

FOR SALE

Professional
Office



**8181 US Hwy-19
Pinellas Park, FL 33781**



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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

8181 US Highway 19 N. presents an outstanding opportunity to secure a highly visible office property just north of Gandy Blvd/Park Blvd. and adjacent to Super Walmart, with strong daily exposure to over 80,000 vehicles per day and 300 feet of prime frontage.

This 2,608 SF, general commercial-zoned building features three private offices, bullpen workspace, conference room, reception area, file/storage areas, break area, and a private outdoor patio. The square footage does not include the 2nd floor mezzanine/storage area.

Constructed primarily in 2010, the property is move-in ready and enhanced by two programmable LED signs delivering 24/7 business visibility.

Positioned along one of the area's busiest corridors, this prime location is ideal for professional offices, retail users, or service-based businesses seeking maximum exposure and long-standing commercial presence.



PRICE
\$1,475,000



LOCATION
8181 US Hwy-19
Pinellas Park, 33781

Just North of Gandy &
US-19 Intersection



SIZE
Building: 2,608 SF
Land: 16,562 SF



HIGHLIGHTS
300' frontage on US-19
2 Programmable LED Signs
1 Pylon Sign
Move-in Ready



ZONING
General Commercial
District B-1
City of Pinellas Park



TRAFFIC
80,000+ VPD







