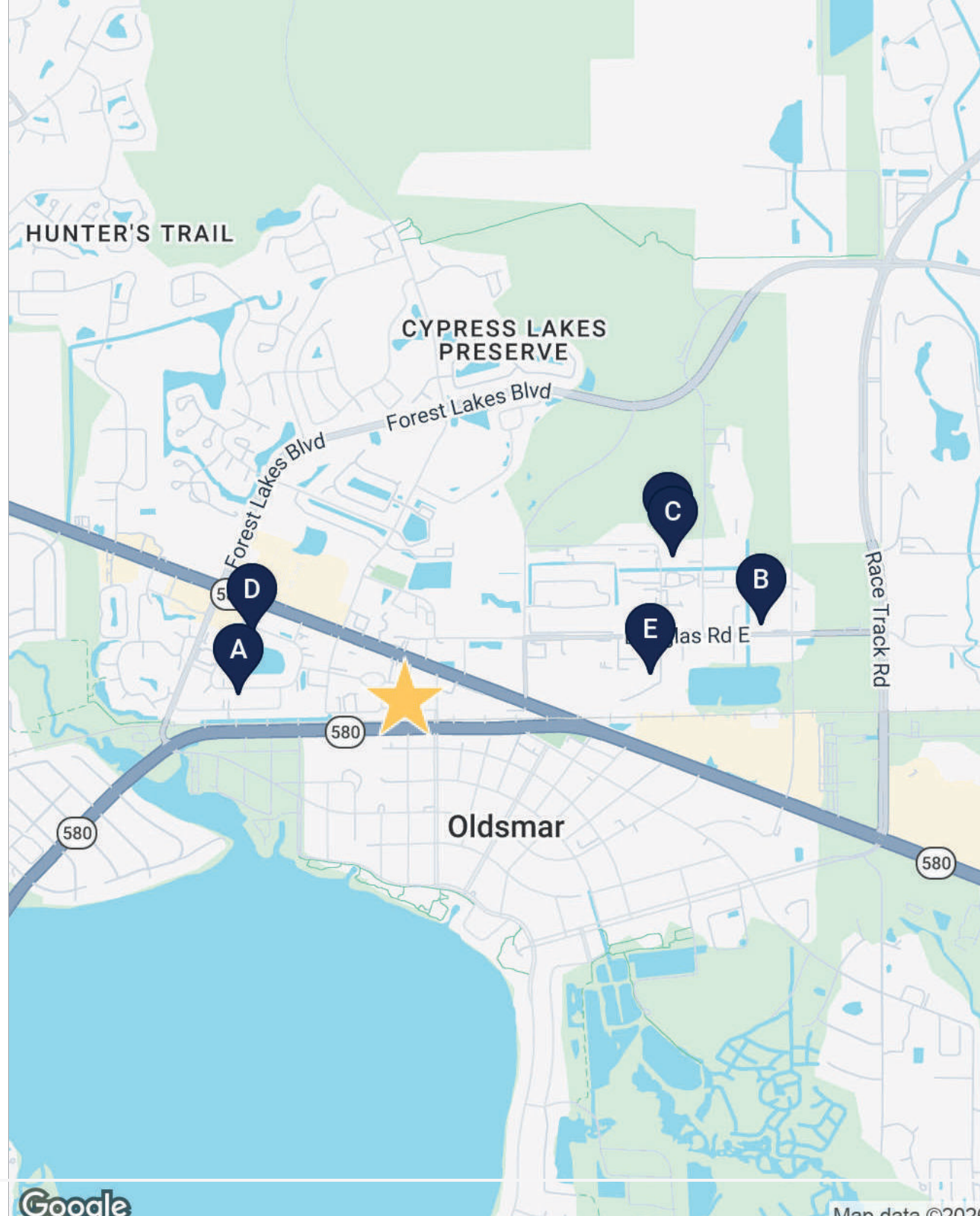
Rent Comps Map  
Rent Comps Summary  
Rent Comps

Marcus & Millichap

# RENT COMPS MAP








★ For Sale or Lease | Complete Renovation | Prime 1.41 Acres IOS | 7,420 SF Warehouse

- A 331 Scarlet Blvd
- B 400 Douglas Rd E
- C 785 Dunbar Ave
- D 200 Scarlet Blvd
- E 108 Dunbar Ave
- F 855 Dunbar Ave



# FOR SALE OR LEASE | COMPLETE RENOVATION | PRIME 1.41 ACRES IOS | 7,420 SF WAREHOUSE

## RENT COMPS SUMMARY

SUBJECT PROPERTY	SQUARE FEET	AVERAGE RENT	LOT SIZE	
	<p><b>For Sale or Lease   Complete Renovation   Prime 1.41 Acres IOS   7,420 SF Warehouse</b> 120 Pinckney St Oldsmar, FL 34677</p>	7,420 SF	-	1.41 AC
RENT COMPARABLES	SQUARE FEET	AVERAGE RENT	LOT SIZE	
	<p><b>331 Scarlet Blvd</b> Oldsmar, FL 34677</p>	5,850 SF	\$16.91/SF	0.41 AC
	<p><b>400 Douglas Rd E</b> Oldsmar, FL 34677</p>	2,500 SF	\$15.00/SF	2.63 AC
	<p><b>785 Dunbar Ave</b> Oldsmar, FL 34677</p>	6,030 SF	\$15.00/SF	0.46 AC
	<p><b>200 Scarlet Blvd</b> Oldsmar, FL 34677</p>	8,050 SF	\$15.00/SF	0.45 AC
	<p><b>108 Dunbar Ave</b> Oldsmar, FL 34677</p>	14,130 SF	\$15.00/SF	0.86 AC
	<p><b>855 Dunbar Ave</b> Oldsmar, FL 34677</p>	3,750 SF	\$17.00/SF	1.31 AC
<b>AVERAGES</b>		<b>6,718 SF</b>	<b>\$15.65/SF</b>	<b>1.02 AC</b>

# FOR SALE OR LEASE | COMPLETE RENOVATION | PRIME 1.41 ACRES IOS | 7,420 SF WAREHOUSE

RENT COMPS

**★ For Sale Or Lease | Complete Renovation | Prime 1.41 Acres IOS | 7,420 SF Warehouse**  
120 Pinckney St, Oldsmar, FL 34677

 7,420 SF |  Lot Size: 1.41 Acres



## PROPERTY INFORMATION

Property Type:	Industrial	Average Rent:	-
Year Built/Renovated:	1987/2026		

**A 331 Scarlet Blvd**  
Oldsmar, FL 34677

 5,850 SF |  Lot Size: 0.41 Acres



## PROPERTY INFORMATION

Property Type:	Industrial	Average Rent:	\$16.91/SF
Year Built/Renovated:	2002/-		

Industrial Warehouse leased for \$16.91 PSF on a Modified Gross Lease with a three year term.

# FOR SALE OR LEASE | COMPLETE RENOVATION | PRIME 1.41 ACRES IOS | 7,420 SF WAREHOUSE

RENT COMPS

**B** 400 Douglas Rd E  
Oldsmar, FL 34677

2,500 SF | Lot Size: 2.63 Acres



## PROPERTY INFORMATION

Property Type:	Industrial	Average Rent:	\$15.00/SF
Year Built/Renovated:	1985/-		

Industrial Warehouse leased for \$15 PSF on a NNN lease with a three year term.

**C** 785 Dunbar Ave  
Oldsmar, FL 34677

6,030 SF | Lot Size: 0.46 Acres



## PROPERTY INFORMATION

Property Type:	Industrial	Average Rent:	\$15.00/SF
Year Built/Renovated:	2000/-		

Industrial Warehouse Leased for \$15 PSF on a NNN lease with a three year term.

# FOR SALE OR LEASE | COMPLETE RENOVATION | PRIME 1.41 ACRES IOS | 7,420 SF WAREHOUSE

RENT COMPS

**D** 200 Scarlet Blvd  
Oldsmar, FL 34677

8,050 SF | Lot Size: 0.45 Acres



## PROPERTY INFORMATION

Property Type:	Industrial	Average Rent:	\$15.00/SF
Year Built/Renovated:	1988/-		

Industrial Warehouse leased for \$15 PSF on a NNN lease with a three year term.

**E** 108 Dunbar Ave  
Oldsmar, FL 34677

14,130 SF | Lot Size: 0.86 Acres



## PROPERTY INFORMATION

Property Type:	Industrial	Average Rent:	\$15.00/SF
Year Built/Renovated:	1987/-		

Industrial Warehouse leased for \$15 PSF on a NNN lease with a three year term.

# FOR SALE OR LEASE | COMPLETE RENOVATION | PRIME 1.41 ACRES IOS | 7,420 SF WAREHOUSE

RENT COMPS

**F** 855 Dunbar Ave  
Oldsmar, FL 34677

 3,750 SF |  Lot Size: 1.31 Acres



## PROPERTY INFORMATION

Property Type:	Industrial	Average Rent:	\$17.00/SF
Year Built/Renovated:	1985/-		

Industrial Warehouse leased for \$17 PSF on a Modified Gross Lease on a five year term.



SECTION 6

06



# MARKET OVERVIEW

Market Overview  
Demographics

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# FOR SALE OR LEASE | COMPLETE RENOVATION | PRIME 1.41 ACRES IOS | 7,420 SF WAREHOUSE

## MARKET OVERVIEW

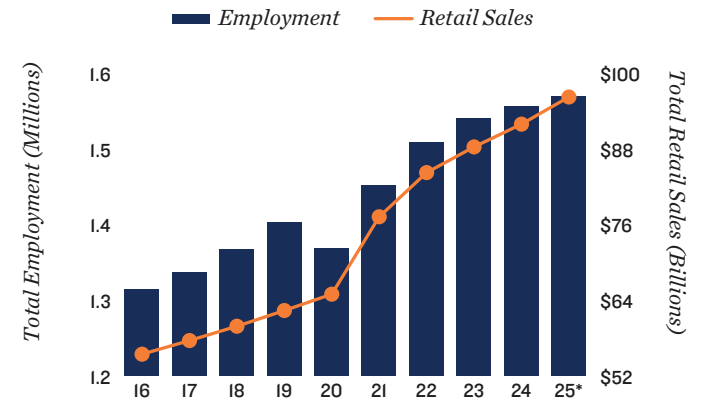
### TAMPA-ST. PETERSBURG

#### Near-Term Vacancy Outlook Challenged in Tampa-St. Petersburg as Investment Holds Steady

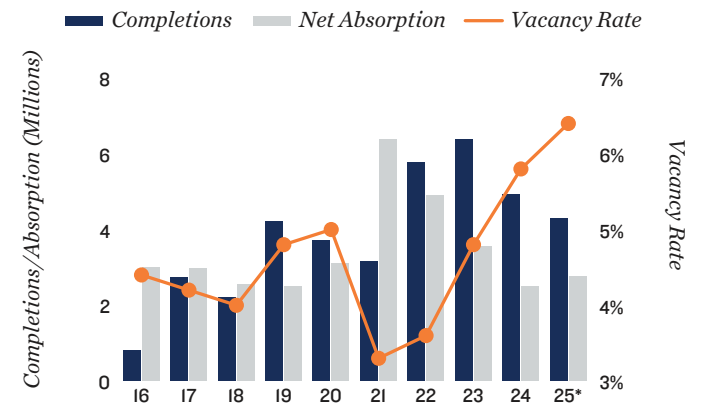
**Speculative builds in pipeline amid long-term tailwinds.** After a year in which net absorption in Tampa-St. Petersburg lagged new supply, preliminary data from the second quarter of 2025 points to a modest rebound in demand materializing. Nevertheless, upcoming deliveries will have an impact on the metro's near-term vacancy rate. While total completions in 2025 are projected to move closer to historical norms, over 80 percent of this year's delivery slate are speculative projects — a notable shift from 2024, when build-to-suits accounted for the bulk of completions. While some of the space added during the second half may struggle to secure tenants over the near term, the outlook for Tampa's industrial sector remains positive. In-migration is projected to remain strong, supporting tenant demand for distribution and last-mile logistics moving forward. Infrastructure upgrades at Port Tampa Bay — including the new Omniport terminal and deep-water berth — are also set to boost throughput and strengthen industrial demand across the metro's supply chain.

**Institutional strategy shifts toward compiling smaller spaces.** Transaction velocity during the year ended in March was roughly double the average from 2014 to 2019, falling just 10 percent shy of the metro's 2022 record. This level of activity reflects favorable private investor sentiment toward the market at a time when fewer trades above \$20 million are closing. Still, institutional interest remains evident, with these buyers often acquiring local assets via larger portfolio transactions. This strategy is likely a reaction to varying local property performance; vacancy in properties over 50,000 square feet is roughly double that of assets in the 10,000- to 50,000-square foot range. Should this disparity widen, competition for smaller assets could heat up.

#### Economic Trends



#### Supply and Demand



\* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics

# FOR SALE OR LEASE | COMPLETE RENOVATION | PRIME 1.41 ACRES IOS | 7,420 SF WAREHOUSE

## MARKET OVERVIEW

### 2025 MARKET FORECAST

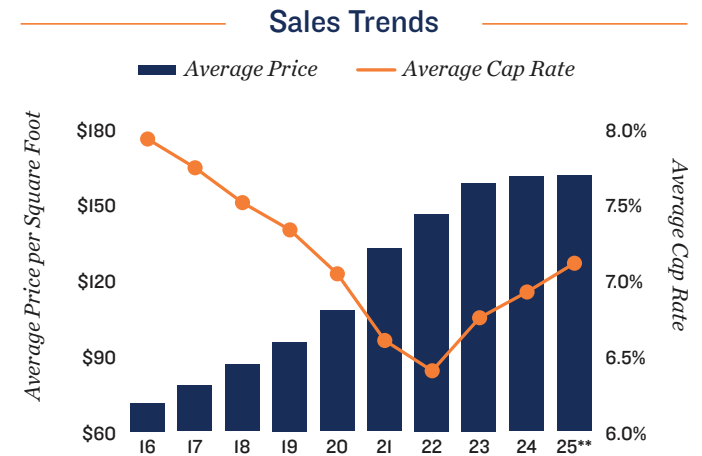
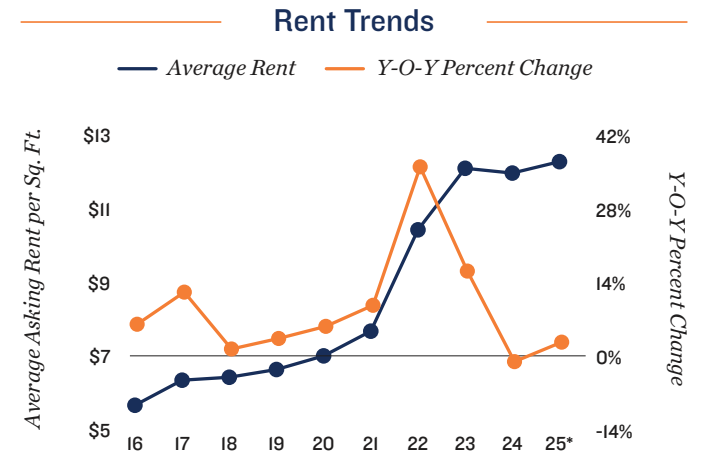
- +1.0%
▲

**EMPLOYMENT:** Tampa-St. Petersburg’s employment base is expected to grow by 16,000 new jobs in 2025. Traditionally office-using roles will assist this growth following a strong start to the year.
  - 4.3 million
▼

**CONSTRUCTION:** Deliveries slow for a second straight year after a record 6.4 million square feet was added in 2023. The resulting 1.5 percent boost to stock is roughly in line with the past decade mean.
  - +60 bps
▲

**VACANCY:** A slight improvement in net absorption will help mitigate rising vacancy this year, which is expected to reach 6.4 percent — a rate 50 basis points above the metro’s long-term average.
  - +2.6%
▲

**RENT:** After rising by nearly 60 percent over two years, asking rents dipped slightly last year. Further stabilization is expected in 2025, with the average rate nudging up to \$12.25 per square foot.
- INVESTMENT:** *Limited ongoing development and low-1 percent vacancy may steer investors toward Hernando County. The submarket’s relatively small inventory should spur competition when assets come to market.*



\* Forecast \*\* Through 1Q  
Sources: CoStar Group, Inc.; Real Capital Analytics

# FOR SALE OR LEASE | COMPLETE RENOVATION | PRIME 1.41 ACRES IOS | 7,420 SF WAREHOUSE

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	6,811	47,071	164,772
<b>2025 Estimate</b>			
Total Population	6,807	46,993	163,329
<b>2020 Census</b>			
Total Population	6,745	47,211	163,428
<b>2010 Census</b>			
Total Population	6,277	44,057	152,189
<b>Daytime Population</b>			
2025 Estimate	12,151	53,068	154,776
<b>HOUSEHOLDS</b>			
<b>2030 Projection</b>			
Total Households	2,651	20,535	73,390
<b>2025 Estimate</b>			
Total Households	2,647	20,471	72,759
Average (Mean) Household Size	2.6	2.3	2.3
<b>2020 Census</b>			
Total Households	2,642	20,351	71,541
<b>2010 Census</b>			
Total Households	2,381	19,094	66,772

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$200,000 or More	11.7%	14.6%	13.8%
\$150,000-\$199,999	11.5%	10.9%	9.6%
\$100,000-\$149,999	18.6%	19.5%	19.3%
\$75,000-\$99,999	14.7%	13.8%	14.0%
\$50,000-\$74,999	15.1%	15.0%	15.4%
\$35,000-\$49,999	14.9%	9.5%	9.4%
\$25,000-\$34,999	5.7%	6.3%	6.4%
\$15,000-\$24,999	4.0%	5.8%	5.9%
Under \$15,000	3.9%	4.5%	6.0%
Average Household Income	\$112,397	\$122,098	\$120,166
Median Household Income	\$85,079	\$96,916	\$97,154
Per Capita Income	\$43,203	\$52,253	\$51,262
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2025 Estimate Total Population	6,807	46,993	163,329
Under 20	23.4%	18.9%	19.4%
20 to 34 Years	18.9%	15.7%	15.3%
35 to 39 Years	7.6%	6.4%	6.5%
40 to 49 Years	13.5%	12.1%	12.9%
50 to 64 Years	22.2%	21.9%	21.3%
Age 65+	14.4%	25.0%	24.7%
Median Age	40.0	48.0	47.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	4,855	36,068	124,663
Elementary (0-8)	2.2%	1.2%	1.8%
Some High School (9-11)	4.3%	2.9%	3.4%
High School Graduate (12)	26.7%	24.7%	22.8%
Some College (13-15)	17.3%	18.3%	19.0%
Associate Degree Only	13.2%	10.7%	9.9%
Bachelor's Degree Only	22.5%	26.9%	27.4%
Graduate Degree	13.8%	15.2%	15.7%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	28.0	28.0	29.0

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## DEMOGRAPHICS



### POPULATION

In 2025, the population in your selected geography is 163,329. The population has changed by 7.32 percent since 2010. It is estimated that the population in your area will be 164,772 five years from now, which represents a change of 0.9 percent from the current year. The current population is 47.7 percent male and 52.3 percent female. The median age of the population in your area is 47.0, compared with the U.S. average, which is 40.0. The population density in your area is 2,082 people per square mile.



### EMPLOYMENT

In 2025, 86,020 people in your selected area were employed. The 2010 Census revealed that 76.1 percent of employees are in white-collar occupations in this geography, and 10.3 percent are in blue-collar occupations. In 2025, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 28.00 minutes.



### HOUSEHOLDS

There are currently 72,759 households in your selected geography. The number of households has changed by 8.97 percent since 2010. It is estimated that the number of households in your area will be 73,390 five years from now, which represents a change of 0.9 percent from the current year. The average household size in your area is 2.3 people.



### HOUSING

The median housing value in your area was \$426,695 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 48,110.00 owner-occupied housing units and 18,662.00 renter-occupied housing units in your area.



### INCOME

In 2025, the median household income for your selected geography is \$97,154, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 70.62 percent since 2010. It is estimated that the median household income in your area will be \$112,459 five years from now, which represents a change of 15.8 percent from the current year.

The current year per capita income in your area is \$51,262, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$120,166, compared with the U.S. average, which is \$103,571.



### EDUCATION

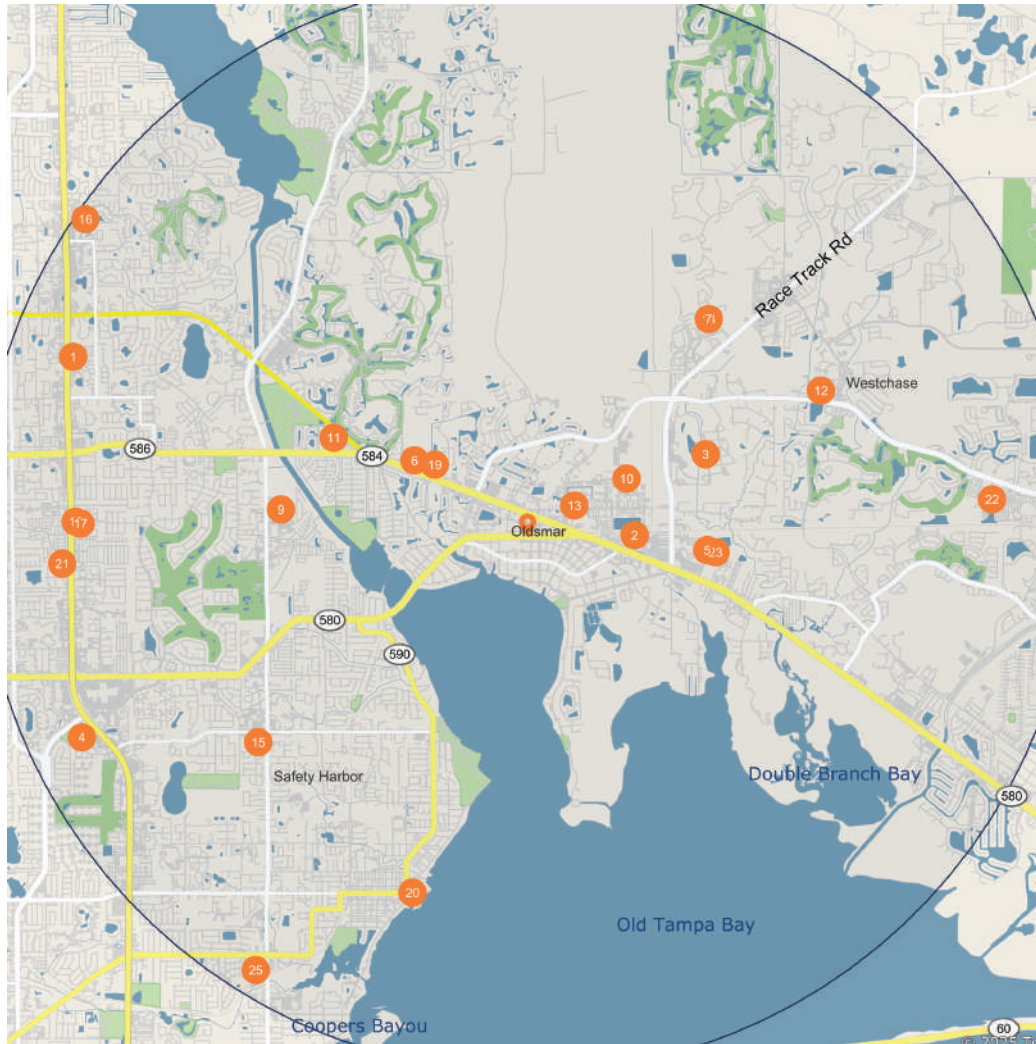
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 41.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 9.9 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 12.4 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.4 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 29.5 percent in the selected area compared with the 19.6 percent in the U.S.

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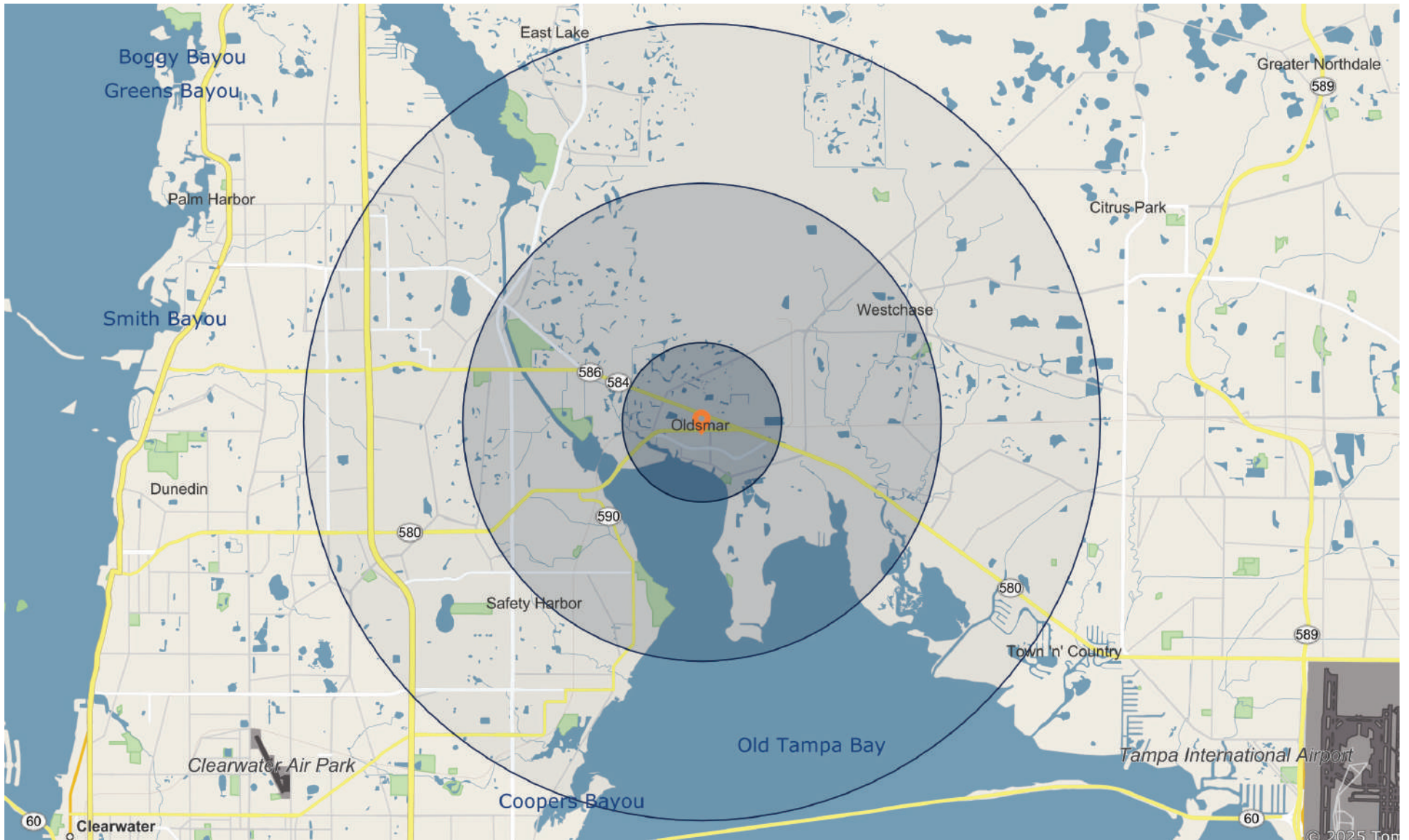
## DEMOGRAPHICS



Major Employers		Employees
1	Hercules Holding II-Largo Medical Center	82,987
2	Encore Rehabilitation Svcs LLC-	899
3	Tampa Bay Downs Inc-Tampa Bay Dwns Thoroughbred Racg	650
4	Lcs Corrections Services Inc-	650
5	Resource Partnering Group Inc-TEC	615
6	Lockheed Martin Corporation-Lockheed Martin	450
7	Kimball Electronics Tampa Inc-	411
8	Polaris Contract Mfg Inc-	400
9	Westchster Grdns Rhlbtion Car-	378
10	Sunbelt Staffing LLC-Florida Sunbelt Staffing LLC	376
11	Ulta Beauty Inc-	346
12	Maantic Inc-	345
13	Promedica Inc-	330
14	Kimball Electronics Group LLC-	328
15	Thinkdirect Mktg Group Inc-ID Guardian	300
16	St Mark Village Inc-BETTY FRESH REHAB & SPA	300
17	Smartstart Emplment Screening-	290
18	Gmri Inc-Olive Garden	289
19	Knight Dental Group Inc-	284
20	SHS Resort LLC-Safety Harbor Spa and Resort	280
21	Nursecore Management Svcs LLC-	267
22	Gala North America Inc-Korona Candles	250
23	Hoopers Concrete & Block LLC-	250
24	Safety Harbor Resort and Spa-Trademark Collectn By Wyndham	250
25	Publix Super Markets Inc-Publix	229

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DEMOGRAPHICS



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