

FOR SALE or LEASE

\$1.35M / \$29 PSF NNN

FORMER DUNKIN DONUTS

1200 Pasadena Ave. South
South Pasadena, FL 33707



Shane Billings

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Former Dunkin Donuts 2,480 SF

1200 Pasadena Ave. South
South Pasadena, FL

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2018 Photo Courtesy CoStar

Bridgewater Commercial Real Estate
447 3rd Avenue North, Suite 403
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Former Dunkin Donuts 2,480 SF

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South Pasadena, FL

OFFERING HIGHLIGHTS

| | |
|-----------------------|-------------------------|
| Price | \$1,350,000 |
| Lease Rate | \$29 PSF NNN |
| Parcel Number | 30-31-16-00000-130-0500 |
| Gross / Heated | 3,276 / 2,480 |
| Built / Remodeled | 1972 / 2013 |
| Acres | 0.62 |
| Water/Sewer | St. Petersburg |
| Parking / ADA Pkg. | 32 / 2 |
| Traffic Count 2025 | 23,500 |
| Pasadena Ave Frontage | 142.75' |
| Zoning | Commercial General (CG) |
| FAR | 0.5 - 0.65 |



Scan to view a traffic video
or visit: [Traffic Video](#)

Bridgewater Commercial Real Estate is pleased to offer this prime restaurant opportunity priced at \$1,350,000. The 3,276 SF gross / 2,480 SF heated former Dunkin' Donuts is situated on a 0.62-acre parcel with 142.75 feet of prime frontage along Pasadena Avenue and a 2025 traffic count of 23,500 vehicles per day. Originally built in 1972 and substantially remodeled in 2013, the property offers a solid foundation for a new restaurant.

The building retains all major food-service infrastructure from its prior use as a Dunkin' Donuts. It includes a drive-thru window with dedicated stacking lane, commercial exhaust hood (EF-1 fan system, 500 CFM) still in place, a 7' x 7' walk-in cooler, a 7' x 14' walk-in freezer, and an underground grease trap. Additional features include a 796 SF outdoor canopy-covered dining area, indoor seating capacity for a minimum of 22 guests, two restrooms, a dedicated office, and pre-wiring for indoor security cameras.

The property also benefits from a new HVAC unit installed in 2016, a new water heater installed in 2026, pylon signage, and 32 parking spaces including two ADA-compliant spots. Zoned Commercial General (CG) in the City of South Pasadena with a FAR of 0.5 – 0.65, the site has City of St. Petersburg water and sewer service.

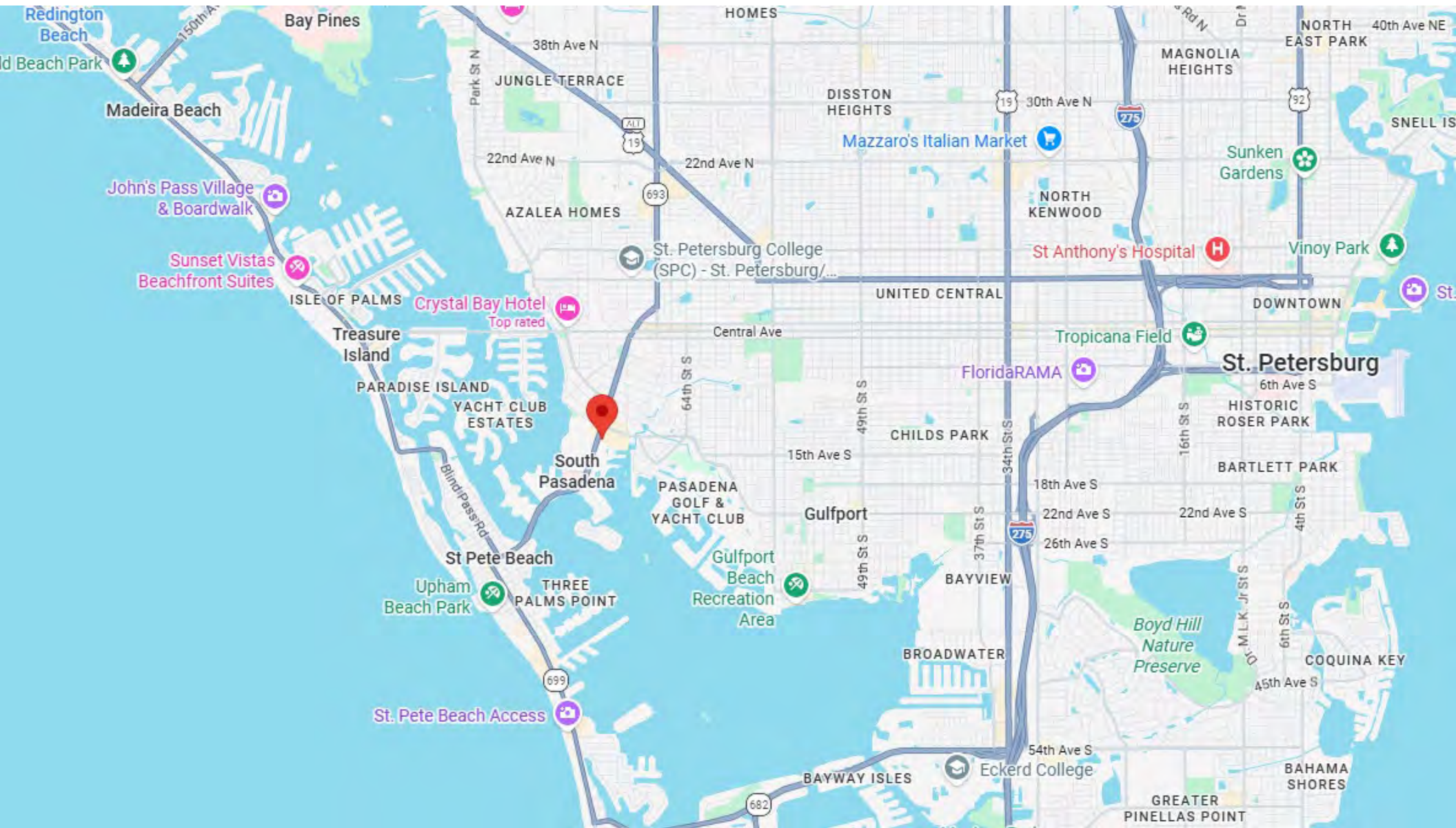
Although currently vacant and empty of smaller equipment such as ovens or fryers, this property retains the essential food-service systems and is well-suited for another quick-service or fast-casual concept, coffee/donut shop, or other drive-thru uses. The flexible CG zoning also supports a wide range of alternative permitted uses including general retail, professional and medical offices, personal services, convenience stores, commercial recreation, and medical marijuana retail (subject to state licensing and local approvals).

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LOCATION MAP (Google Maps 2026)



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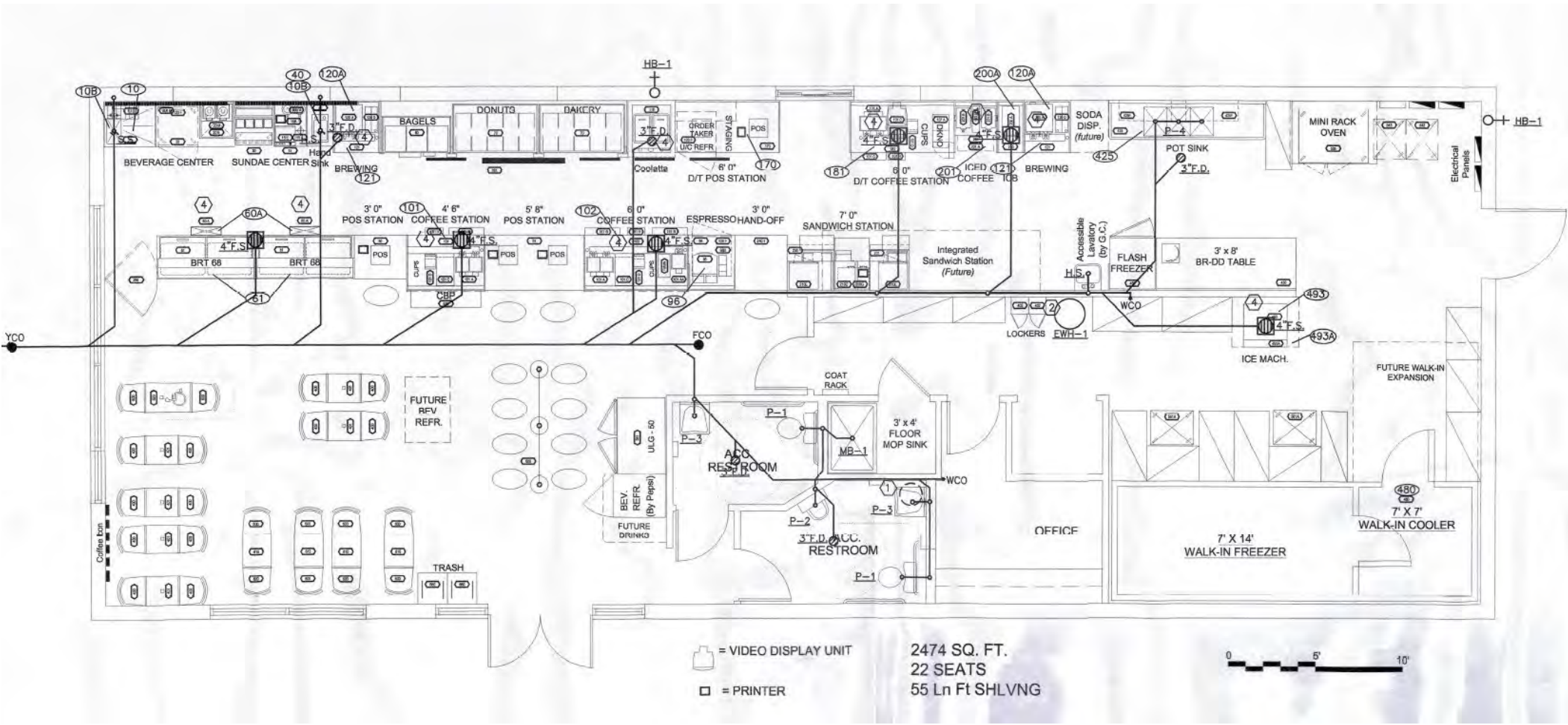
AREA MAP (Google Maps 2026)



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Floor Plan Former Dunkin Donuts



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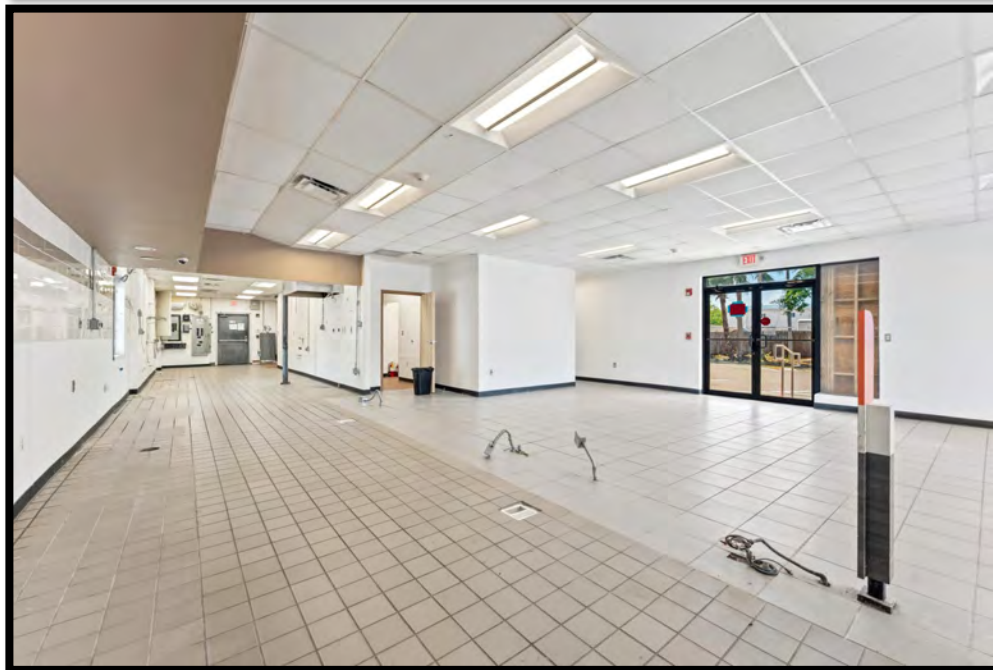
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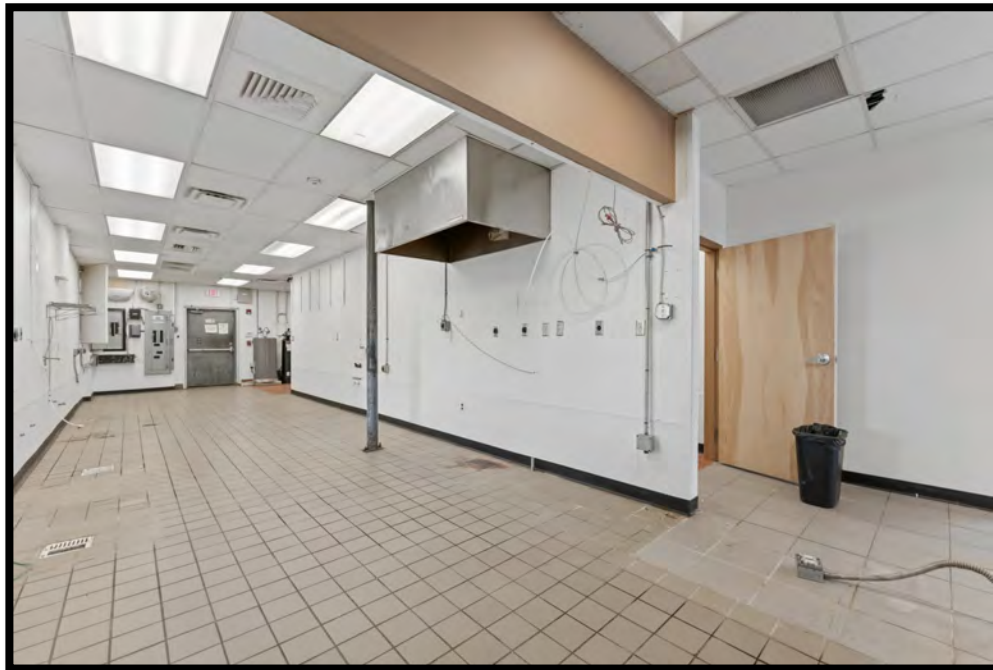
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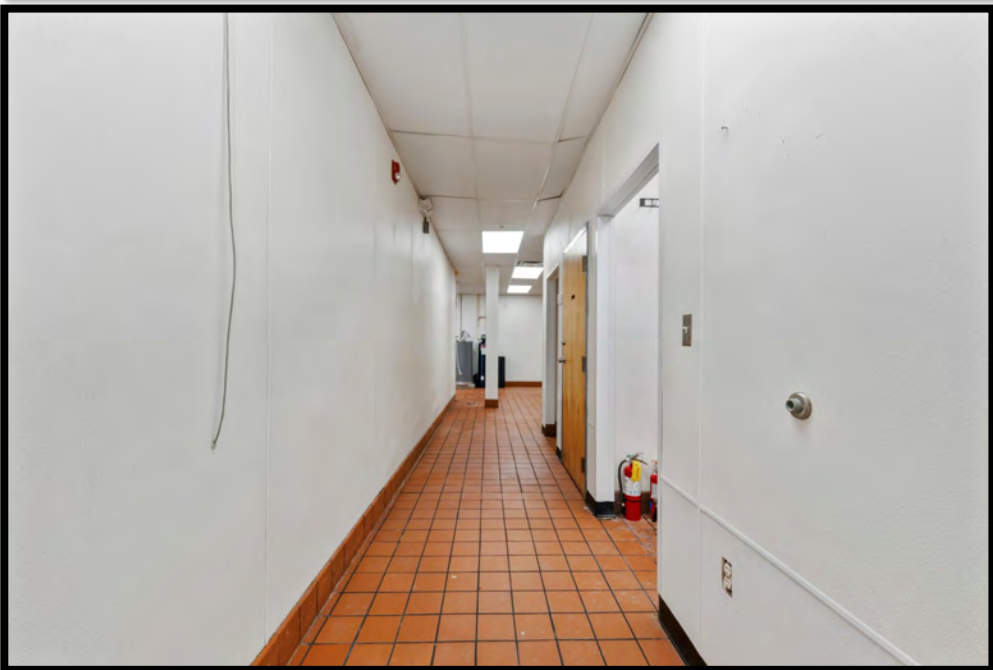
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DUNKIN BRANDED PHOTOS 2018 – SOURCE: COSTAR



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Former Dunkin Donuts 2,480 SF

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Pasadena Ave. | 19,500 VPD

Sign



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Pasadena Ave. | 23,500 VPD

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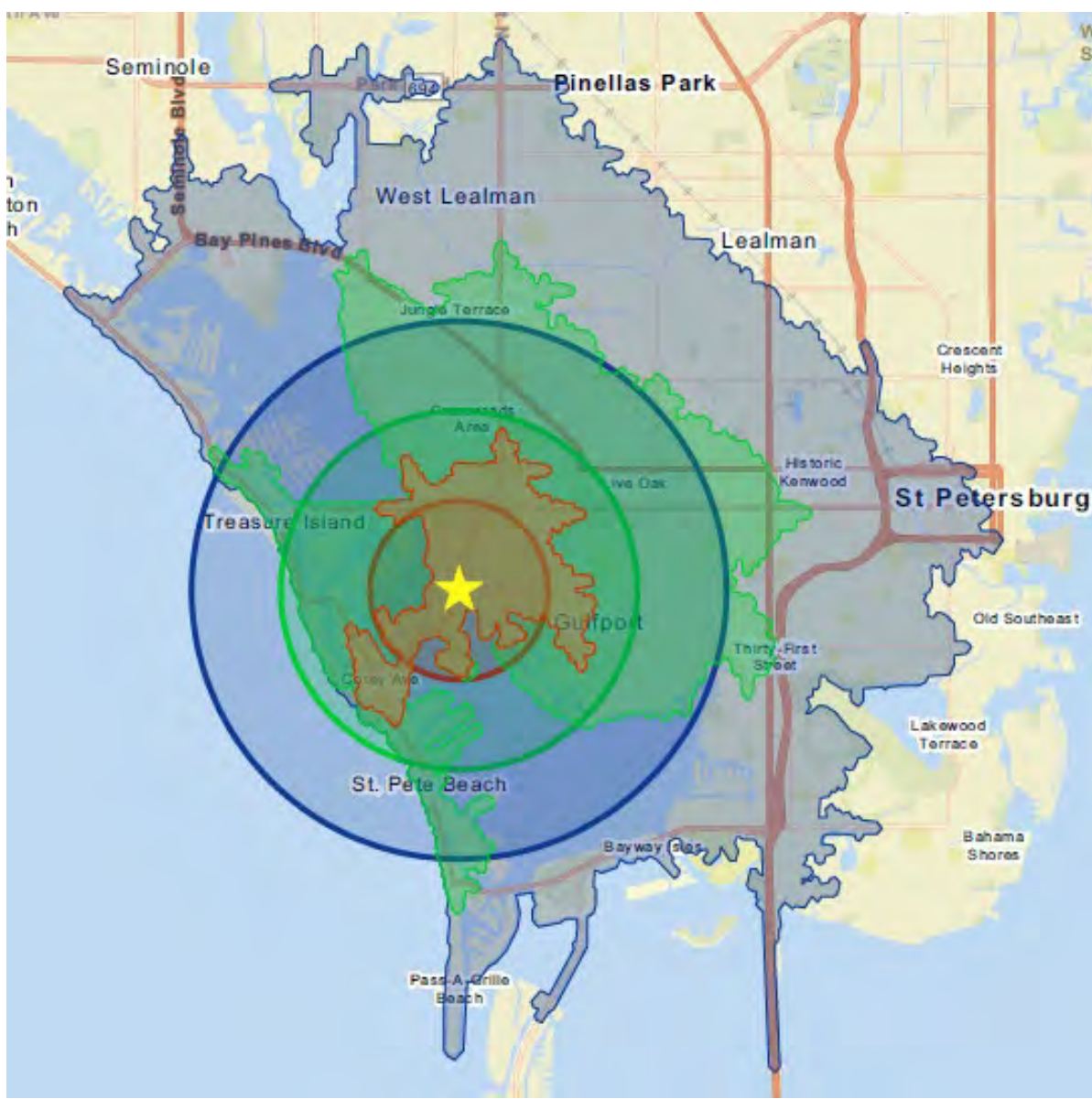


Pasadena Ave. | 23,500 VPD

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5-10-15 MINUTE DRIVE TIMES / 1-2-3 MILE RADIUS



Total Population

| | |
|----------------|--------|
| 1 Mile Radius: | 10,935 |
| 2 Mile Radius: | 36,408 |
| 3 Mile Radius: | 60,075 |



Total Population

| | |
|------------------|---------|
| 5 Minute Drive: | 16,690 |
| 10 Minute Drive: | 81,572 |
| 15 Minute Drive: | 199,205 |

Total Households

| | |
|----------------|--------|
| 1 Mile Radius: | 6,298 |
| 2 Mile Radius: | 19,394 |
| 3 Mile Radius: | 34,888 |



Total Households

| | |
|------------------|--------|
| 5 Minute Drive: | 9,136 |
| 10 Minute Drive: | 40,023 |
| 15 Minute Drive: | 96,659 |

Daytime Workers

| | |
|----------------|--------|
| 1 Mile Radius: | 5,436 |
| 2 Mile Radius: | 18,942 |
| 3 Mile Radius: | 35,160 |



Daytime Workers

| | |
|------------------|---------|
| 5 Minute Drive: | 10,572 |
| 10 Minute Drive: | 41,312 |
| 15 Minute Drive: | 102,558 |

Median Age

| | |
|----------------|------|
| 1 Mile Radius: | 63.7 |
| 2 Mile Radius: | 60.1 |
| 3 Mile Radius: | 54.9 |



Median Age

| | |
|------------------|------|
| 5 Minute Drive: | 60.5 |
| 10 Minute Drive: | 52.6 |
| 15 Minute Drive: | 50.8 |

Median HH Income

| | |
|----------------|----------|
| 1 Mile Radius: | \$72,187 |
| 2 Mile Radius: | \$81,252 |
| 3 Mile Radius: | \$78,780 |



Median HH Income

| | |
|------------------|----------|
| 5 Minute Drive: | \$80,339 |
| 10 Minute Drive: | \$77,654 |
| 15 Minute Drive: | \$74,777 |

BROKER BIO'S



SHANE BILLINGS, Broker Associate - Tampa
Specialties: Investment & Land Sales, Industrial & Office Sales & Leasing

Shane earned the title of Bridgewater's Top Producer in both 2021 and 2024. He holds a BS in Environmental Science from Indiana University and brings 31 years of experience in the environmental field - setting him apart from other Brokers. His expertise includes conducting over 1,000 environmental due diligence studies, primarily on commercial and industrial real estate across Florida. Shane offers property owners critical environmental insights, helping them tackle potential "red flags" early to avoid delays in transactions. He explains complex environmental issues in simple, accessible language and serves as a trusted resource for interpreting environmental consultant reports. His career success stems from delivering thorough, responsive service to clients and approaching every property deal as if it were his own investment. Shane has facilitated transactions from Pinellas to Polk Counties and northward to Citrus and Marion Counties. In 2026, Shane celebrates his 10th year in the commercial real estate industry.

Jack Wynne, Broker Associate – St. Petersburg
Specialties: Office, Industrial, Automotive

Jack holds a B.A. in Economics from SUNY Oneonta University in New York. He brings a distinctive skill set to the real estate market, having facilitated transactions totaling over 700,000 square feet in sales and leasing across diverse property types, including office spaces, industrial sites, auto care facilities, warehouses, and land. His outstanding expertise earned him the prestigious Commercial and Investment Real Estate Certification (CIREC) in 2017, an accolade achieved by fewer than 4% of real estate professionals. Prior to relocating to St. Petersburg, Jack co-founded a thriving boutique commercial real estate firm in Manhattan. Now residing in South Pasadena, he serves clients throughout Pinellas County, Pasco County, Hillsborough County, and the surrounding regions.



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