

# FREESTANDING FLEX / RETAIL / INDUSTRIAL



## FOR SALE

8,560-SF  
\$1,500,000

12490 BELCHER RD. S.  
PINELLAS PARK, FL 33773



NED WILLIS  
NWILLIS@VECTORREALTY.COM  
(727) 481-3356



ASHLEY WILLIS  
AWILLIS@VECTORREALTY.COM  
(727) 776-0290





# SUMMARY

## DETAILS

This 8,560-SF freestanding, single-story flex/retail building is currently 100% occupied. The tenant lease expires 9/30/26 and can be terminated upon closing.

The property is ideally situated just off a signalized corner of Belcher Rd. S. and 124<sup>th</sup> Ave., offering excellent visibility with approximately 23,000 vehicles per day (VPD). It provides convenient access to US-19, Ulmerton Road, Bryan Dairy Road, I-275, and the St. Pete–Clearwater International Airport.

The site features abundant on-site parking. Zoned CH (Commercial Heavy) by the City of Pinellas Park, the property allows for a wide range of uses, including retail, warehouse, showroom, contractor office/yard, and auto repair, as well as light manufacturing. The property is located within Flood Zone X (minimal flood risk).

## HIGHLIGHTS

- 8,560-SF FREESTANDING FLEX SPACE
- CURRENTLY OCCUPIED BUT CAN BE VACANT WITHIN 30 DAYS OF SALE.
- 23,000 VPD
- (CH) HEAVY COMMERCIAL ZONING CITY OF PINELLAS PARK
- .67-ACRE SITE
- FLOOD ZONE X (MINIMAL FLOOD RISK)
- EXCELLENT EXPOSURE & SIGNAGE
- BILLBOARD WITH ADDITIONAL INCOME





o o o o

# PHOTOS





