



LAND FOR SALE

Pinellas Signalized Redevelopment Corner

4600 66th Street North, St. Petersburg, FL 33709

SALE BROCHURE • APRIL 07, 2026

Kari L. Grimaldi / Broker
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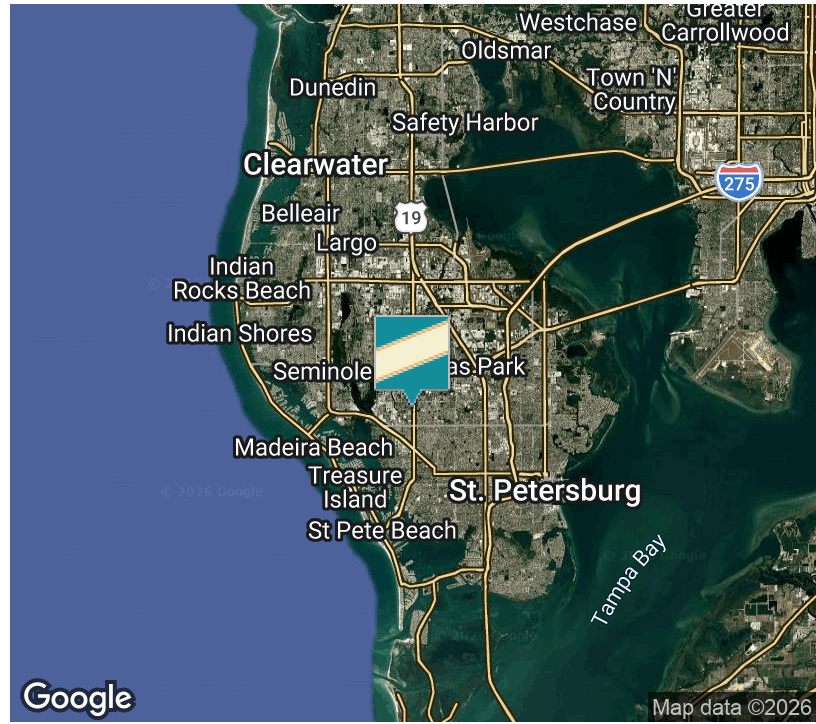
Grimaldi Commercial Realty Corp. • 115 W Bearss Ave • Tampa, FL 33613 • 813.882.0884
 grimaldcommercialrealty.com



PINELLAS SIGNALIZED REDEVELOPMENT CORNER

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,600,000
Lot Size:	2.45 Acres
Zoning:	c2
Market:	Tampa–St. Petersburg– Clearwater MSA
Submarket:	66th Street North corridor in Central Pinellas / West St. Petersburg.
Buyer Transaction Fee	\$395

PROPERTY OVERVIEW

4600 66th St N and 6675 46th Ave N St. Petersburg, FL are being offered together as a ±2.45-acre redevelopment opportunity at a hard, signalized corner with three-road frontage and multiple curb cuts. The assemblage's scale and geometry support multi-building or single-tenant formats, generous on-site parking, and efficient truck/service circulation.

Exposure & Access: ~50k AADT on 66th St N, signalized full-movement access, and three-road frontage for branding and signage potential. (Traffic data sources: FDOT Florida Traffic Online; Forward Pinellas traffic count maps.) tdaappsprod.dot.state.fl.us

Zoning: C-2 (General Commercial & Services) in Pinellas County—intended for regional-scale retail and services with more intensive commercial uses than neighborhood commercial. Typical allowable use families include retail sales, restaurants/food service, personal & professional services, offices/medical, select automotive-service and light industrial/R&D at appropriate locations, subject to standards and approvals per the Land Development Code. (Always verify site-specific jurisdiction and any overlays.) Municode Library/Pinellas County

Why it's rare: Pinellas's countywide density and built-out character mean large, corner, signalized redevelopment sites are scarce—particularly with ±2.45 acres at a major arterial—and trade-area fundamentals here are reinforced by new national-tenant investment at the same intersection.

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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Prime Pinellas County site – Florida’s most densely populated county
- Major signalized intersection at 66th St N & 46th Ave N
- ±2.45 acres with 800+ feet of combined frontage on three roads
- Multiple full-access curb cuts for flexible site circulation
- High visibility corridor with ±50,000 average daily traffic on 66th St N
- Excellent regional access to US-19, I-275, and Downtown St. Petersburg
- Surrounded by strong national retailers, medical offices, and service centers
- Rare multi-acre assemblage in a built-out, high-barrier-to-entry market
- Zoned C-2 Commercial, allowing:
 - Retail, restaurants, QSR/drive-thru
 - Office & medical
 - Automotive, service, and light industrial uses (per county code)
- Ideal for single-tenant flagship, multi-building development, or mixed-use retail center
- Expansive frontage = branding, signage, and exposure opportunities
- Ample depth for parking, loading, and truck access
- Market: Tampa-St. Petersburg–Clearwater MSA (Tampa Bay)
- Submarket: Central Pinellas / 66th Street Corridor (St. Petersburg / Pinellas Park / Kenneth City)
- Located in a dense commercial corridor with steady demand and national tenant activity
- Pinellas County offers one of the most supply-constrained retail/office development environments in Florida



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PROPERTY DESCRIPTION

LOCATION DESCRIPTION

Positioned at the signalized intersection of 66th St N (CR-693) & 46th Ave N, these adjacent parcels total ± 2.45 acres in the heart of mid-Pinellas. The site enjoys frontage on three public roads with 800+ linear feet combined and multiple existing curb cuts providing exceptional ingress/egress and site-circulation options. 66th St N is a major north-south arterial with $\sim 50,000$ average daily trips (AADT) in this corridor (FDOT/Forward Pinellas), offering unrivaled visibility for retail, service, and mixed commercial users. forwardpinellas.org

This trade area is one of Florida's densest, set within Pinellas County—the most densely populated county in the state ($\pm 3,425$ people per sq mi), supporting deep retail and service demand profiles. The immediate node already draws shoppers to national co-tenancies at the same intersection (Sprouts/At Home retail project at 66th & 46th), underscoring the corridor's proven retail gravity. fuquadevelopment.com

Regional access: quick connections to I-275, US-19, Tyrone/Tyrone Square area, Downtown St. Petersburg, and St. Pete-Clearwater International Airport (PIE) place the site within short drive-times to the metro's employment, residential, and visitor bases (regional routes and mapping referenced). Waze/MapQuest

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PROPERTY DETAILS

Sale Price	\$5,600,000
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PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
Zoning	c2
Lot Size	2.45 Acres
APN #	06-31-16-03636-000-0160 and 06-31-16-03636-000-0150
Corner Property	Yes
Traffic Count Street	66th St N
Traffic Count Frontage	395
Power	Yes

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

LOCATION INFORMATION

Building Name	Pinellas Signalized Redevelopment Corner
Street Address	4600 66th Street North
City, State, Zip	St. Petersburg, FL 33709
County	Pinellas
Market	Tampa-St. Petersburg- Clearwater MSA
Sub-market	66th Street North corridor in Central Pinellas / West St. Petersburg.
Cross-Streets	66th St N and 46th Ave N

BUILDING INFORMATION

Number of Lots	2
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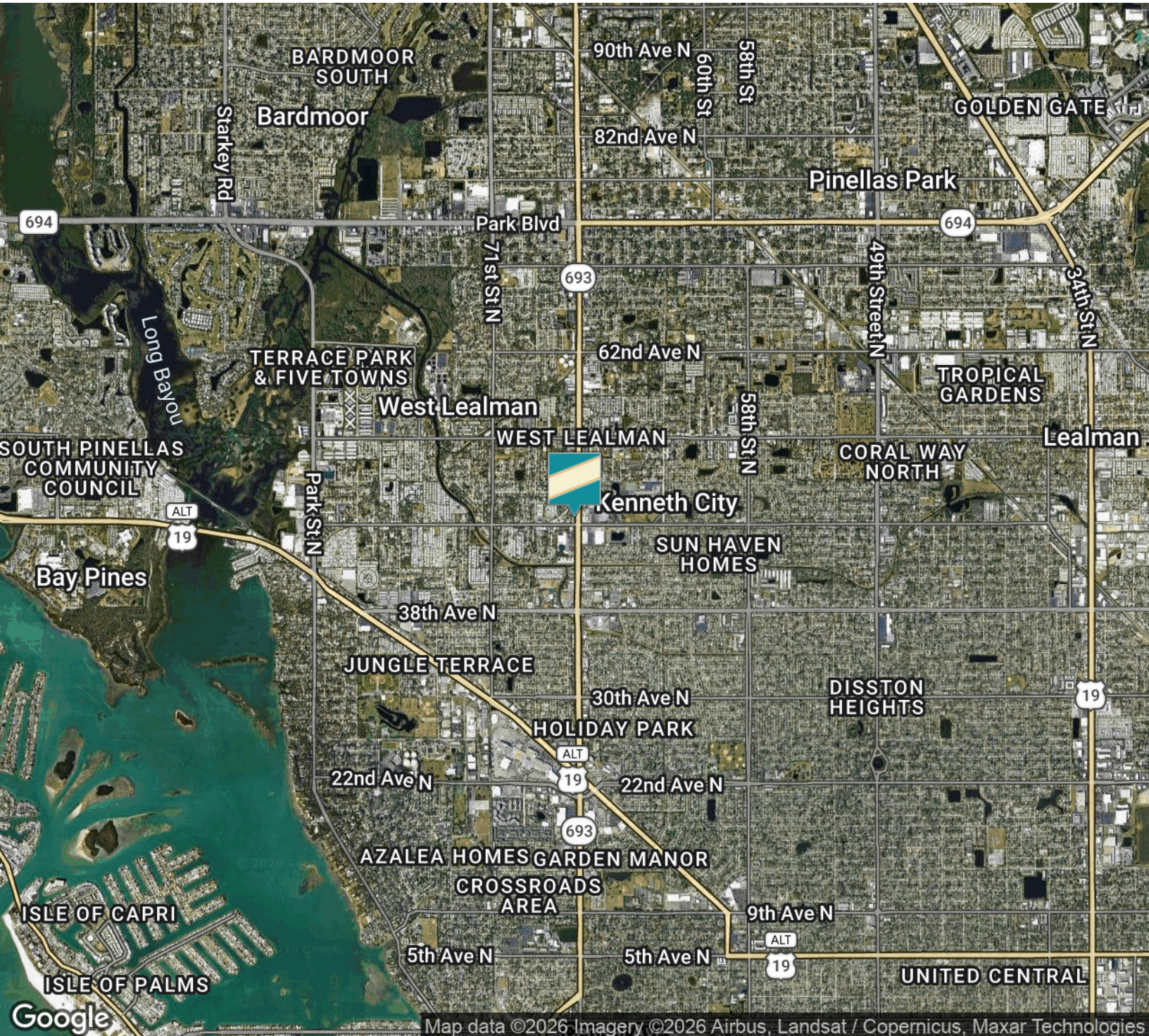
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LOCATION MAP



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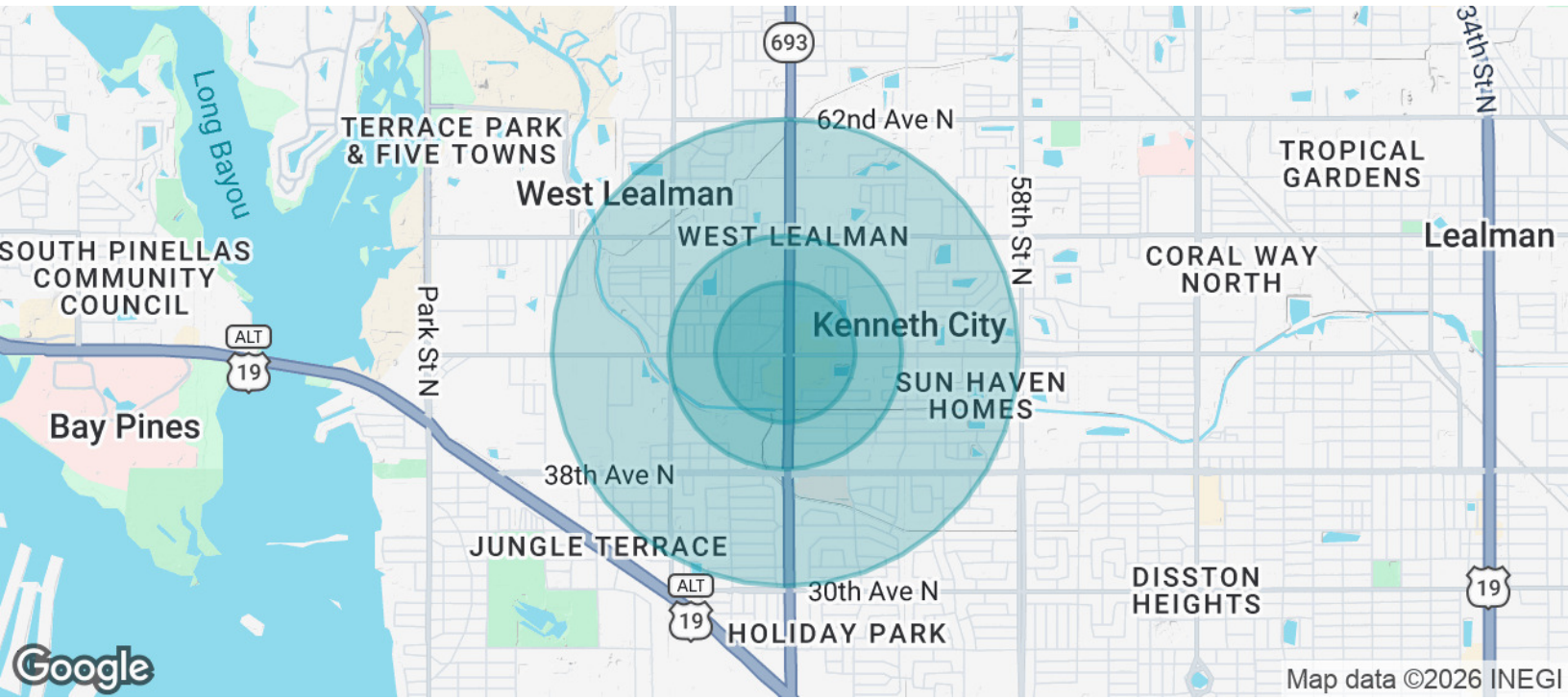
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,052	3,906	16,826
Average Age	49	47	45
Average Age (Male)	47	45	44
Average Age (Female)	51	48	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	406	1,526	7,120
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$73,683	\$75,246	\$76,209
Average House Value	\$238,131	\$254,063	\$252,415

Demographics data derived from AlphaMap

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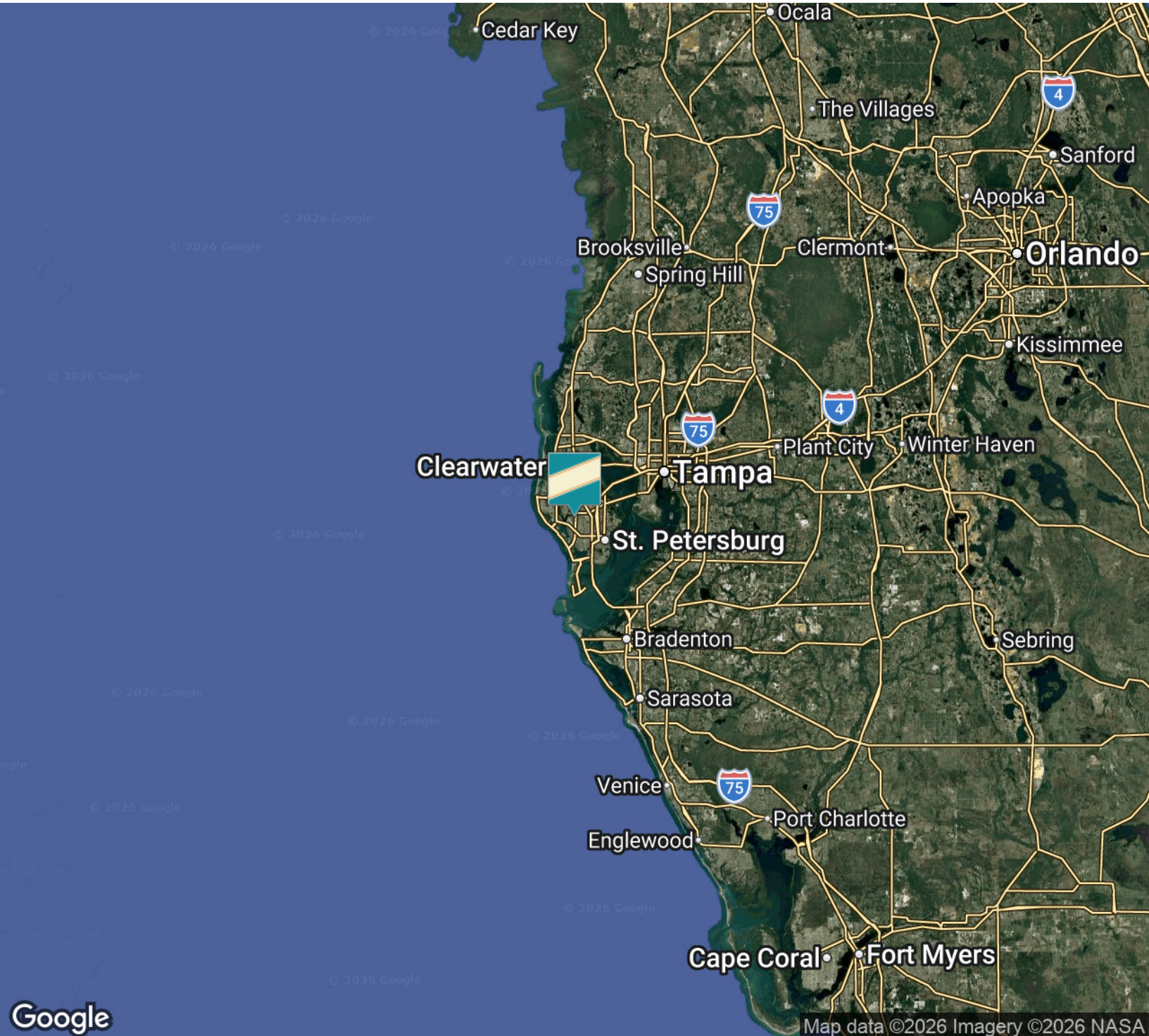
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AERIAL MAP



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ADVISOR BIO & CONTACT 1

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President



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PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member
International Council of Shopping Centers (ICSC) - Member

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FULL DISCLOSURE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Sales Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Grimaldi Commercial Realty Corp. and it should not be made available to any other person or entity without the written consent of Grimaldi Commercial Realty Corp.

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The recipient further agrees that recipient will not photocopy or duplicate any part of the Sales Brochure. If you have no interest in the subject property, please promptly return this Sales Brochure to Grimaldi Commercial Realty Corp.

This Sales Brochure has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Grimaldi Commercial Realty Corp. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Rents, rent rolls, and lease terms are subject to change during the marketing period. Certain tenants may be on month-to-month tenancies or have leases that expire or renew during the listing period, which may result in changes to rental rates, executed rent increases, renewals, or other lease modifications that differ from the rent roll or income figures stated herein.

The information contained in this Sales Brochure has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Grimaldi Commercial Realty Corp. does not collect rents, has not collected rents for the subject property, and has not verified the actual receipt or collection of rental income. Verification of rent payments, tenant performance, and income collections is the sole responsibility of the purchaser as part of its independent due diligence.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers are responsible for all costs and expenses related to their investigation of the property. Buyers should consult with their CPA or tax advisor regarding potential tax benefits, including depreciation and qualification for bonus depreciation opportunities associated with this investment.

Please do not go on-site without an appointment, and do not speak to any tenants about the sale of this property. If you would like to schedule a site visit, please contact Grimaldi Commercial Realty Corp.

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