

# RELIGIOUS PROPERTY FOR SALE

1310 22ND AVENUE SOUTH | ST. PETERSBURG, FL 33705

17,608± TOTAL SF ON 1.64± AC FOR MORE INFO CALL 407.540.7789



## DESCRIPTION

The offering includes a 1.64± acre parcel with two religious buildings totaling 17,608± SF.

The western building contains a sanctuary and office space. The eastern building has a fellowship hall with kitchen and auxiliary space formerly used as a thrift store and food pantry and additional office space.

The property is located approximately 1.5 miles east of I-275 along 22nd Avenue South in the Lake Maggie Shore neighborhood of St. Petersburg.

*Note: The Pinellas County zoning maps notes a 20' easement on the 22nd Avenue South side of the parcel. There is also a cell tower on the property*

## BUILDING FEATURES

PARCEL ID	36-31-16-49176-000-0010
COUNTY	Pinellas
TOTAL BUILDING SF	17,608± SF
ACREAGE	1.64± AC
ZONING	NT-1 ( Neighborhood Traditional Single-Family)
NUMBER OF BUILDINGS	2
PARKING	Paved and Grass
<b>ASKING PRICE</b>	<b>\$2,550,000</b>

FOR MORE INFORMATION, PLEASE CONTACT:

CARLIN BEEKMAN | 407.540.7789

Vice President

Carlin.Beekman@foundrycommercial.com

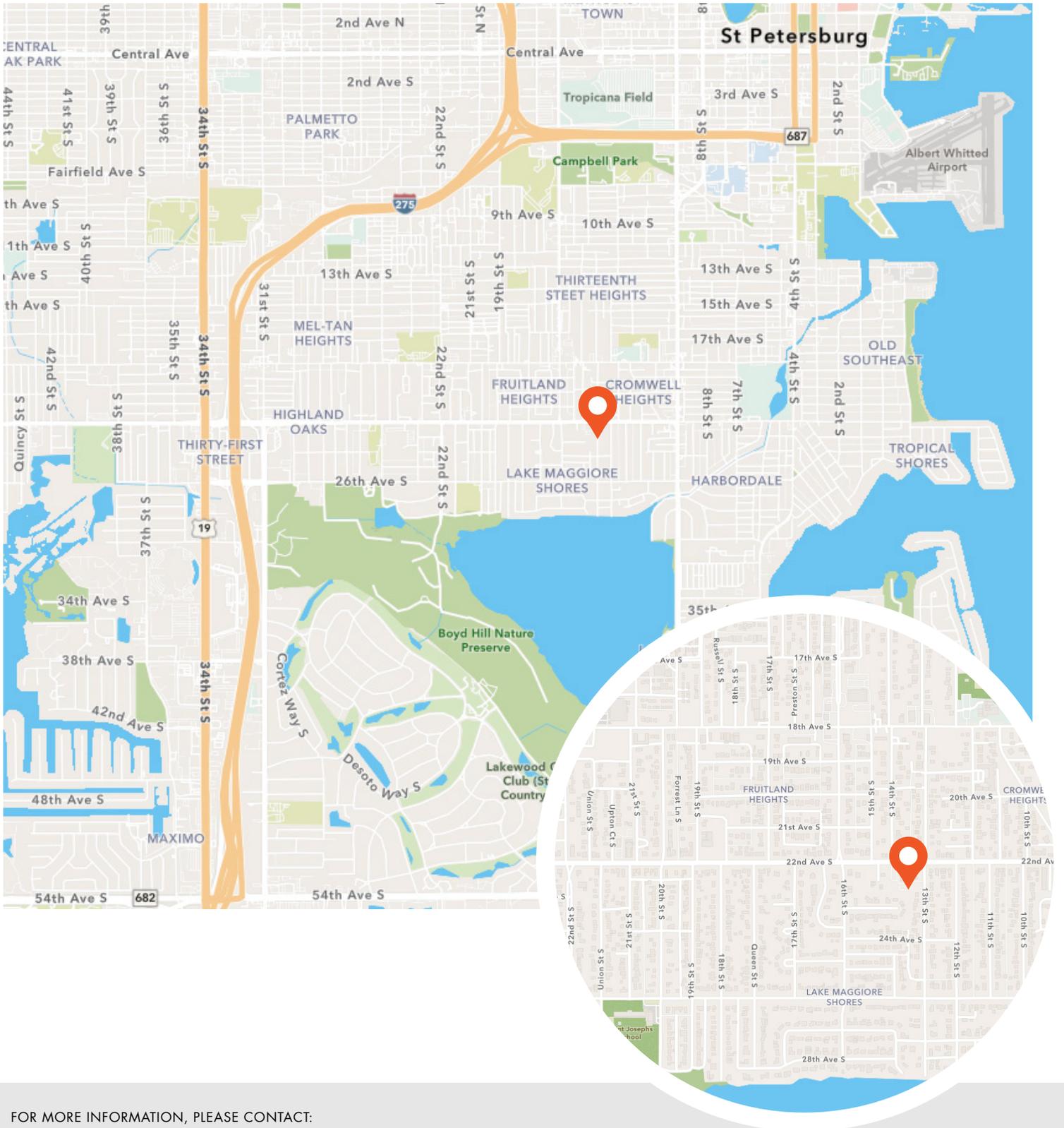
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### LOCATION



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## EXTERIOR PHOTOS



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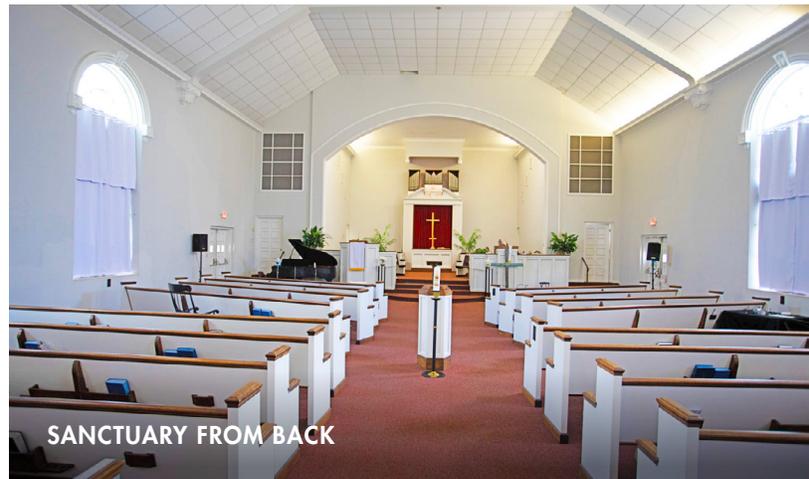
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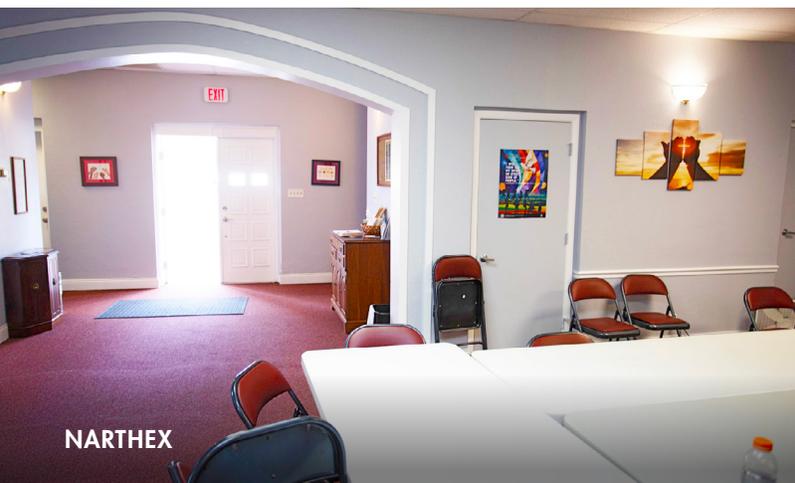
## INTERIOR PHOTOS



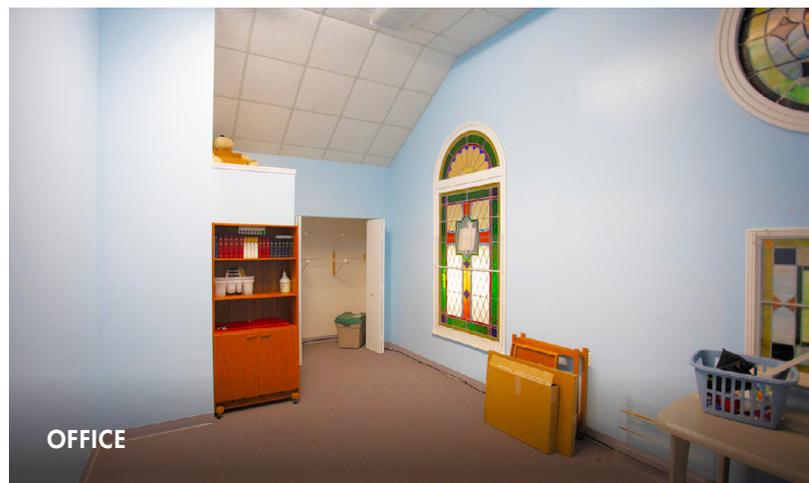
SANCTUARY FROM FRONT



SANCTUARY FROM BACK



NARTHEX



OFFICE



OFFICE



OFFICE WITH RESTROOM

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## INTERIOR PHOTOS



FELLOWSHIP HALL



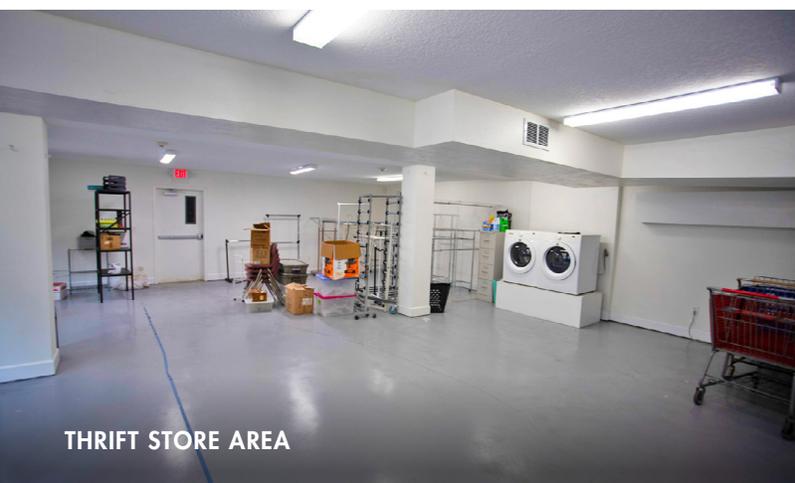
FELLOWSHIP HALL



THRIFT STORE AREA



THRIFT STORE AREA



THRIFT STORE AREA



KITCHEN

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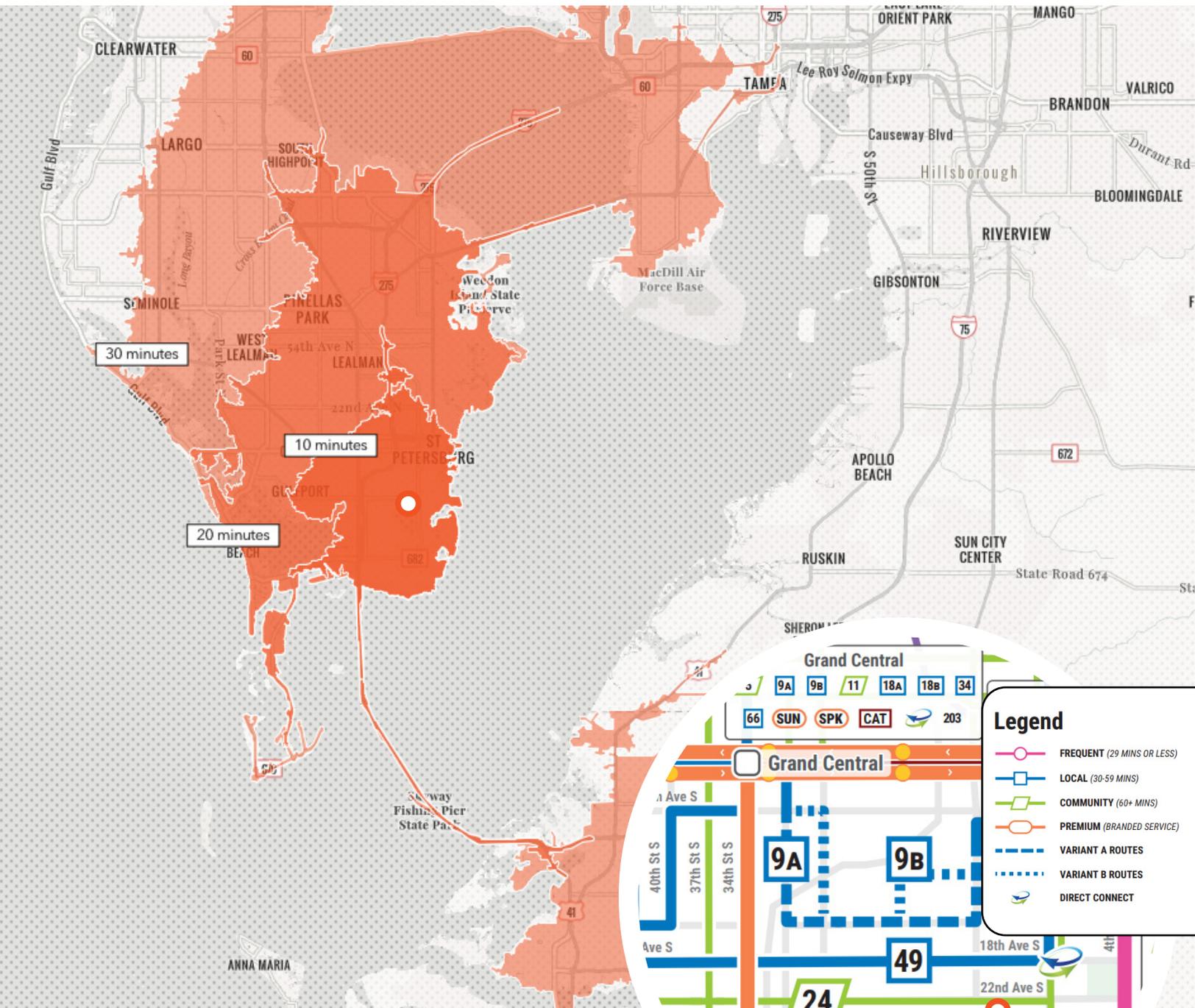
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### DRIVE TIMES, PUBLIC TRANSPORTATION AND TRAFFIC COUNT



**6,600 VEHICLES**

22nd Avenue S Annual Daily Traffic Count 2022 (latest estimate available)



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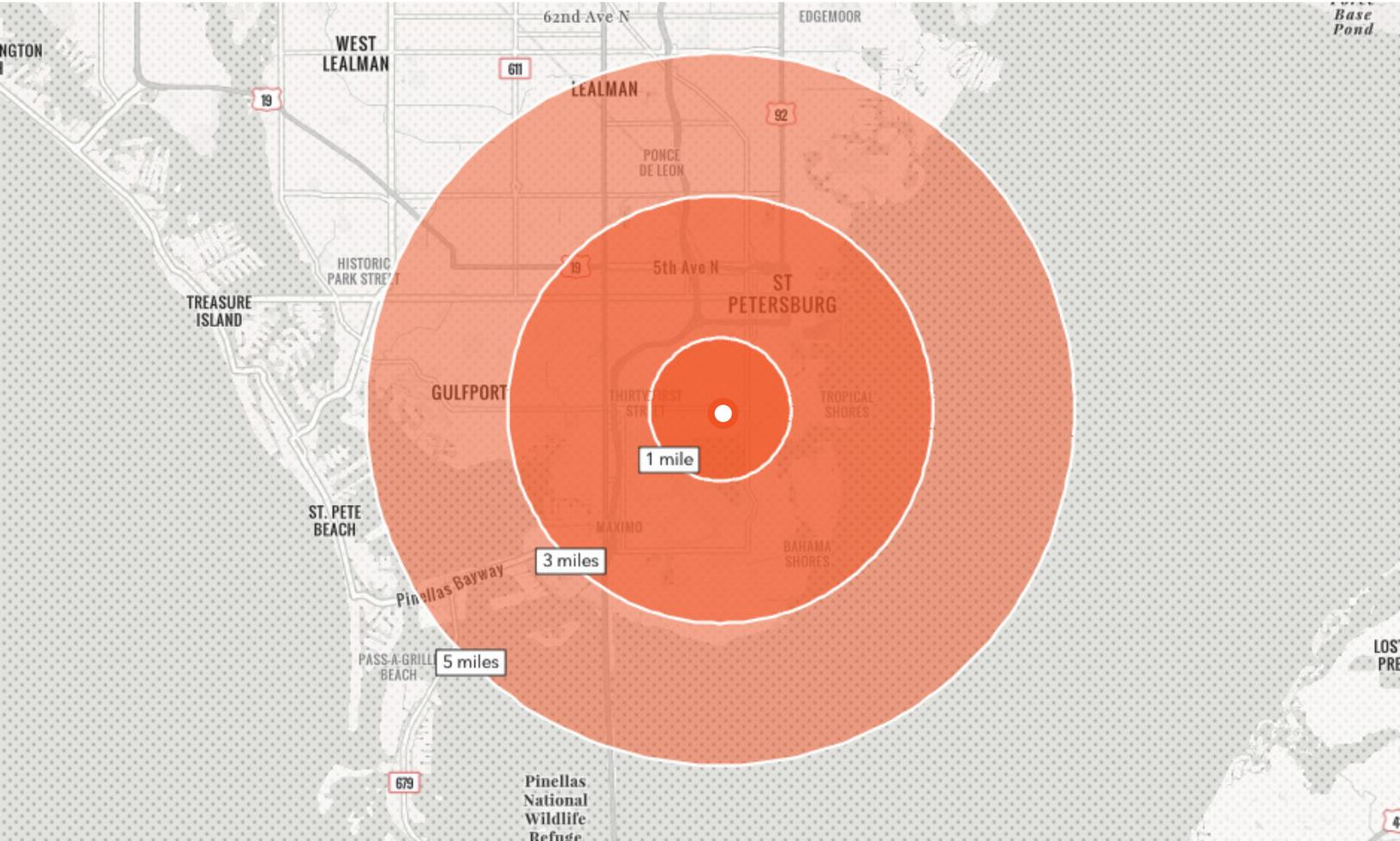
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## DEMOGRAPHICS



### 1 MILE RADIUS

	<b>16,430</b> ESTIMATED POPULATION 2025
	<b>35.0</b> MEDIAN AGE
	<b>\$292,383</b> MEDIAN HOME VALUE 2025
	<b>6,464</b> ESTIMATED HOUSEHOLDS 2025
	<b>\$86,283</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>106,768</b> ESTIMATED POPULATION 2025
	<b>40.1</b> MEDIAN AGE
	<b>\$443,178</b> MEDIAN HOME VALUE 2025
	<b>50,748</b> ESTIMATED HOUSEHOLDS 2025
	<b>\$109,419</b> AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>200,225</b> ESTIMATED POPULATION 2025
	<b>43.1</b> MEDIAN AGE
	<b>\$446,602</b> MEDIAN HOME VALUE 2025
	<b>94,384</b> ESTIMATED HOUSEHOLDS 2025
	<b>\$117,073</b> AVG HOUSEHOLD INCOME

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