



## **Mixed-Use Commercial (Retail/Office/Storage)**

**6536 LincolnWay N., St. Petersburg, FL 33702**

**Contact Mike Schultz 727-463-3374 - Insta Real Estate Solutions**

# Executive Summary



## Mixed-Use Commercial (Retail/Office/Storage)

A rare opportunity to secure 9,480 square feet of flexible, single- or multi-tenant space in one of Tampa Bay's highest-growth commercial corridors. This two-story building features 4,740 SF of ground-floor space ideal for, retail, office, wholesale distribution, showroom or storage. It includes two 10' insulated roll up doors with a dedicated HVAC system. Plus there is 4,740 SF of professional second-floor office space suited for administrative headquarters, sales teams, or executive suites. The property is currently receiving capital improvements and will be delivered turnkey and move-in ready. The building features dedicated parking, customizable floor plans, and prominent billboard signage facing U.S. Highway 19, providing exposure to over 75,000 vehicles daily. This translates to unmatched brand visibility and marketing value without the premium costs of Downtown St. Pete or Clearwater Beach submarkets.

Strategically positioned one block from Highway 19 and four minutes from I-275, the property offers exceptional regional connectivity—just 12 minutes to Downtown St. Petersburg and St. Pete-Clearwater International Airport, and 18 minutes to Tampa International Airport. The surrounding trade area comprises 53,000+ residents with median household incomes of \$62,000–\$77,000, benefiting from the explosive momentum of the Tampa–St. Petersburg MSA, which ranks Top 5 nationally for job creation and has experienced 23% population growth since 2010. This location delivers institutional-quality access and visibility at a fraction of the cost of premium submarkets, making it ideal for corporate headquarters, professional services, franchise operations, distribution businesses, or any organization seeking scalable space with superior operational control and branding capability.

### Leasing Opportunity

9480 Sq. Ft Mixed Used Space

### Lease Rate Range

\$22.00-\$26.00/SF NNN

### Lease Term

3-5 Years

### Move-In Ready

Q2 2026



# Market Overview



## A LOCATION PRIMED FOR GROWTH AND QUICK ACCESS TO TAMPA AND DOWNTOWN ST. PETE

- **BOOMING JOB MARKET**

The Tampa–St. Pete MSA has 3.3M+ residents, ranked top 5 nationally for job growth and business creation. Major employers include Raymond James, Jabil, BayCare, and Johns Hopkins All Children’s.

- **FAST POPULATION GROWTH**

Florida ranks #1 in net migration. Tampa Bay has grown 23% since 2010 with 6–8% more projected by 2030, driven by professionals, retirees, and remote workers.

- **STRONG BUSINESS INVESTMENT**

\$6B+ in active/planned development across St. Pete. Major expansions from ARK Invest, PWC, HCA, and the Innovation District. Tropicana Field redevelopment underway.

- **TOURISM POWERHOUSE**

Florida welcomed 137M+ visitors last year; Pinellas County over 15M. St. Pete Beach ranks #1 nationally. Visitors stay 4.2 nights and spend ~\$210/day.

### DEMOGRAPHICS & LOCAL DRIVERS

Population

**53,000**

Median HH Income

**\$62K-\$77K**

Median Age

**43-44**

Median Home Value

**\$250K-\$260K**

### EDUCATION & ECONOMY

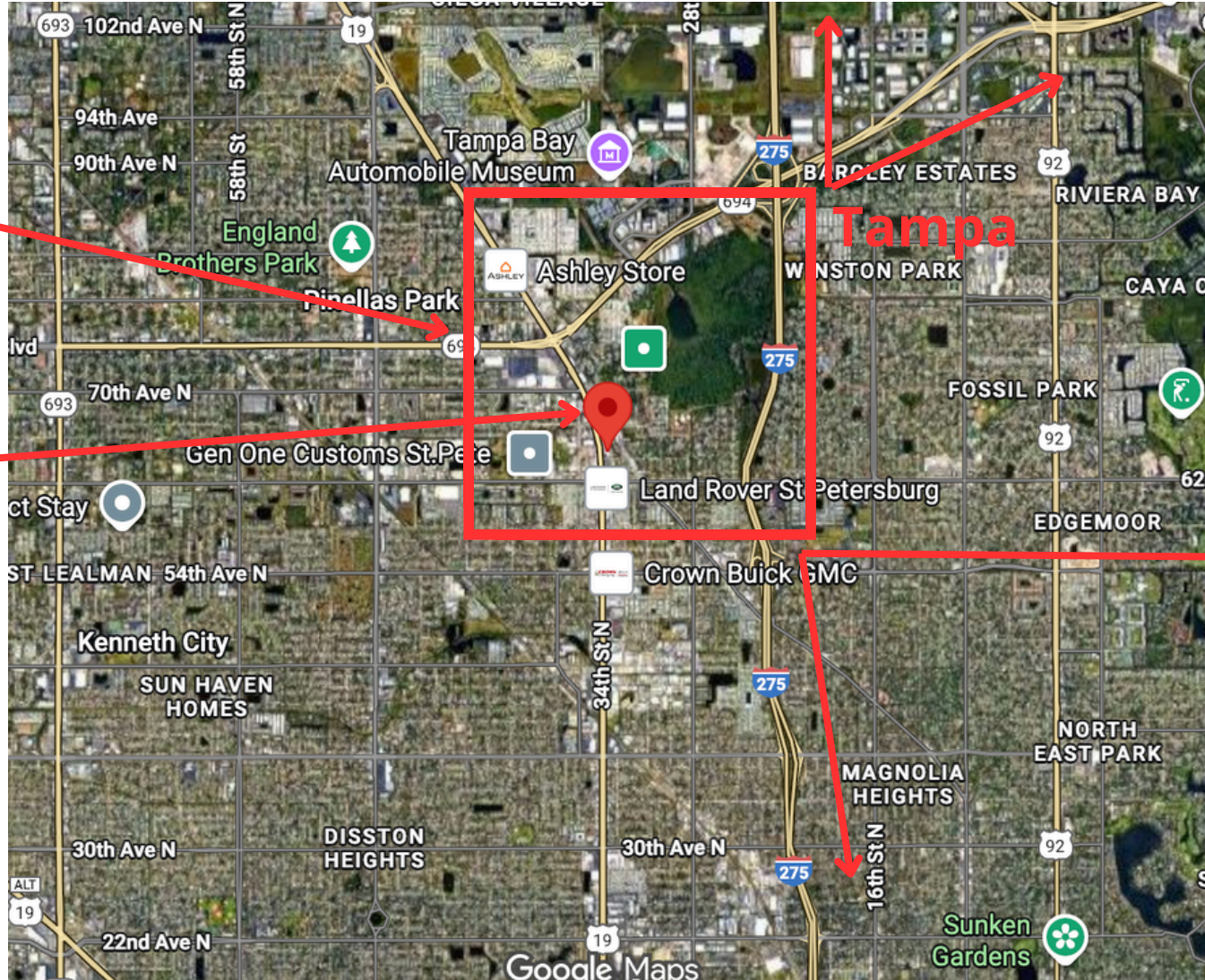
- **86% High school graduate or higher**
- **25% Bachelor's degree or higher**
- **Diverse sectors: healthcare, retail, professional services**

# PROXIMITY TO MAJOR DESTINATIONS



- Access to I-275
- Highway 19
- State Road 694

6536 Lincoln Way



- St. Petersburg Downtown: **12 Minutes**
- Tampa International Airport: **18 Minutes**
- Gulf Coast Beaches: **15 Minutes**
- Major Employment Centers: **8 Minutes**

- Shopping & Retail Districts: **5 Minutes**
- Healthcare Facilities: **6 Minutes**
- Interstate Access (I-275): **4 Minutes**
- Educational Institutions: **10 Minutes**

Downtown St. Pete  
Tampa Bay Rays  
Sarasota

# Why Your Business Will Thrive Here



Located just one block from U.S. Highway 19 and less than one mile from the Gandy/Park Boulevard interchange, the site offers seamless connectivity in all directions—north, south, east, and west. Enjoy quick access to Downtown St. Petersburg, Tampa, and both regional airports. The property is strategically positioned to serve the 4th Street North corridor and the dense residential populations within a three-mile radius. This location also functions as an ideal last-mile distribution hub with efficient access to major employment centers, including the Gateway District and Downtown St. Petersburg.

## Prime Location Advantages

- **Exclusive Highway 19 Billboard Access:** 77,000+ daily vehicles on US Highway 19 for maximum brand exposure and customer acquisition
- **Top 5 Nationally for Job Growth:** Tampa-St. Pete MSA (3.3M+ residents) with 23% population growth since 2010 and 6-8% more projected by 2030
- **\$6B+ in Active Development:** Major expansions from Fortune 500 companies, healthcare systems, and tech firms are driving employment and purchasing power
- **Strong Local Demographics:** 53,000+ Pinellas Park residents with \$62-77K median household income plus a diverse mix of young professionals, families, and retirees
- **15M+ Annual Visitors to Pinellas County:** Tourism spending averages \$210/day with 7M+ visitors to St. Pete annually—steady stream of new customers beyond residential base



# Additional Features



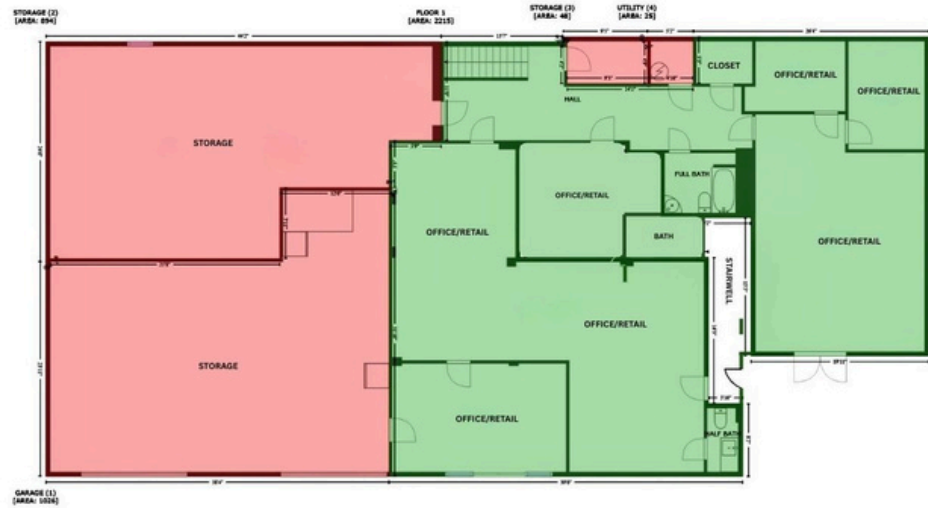
**30 Foot x 7 Foot Billboard Facing Hwy 19**



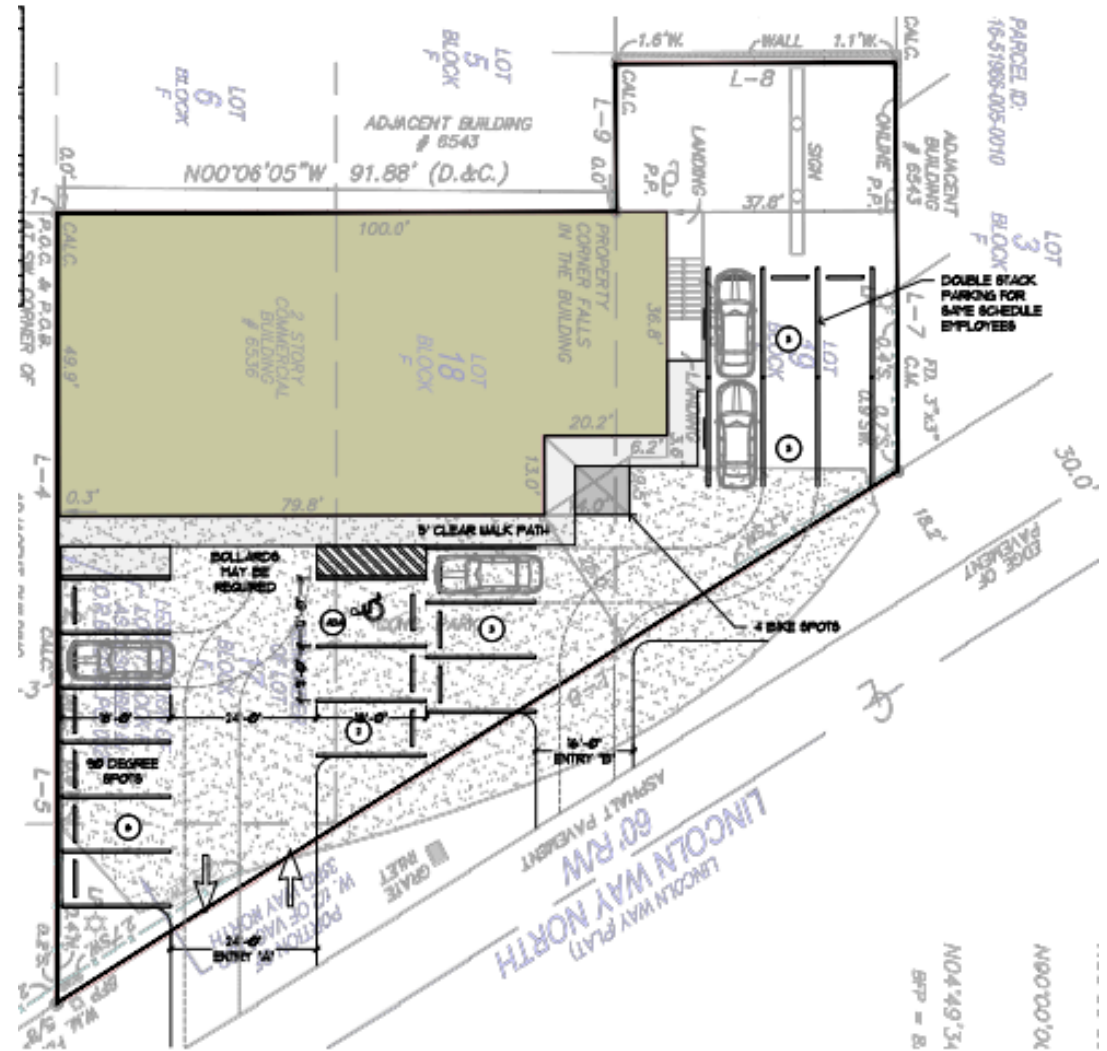
**Full Size Safe Door**

# Floor Plan & Site Plan

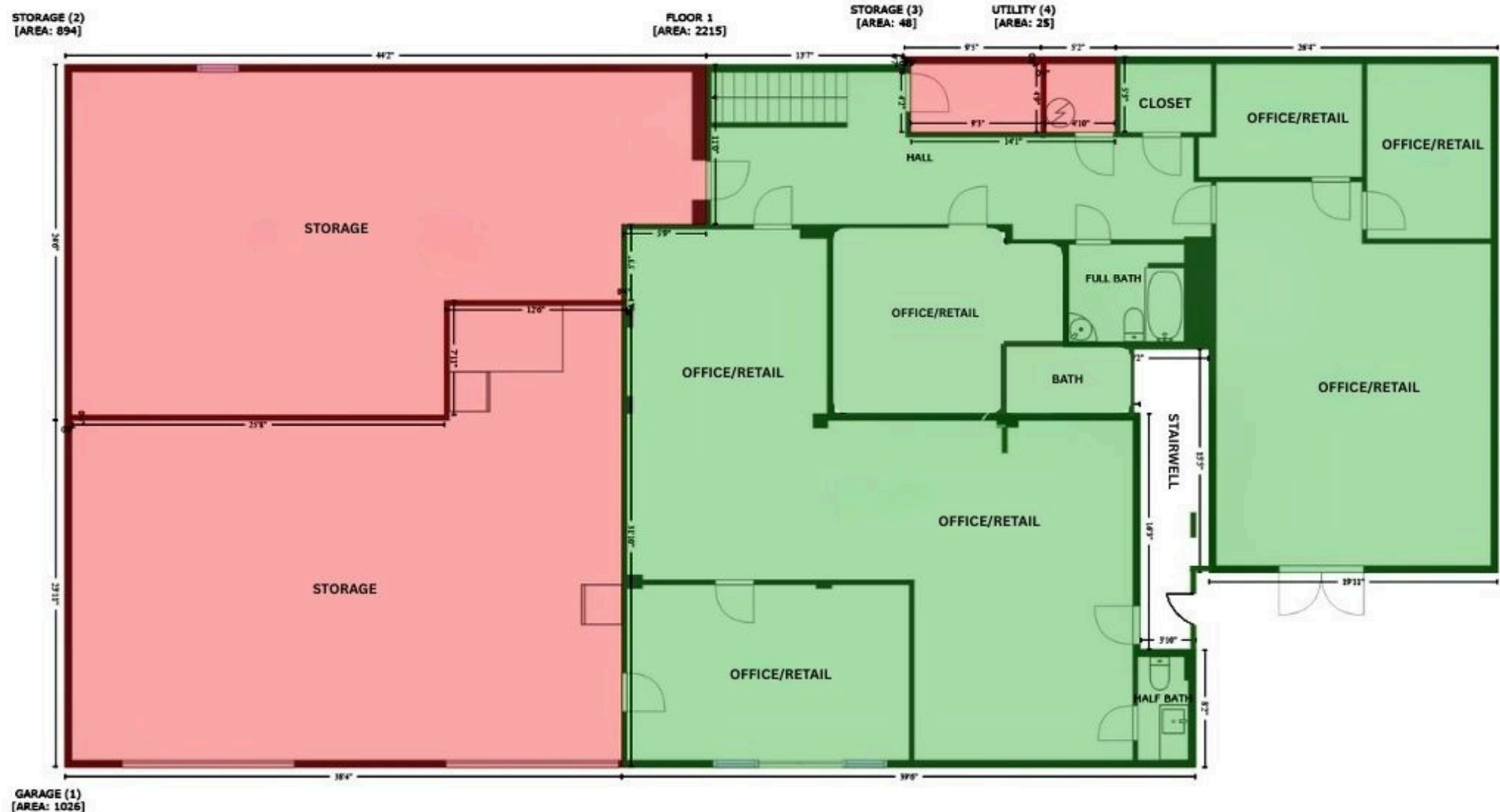
First Floor Plan - 4,740 SF of 9,480 SF total



Second Floor Plan - 4,740 SF



# 1st Floor Plans & Specifications



## Leasing Opportunity

1<sup>st</sup> Floor - 4,740 Sq. Ft

Could be Subdivided

## Lease Rate Range

\$22.00-\$26.00/SF NNN

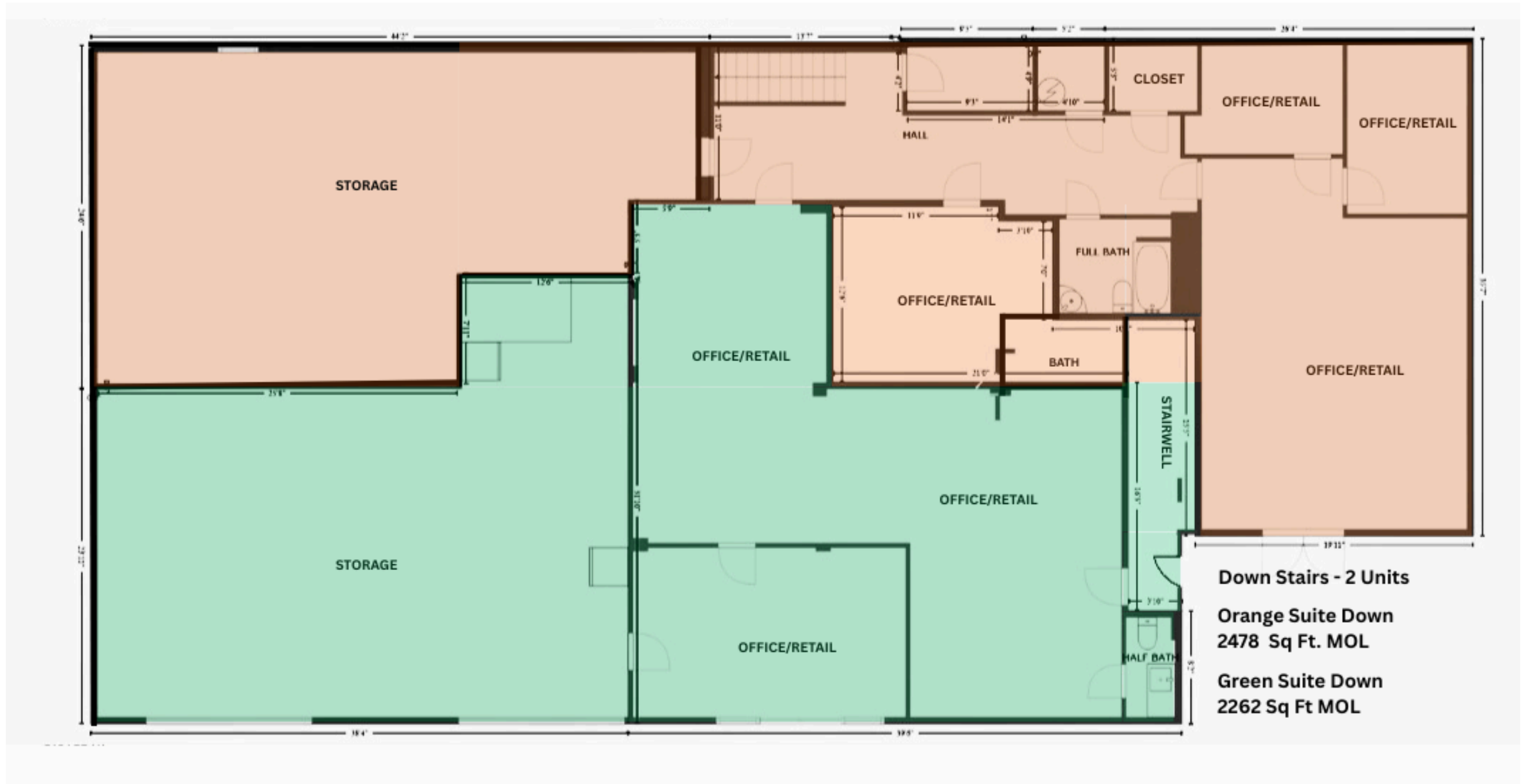
## Lease Term

3-5 Years

## Move-In Ready

Q2 2026

# 1st Floor Plans - Split into Two Suites



## Leasing Opportunity

1st Floor - Orange Suite is 2478 Sq. Ft MOL

1st Floor - Green Suite is 2262 Sq. Ft MOL

## Lease Rate Range

\$22.00-\$26.00/SF NNN

## Lease Term

3-5 Years

## Move-In Ready

Q2 2026

# 2nd Floor Plans & Specifications



## Leasing Opportunity

2nd Floor - 4,965 Sq. Ft Office Space

Could be Subdivided

## Lease Rate Range

\$22.00-\$26.00/SF NNN

## Lease Term

3-5 Years

## Move-In Ready

Q2 2026

# 2nd Floor Plans Split into 2 Units



## Leasing Opportunity

2nd Floor - Green Suite is 2545 Sq. Ft  
 2nd Floor - Orange Suite is 2195 Sq. Ft.

## Lease Rate Range

\$22.00-\$26.00/SF NNN

## Lease Term

3-5 Years

## Move-In Ready

Q2 2026

# Tenant Requirements & Application Process



## Application Process

- Initial Application
- Credit & Background Check
- Business Plan Review
- Property Tour
- Lease Negotiation
- Processing time: 5–7 business days
- Application fee: \$50 per applicant (non-refundable)

## Credit & Financial Requirements

- Minimum credit score of 650 for business owner or guarantor
- 2 years' business tax returns (for established businesses)
- 3 months' bank statements showing operational liquidity
- Proof of funding sources for startup businesses
- Flexible terms available for new businesses with strong business plans

## Insurance Requirements

- General Liability Insurance (\$1M per occurrence, \$2M aggregate)
- Property insurance covering tenant improvements and contents
- Workers' Compensation Insurance (if applicable)
- Business Interruption Insurance (recommended)
- Orange Belt Investments must be listed as additional insured

## Business Licensing & Permits

- Florida Business License and Pinellas County Local Business Tax Receipt
- FL Department of Business & Professional Regulation License
- Certificate of Use (CU) and Occupational License
- Guidance provided for permit application process

# Leasing Contact Information & Next Steps



## Leasing Contact Information

Michael Schultz - BK3119202

(727) 463-2274

MSchultzLLC@gmail.com

Insta Real Estate Solutions

## Next Steps for Interested Tenants

- 1 **Schedule Property Tour - Contact our leasing team to arrange an on-site tour of the kitchen space**
- 2 **Submit Business Details - Provide business plan, concept overview, and financial qualifications**
- 3 **Complete Application - Submit tenant application with references and credit information**
- 4 **Discuss Customization - Review any specific equipment or layout requirements**
- 5 **Lease Negotiation - Finalize terms, rental rate, and improvement allowances**
- 6 **Move-In Coordination - Schedule access for equipment installation and setup**