



11286 47th St N, Unit 1, Clearwater, FL 33762

# Owner-User Opportunity to Purchase



**17,375 SF**

Available for Purchase



**\$3,040,000**

Total Price for Purchase



**\$175**

Price per SF

# Building Specifications

Total Size:	17,375 SF
Office:	±6,000 SF
Lot Size:	0.62 AC
Warehouse Lighting:	Fluorescent
Warehouse Loading:	1 Truck Well & 1 Drive-in
Power:	3-Phase, two 400-amp panels
Year Built	1991
Construction:	Tilt-Wall
Clear Height:	23'
Fire Suppression:	Wet
Roof:	2017
Auto Parking:	17 spaces (0.98/1,000 SF ratio)
Flood Zone:	X
Zoning:	M-1



## 17,375 SF

Total Size

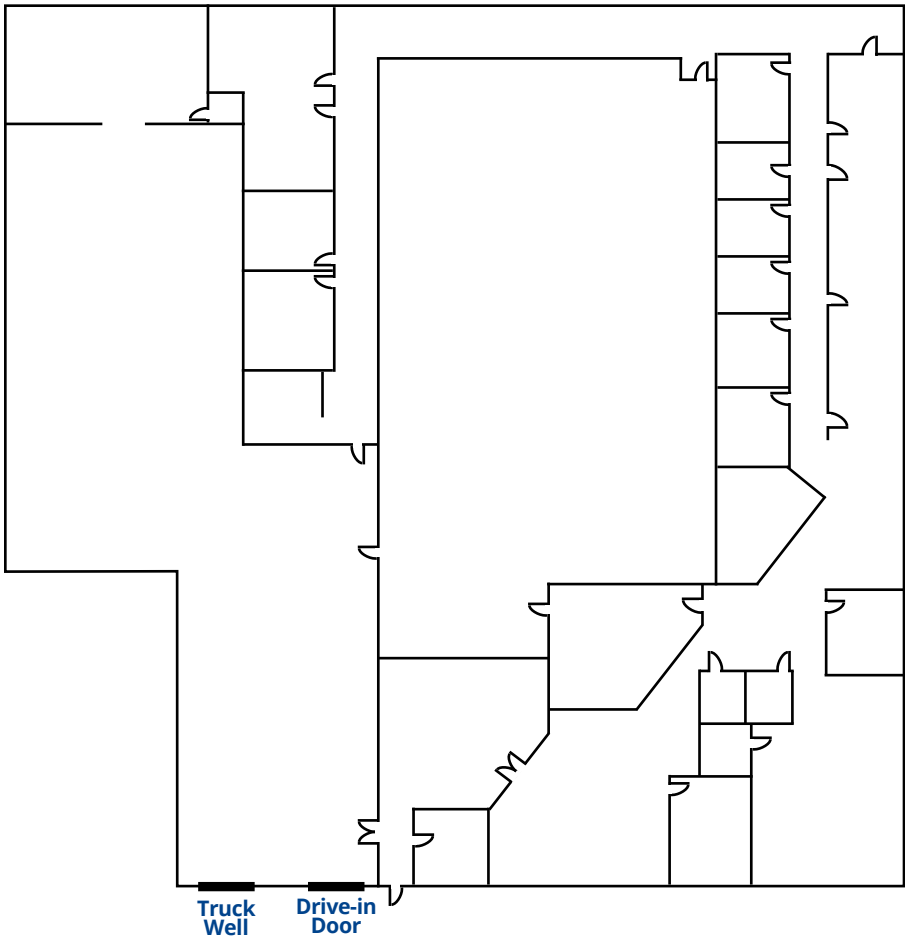


## ±6,000 SF












Office Size



# Floor Plan



# Major Infrastructure

	US 19	0.9 miles
	Interstate 275	2.7 miles
	US 92	4.8 miles
	Selmon Expressway	12 miles
	Veteran's Expressway	15 miles
	Interstate 4	17.4 miles
	Interstate 75	25.8 miles
	St. Pete-Clearwater International Airport	3.8 miles
	Tampa International Airport	13.8 miles
	Port Tampa Bay	17.9 miles
	CSX Intermodal Terminal	21.9 miles



11

miles to  
St. Petersburg

17

miles to  
Tampa

34

miles to  
Bradenton

99

miles to  
Orlando

# 2024 Demographics

	15 Minutes	30 Minutes	45 Minutes	60 Minutes
Total Population	452,244	1,445,926	2,577,013	3,866,857
2029 Projected Population	454,938	1,452,741	2,619,659	3,975,560
Total Households	211,492	648,345	1,090,623	1,603,911
Median Age	47.2	45.7	43.0	43.7
Median Household Income	\$59,276	\$65,097	\$64,274	\$66,546
Bachelor's Degree or Higher	33%	39%	36%	36%



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