

FOR SALE: \$16,500,000 | FORMER SEARS OUTLET ON ±11 ACRES

4600 Park St N  
St Petersburg, FL 33709

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## OFFERING SUMMARY

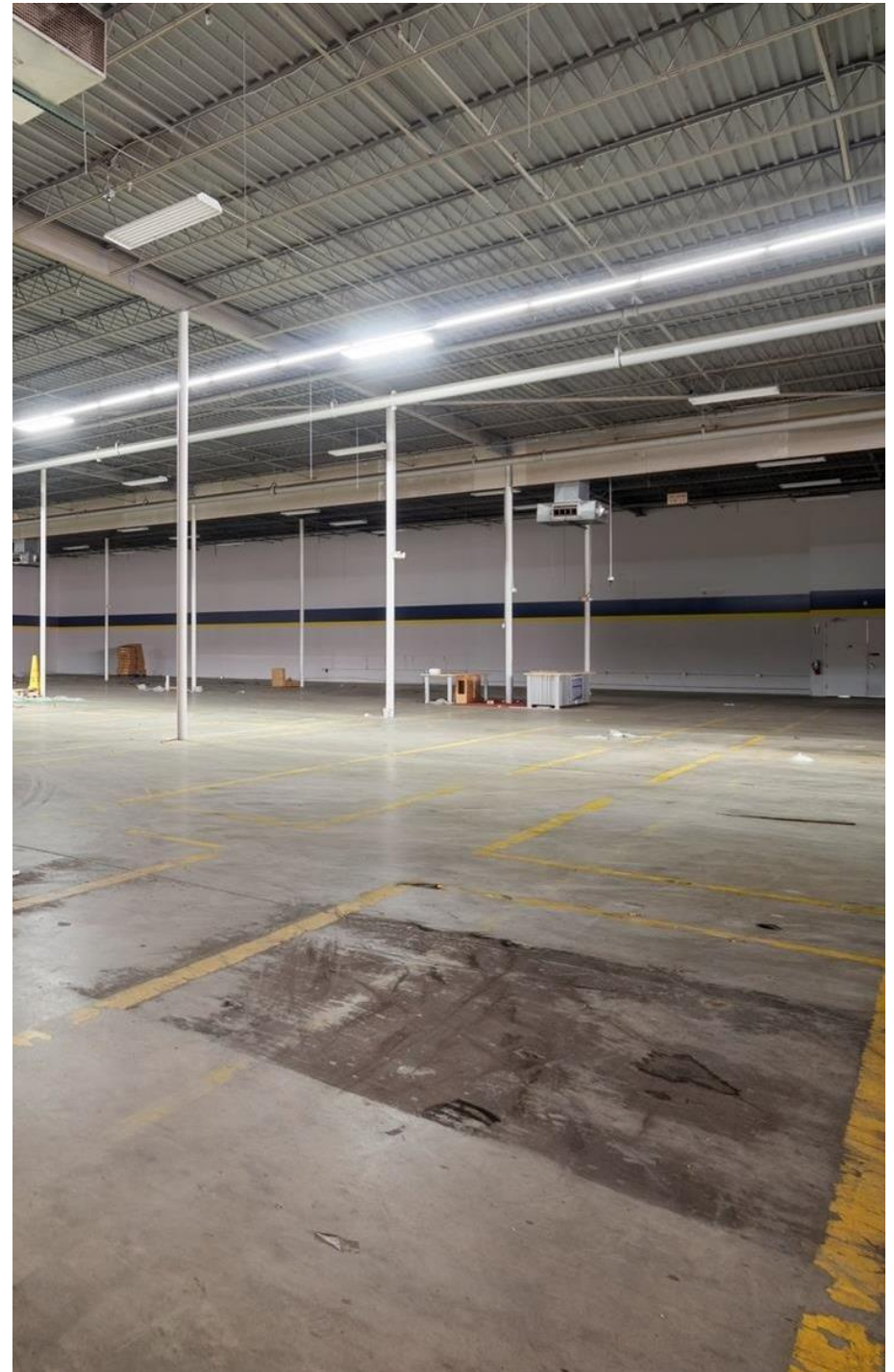
ADDRESS	4600 Park St N St Petersburg FL 33709
COUNTY	Pinellas
MARKET	Tampa/St Petersburg
BUILDING HEATED SF	148,100 SF
PARCEL SIZE	11 acres (482,163 SF)
YEAR BUILT	1967
YEAR RENOVATED	1975
APN	013115000002400500
OWNERSHIP TYPE	Fee Simple

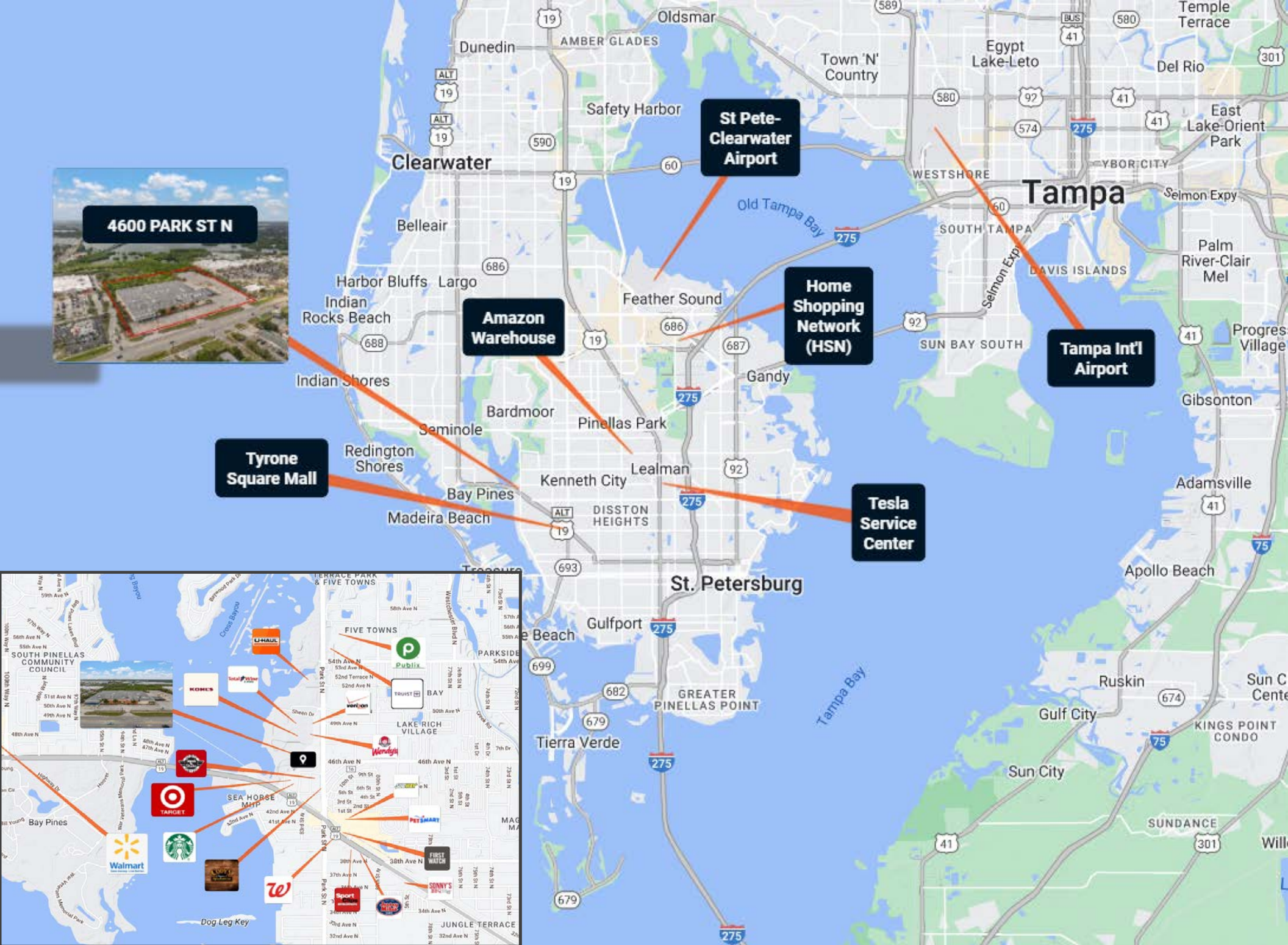
## FINANCIAL SUMMARY

PRICE	\$16,500,000
PRICE PSF	\$111.41

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	9,994	92,735	239,802
2023 Median HH Income	\$43,232	\$62,738	\$64,026
2023 Average HH Income	\$65,837	\$95,149	\$93,796

- The Property is a vacant former Sears outlet with ±166,315 SF of gross building area on ±11 acres with owner/user and redevelopment potential. Located in the booming Tampa metropolitan area, the Property is about 30 minutes southwest of downtown Tampa and 15 minutes northwest of downtown St Petersburg.
- The Property is zoned commercial and was operated under Sears with ±33,000 SF of showroom and office space, and ±115,100 SF of warehouse.
- The Property is located between Target and Kohl's on Park Street, a divided 4-lane roadway in south Pinellas County. Other retailers in the area include Walmart, Total Wine, Publix, and Petsmart. Amazon and Tesla have both recently started major operations in the vicinity.





## PROPERTY FEATURES

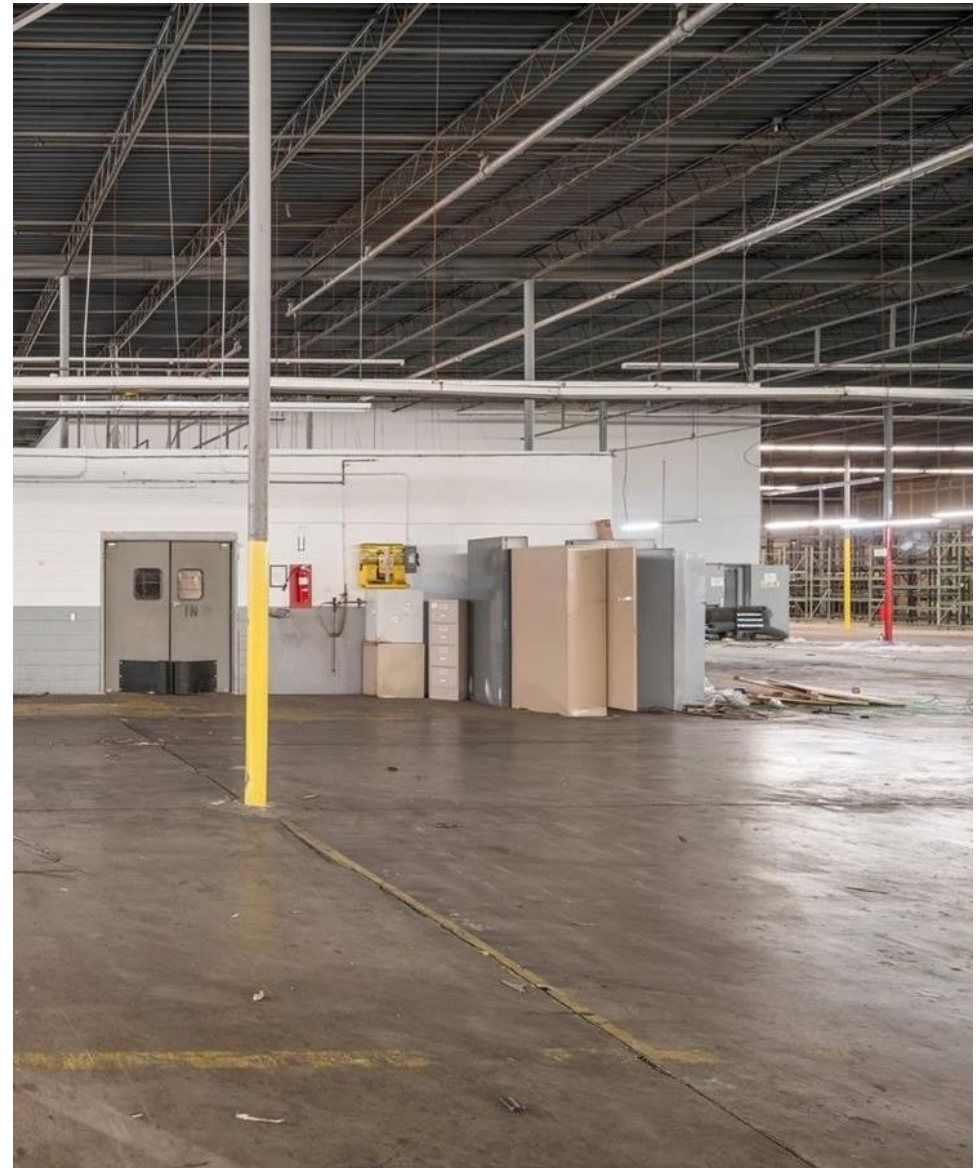
BUILDING HEATED SF	148,100
PARCEL SIZE	11 acres (482,163 SF)
YEAR BUILT	1967
YEAR RENOVATED	1975
# OF PARCELS	1
ZONING TYPE	CG
BUILDING CLASS	C
TOPOGRAPHY	Flat
NUMBER OF BUILDINGS	2
MAIN LOADING DOCK	6 bay doors with 20 loading positions
INGRESSES/EGRESSES	3
WAREHOUSE SF	115,100 (one story)
CEILING HEIGHT	22'
SHOWROOM & OFFICE SF	33,000 (two stories)
BUILDING HEATED SF	148,100
CANOPY/LOADING PLATFORM	16,615
FORMER AUTO CENTER SF	1,600 (Building 2)
TOTAL BUILDING SF	166,315
STRIPED PARKING SPACES	249
STREET FRONTAGE	657'
TRAFFIC COUNTS	27,000 VPD
JURISDICTION	City of Seminole

## NEIGHBORING PROPERTIES

NORTH	Commercial (Retail, Healthcare)
SOUTH	Commercial (Retail, Restaurant)
EAST	Commercial/Residential
WEST	Preservation/Wetlands

## CONSTRUCTION

FOUNDATION	Slab On Grade
FRAMING	Concrete Block
ROOF	Metal





4600 PARK ST N



FIVE TOWNS

54th Ave N

PARKSIDE

54th Ave N

PINE BAY



LAKE RICH VILLAGE



46th Ave N

46th Ave N



SEA HORSE MHP



Bay Pines



38th Ave N

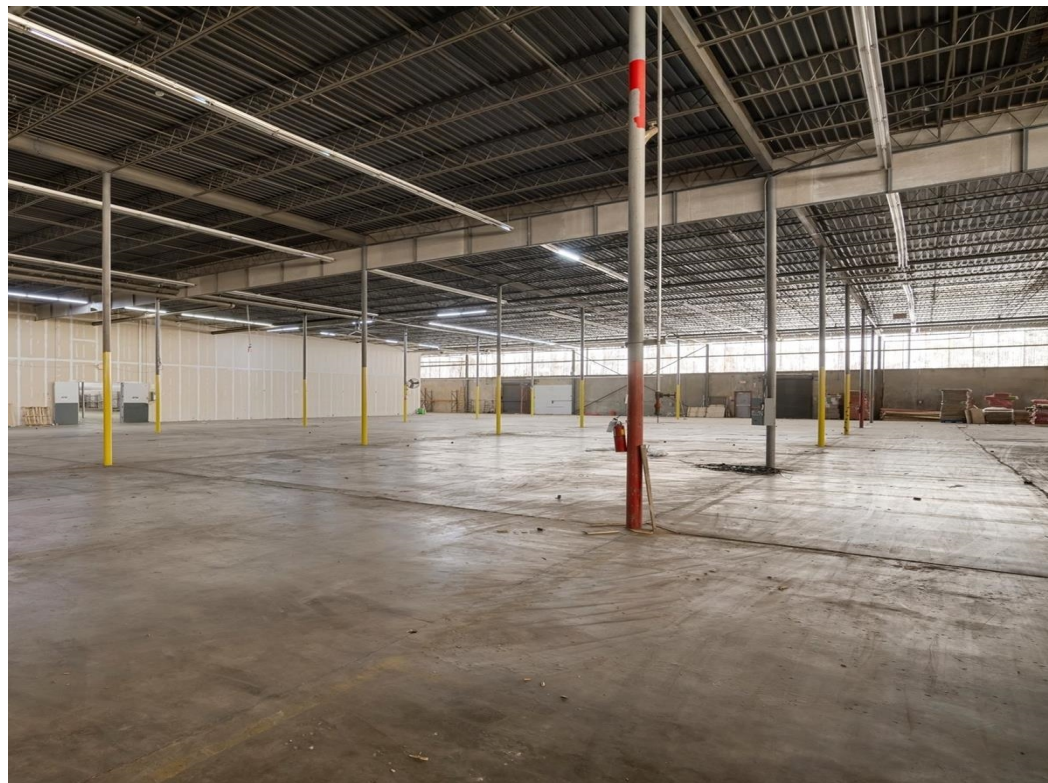
Dog Leg Key



JUNGLE TERRACE









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*Exclusively Marketed by:*

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