

OFFERING MEMORANDUM



# 27-UNIT FLEX SPACE FOR SALE

RARE OPPORTUNITY IN  
THE HIGHLY DESIRABLE  
PINELLAS PARK MARKET



3580 66th Ave N  
Pinellas Park, FL 33781

## PRESENTED BY:

Brad Kuskin  
Founding Principal  
brad.kuskin@compass.com  
(561) 232-7899

#### **ASKING PRICE AND TERMS:**

As directed by Market. Property to be delivered free and clear of all liens. Contact Compass for pricing targets.

#### **PROPERTY TOURS:**

Tours available by appointment only with 48 hours prior notice with confirmation of scheduled tour by a representative of Compass.

#### **DATA SOURCES:**

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This document is a confidential Offering Memorandum intended solely for the recipient's limited use and benefits in determining whether the recipient desires to express further interest in the acquisition of the Property. This Offering Memorandum contains selected information pertaining to the Property. This Memorandum does not purport to represent the state of affairs of the Property or the Owner of the Property (the "Owner"), be all-inclusive, or contain all or part of the information that prospective investors may require to evaluate a purchase of real Property. All financial projections and information are provided for general reference purposes only. They are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner. Neither the Owner nor Compass, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real Property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreements for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, the recipient agrees that this Offering Memorandum and its contents are confidential, that you will hold and treat it in the strictest confidence, and that recipient will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. The recipient also agrees not to use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.



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# EXECUTIVE SUMMARY



The property at **3580 66th Ave N, Pinellas Park, FL 33781** offers a **versatile and rare opportunity** for both owner-users and investors to capitalize on the growing demand for **flex space** in the highly desirable **Pinellas Park market**. With a total building size of **10,238 square feet** and **8,516 leasable square feet**, this asset provides **27 separate units**, all currently leased on **month-to-month terms**. This gives a future owner or investor tremendous flexibility to either occupy space for their own business or restructure leases for higher long-term returns.

## **INVESTMENT AND OWNER/USER OPPORTUNITY:**

The **flexible leasing structure** offers a unique opportunity for an **owner-user** to occupy part of the space while continuing to benefit from rental income generated by the remaining tenants. This flexibility makes the property ideal for businesses looking to expand or relocate in a central, growing market.

Alternatively, for **investors**, the **27 fully-leased units** provide immediate **cash flow** with significant upside potential. The short-term leases allow a new owner to **increase rents** and lock in **higher returns** as demand for flex and industrial spaces in Pinellas Park continues to grow. This is a **value-add investment** with the potential to benefit from the city's robust economic development and **limited supply of industrial properties**.

## **CONCLUSION:**

This property is a **versatile asset** with **unlimited possibilities**. Whether you're an **owner-user** looking to occupy space or an **investor** seeking to capitalize on the rising demand for flex space in Pinellas Park, **3580 66th Ave N** offers an ideal opportunity to grow with the market. With its **fully leased units**, flexible lease structures, and prime location, this property is poised for **long-term value and income growth**.



 **ST. PETERSBURG**  
6.8 MILES AWAY

 **US HWY 19**  
62,000 VPD

35TH ST

66TH AVE N



# PROPERTY AT A GLANCE

**TOTAL BUILDING SIZE:**

10,238 square feet

**GROSS LEASABLE AREA:**

8,516 square feet

**PARCEL SIZE:**

0.47 acres

**PINELLAS COUNTY PARCEL ID:**

16-30-34-92196-002-0080

**ZONING:**

Commercial (light manufacturing, small machine shops, printing plants, etc.)

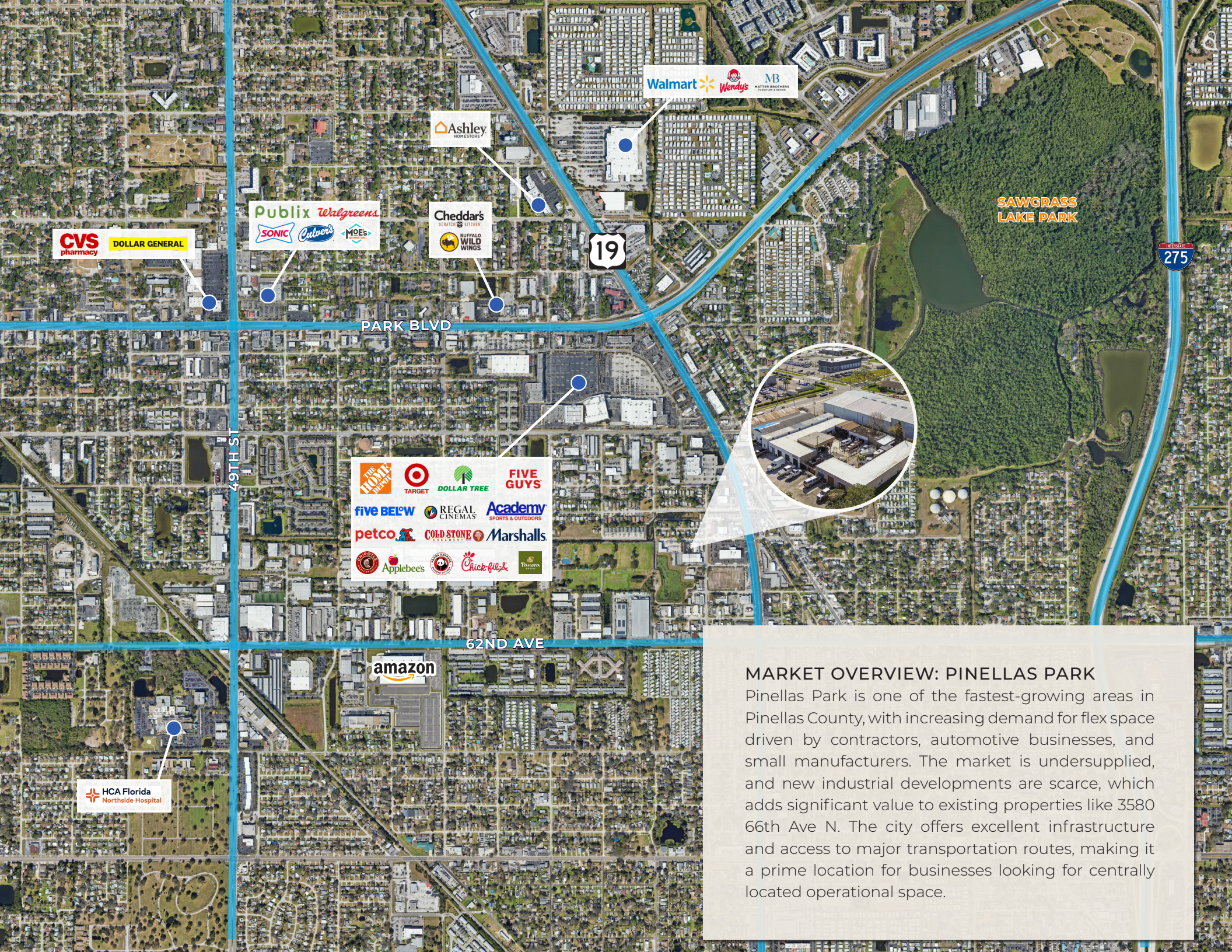
**EXISTING USES:**

The property is home to a variety of contractor and automotive businesses, including Ken's High Tech Auto & Marine, offering automotive and marine diagnostic and repair services.

US HWY 19 | 62,000 VPD

35TH ST

66TH AVE N



Walmart Wendy's MB  
MATTER BROTHERS  
PROPERTY SERVICES

Ashley  
HOMESTORE

Publix Walgreens  
SONIC Culver's MOEs

Cheddar's  
BUFFALO WILD WINGS

CVS pharmacy DOLLAR GENERAL

PARK BLVD

19

SAWGRASS LAKE PARK

INTERSTATE 275

49TH ST

THE HOME DEPOT TARGET DOLLAR TREE FIVE GUYS  
FIVE BELOW REGAL CINEMAS Academy SPORTS & OUTDOORS  
petco COLD STONE Creamery Marshalls  
Applebees Chick-fil-A Tostitos

62ND AVE

amazon

HCA Florida  
Northside Hospital

### MARKET OVERVIEW: PINELLAS PARK

Pinellas Park is one of the fastest-growing areas in Pinellas County, with increasing demand for flex space driven by contractors, automotive businesses, and small manufacturers. The market is undersupplied, and new industrial developments are scarce, which adds significant value to existing properties like 3580 66th Ave N. The city offers excellent infrastructure and access to major transportation routes, making it a prime location for businesses looking for centrally located operational space.

# DRIVE TIMES

## **GAINESVILLE**

2 HOUR 26 MIN DRIVE TIME

## **ORLANDO**

2 HOUR DRIVE TIME

## **TAMPA**

25 MIN DRIVE TIME

## **ST. PETERSBURG**

10 MIN DRIVE TIME

3580 66TH AVE N

## **FORT MYERS**

1 HOUR 54 MIN DRIVE TIME

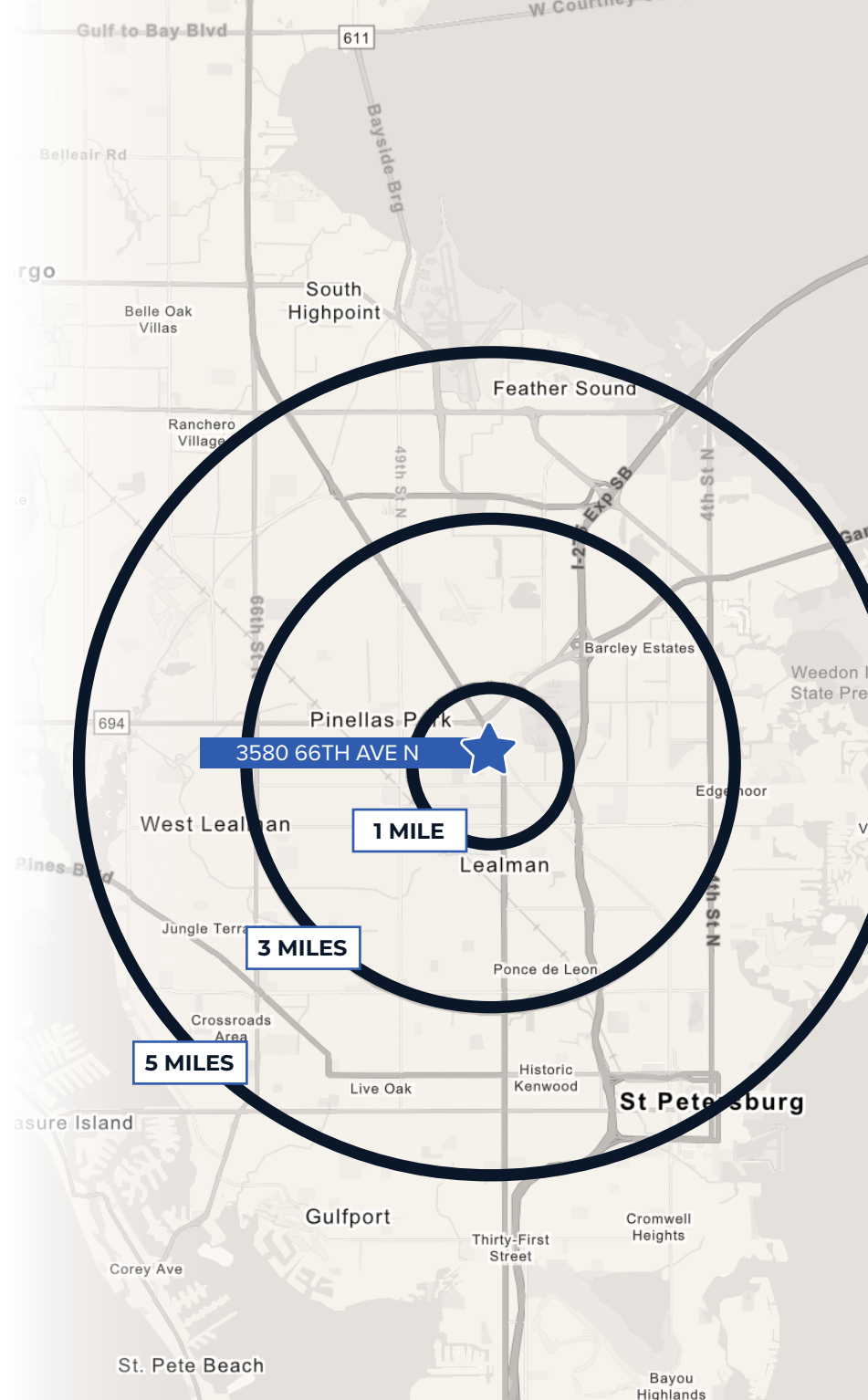


## 2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	14,076	123,056	287,382
Households	6,260	55,100	135,062
Families	3,297	29,586	67,787
Average Household Size	2.21	2.21	2.09
Owner Occupied Housing Units	3,635	35,886	81,925
Renter Occupied Housing Units	2,625	19,214	53,137
Median Age	44.9	44.7	44.7
Median Household Income	\$44,633	\$61,617	\$70,106
Average Household Income	\$68,944	\$85,653	\$100,694

## 2029 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	13,809	122,646	289,286
Households	6,237	55,800	138,694
Families	3,285	29,865	69,053
Average Household Size	2.17	2.17	2.05
Owner Occupied Housing Units	3,854	37,601	85,811
Renter Occupied Housing Units	2,382	18,199	52,883
Median Age	46.3	46.0	46.2
Median Household Income	\$55,802	\$78,725	\$87,380
Average Household Income	\$83,943	\$103,619	\$119,693



3580 66TH AVE N | PINELLAS PARK, FL

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