

FOR LEASE

8800 Office Park

8800 49TH ST N PINELLAS PARK, FL 33782



INVESTMENT SUMMARY

Located in the heart of Pinellas County, this 46,352-square-foot office park is minutes from US-19, I-275, and the Gandy Bridge, offering quick access to St. Petersburg, Tampa, and two international airports. The park consists of three single-story buildings with direct frontage and exposure on 49th St N, providing tenants with on-site security, security cameras, and walk-up suites with private entrances. The property features a new roof (2023) and recently renovated units (2024 & 2025), with new flooring and fresh paint. Contact us today for more info and to set up a showing!

PROPERTY SUMMARY

Building SqFt	46,352 SqFt
Property Type	Office/Medical
Parking Ratio	5.4 Spaces/1000 SF
Year Built	1974
Parcel ID	21-30-16-69822-400-5104
Zoning Type	Commercial
County	Pinellas
Frontage	356.00 Ft

PROPERTY HIGHLIGHTS

- Direct signage, frontage, and exposure on 49th St N
- Single-story, walk-up suites with private entrances – easy access for tenants and clients
- Newly renovated units (2024 & 2025)w/ new flooring and fresh paint
- New roof (2023)
- On site security & security cameras

Aware Investments

16408 Avila blvd
Tampa, FL 33613

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ANKUSH BIKKASANI

Owner

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CHRISTOPHER PATTERSON

Broker

Direct: 407-625-3408

ChrisP@Aware-Investments.com

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#204	Office/Medical	\$ 17.00 SF/Yr	NNN	651 SF	Negotiable
#209	Office/Medical	\$ 17.00 SF/Yr	NNN	651 SF	Negotiable
#302	Office/Medical	\$ 17.00 SF/Yr	NNN	651 SF	Negotiable
#401-406	Office/Medical	\$ 15.00 SF/Yr	NNN	1,284 - 7,705 SF	Negotiable



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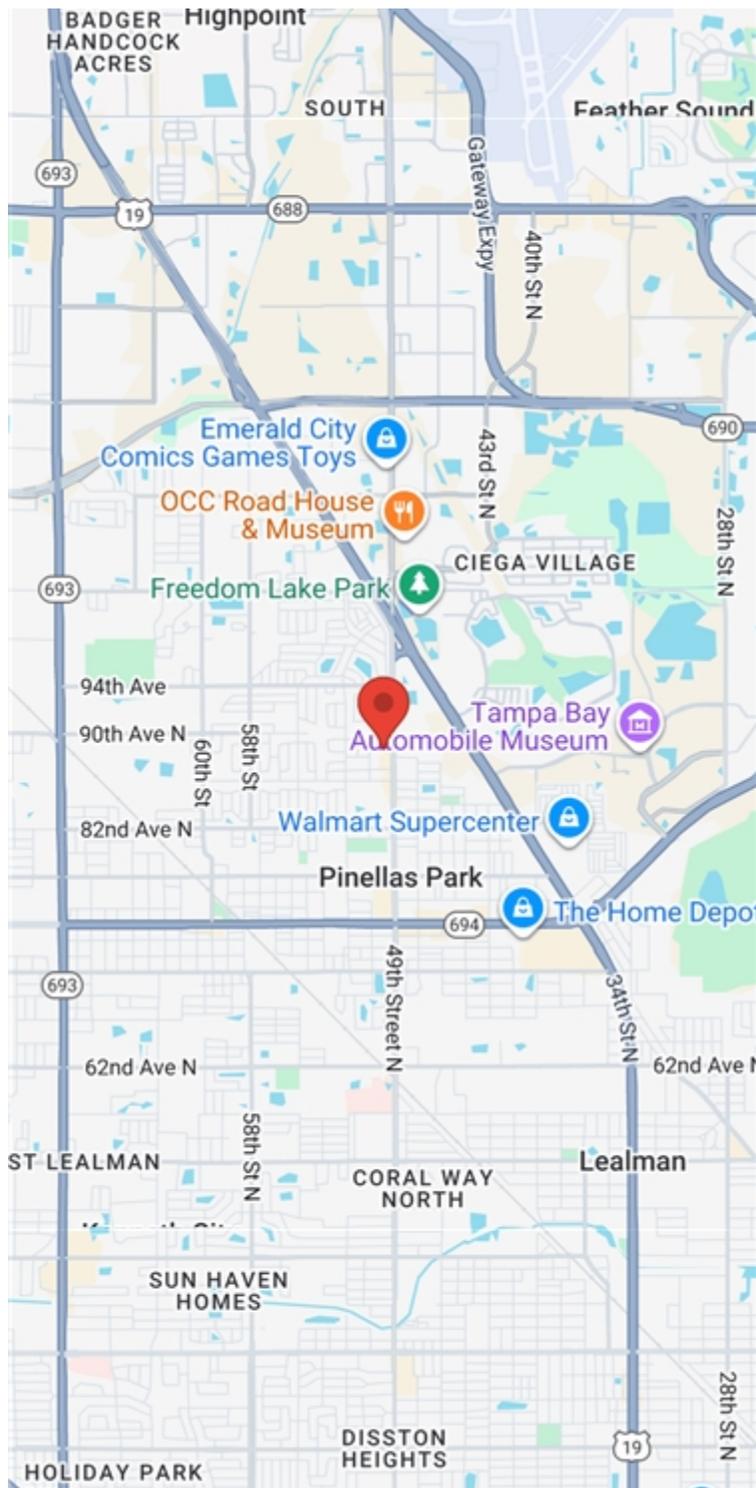
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,523	77,771	247,346
2010 Population	15,058	80,249	255,473
2025 Population	17,057	87,266	269,302
2030 Population	17,389	87,272	269,442
2025-2030 Growth Rate	0.39 %	0 %	0.01 %
2025 Daytime Population	14,672	107,940	294,380

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	648	3,597	9,690
\$15000-24999	503	2,617	7,005
\$25000-34999	582	3,095	8,916
\$35000-49999	1,191	5,476	16,849
\$50000-74999	1,390	6,347	23,298
\$75000-99999	1,099	5,014	16,485
\$100000-149999	1,362	7,290	23,041
\$150000-199999	436	2,645	9,841
\$200000 or greater	280	2,035	8,661
Median HH Income	\$ 65,160	\$ 66,253	\$ 70,292
Average HH Income	\$ 78,926	\$ 84,259	\$ 93,662

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	6,396	33,063	109,939
2010 Total Households	6,184	33,618	112,658
2025 Total Households	7,491	38,116	123,787
2030 Total Households	7,764	38,618	125,385
2025 Average Household Size	2.24	2.26	2.12
2025 Owner Occupied Housing	4,673	25,140	79,782
2030 Owner Occupied Housing	5,021	26,565	83,182
2025 Renter Occupied Housing	2,818	12,976	44,005
2030 Renter Occupied Housing	2,742	12,054	42,202
2025 Vacant Housing	478	3,531	12,480
2025 Total Housing	7,969	41,647	136,267



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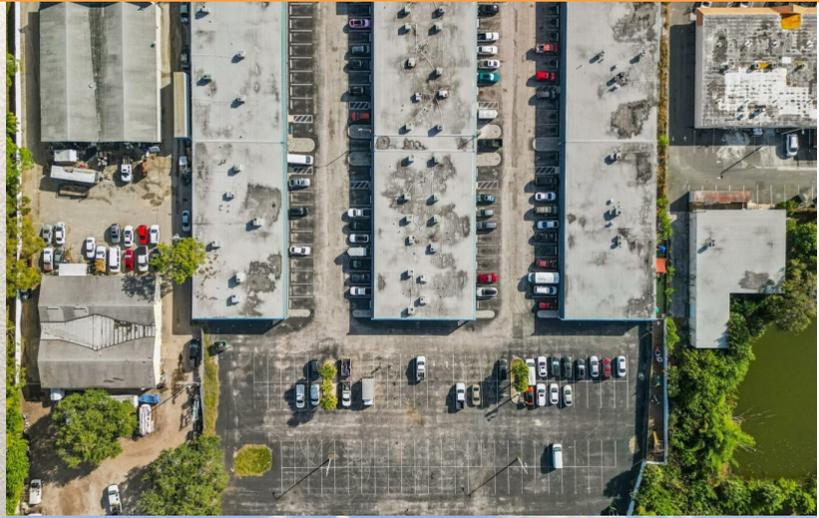
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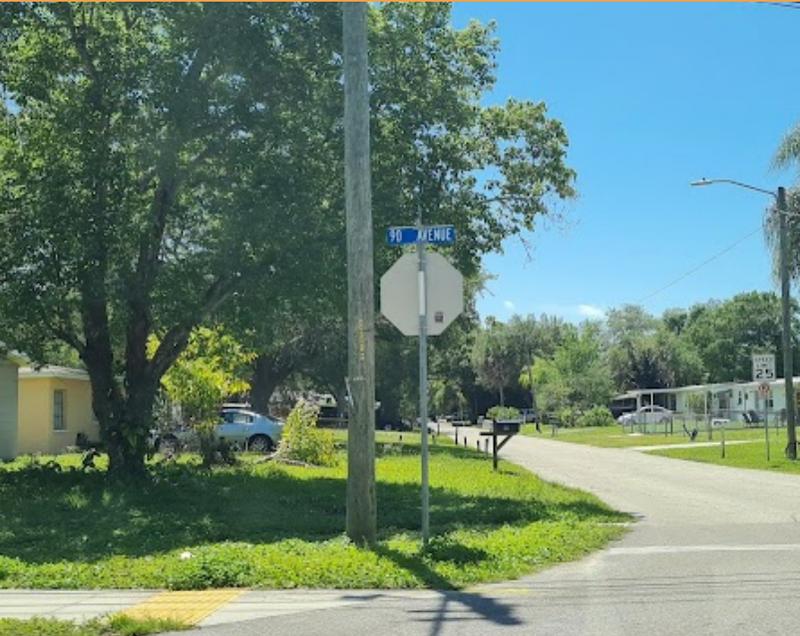
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ABOUT PINELLAS PARK

Pinellas Park is a city located in central Pinellas County, United States. The population was 53,093 at the 2020 census. The city is the fourth largest city in Pinellas County.

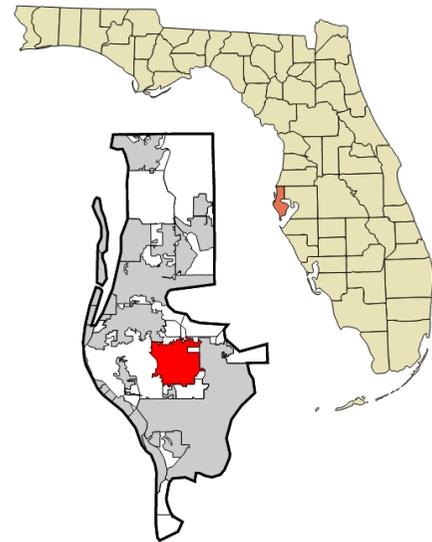
CITY OF PINELLAS PARK

COUNTY	PINELLAS
INCORPORATED	10/13/1914

AREA

CITY	16.8 SQ MI
LAND	16.1 SQ MI
ELEVATION	13 FT

POPULATION



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