

OFFERING MEMORANDUM



BIG STORM BREWING CO.

BANKRUPTCY SALE | PRICED BELOW REPLACEMENT COST | FORMER AWARD-WINNING MICROBREWERY & DISTILLERY

12707 49TH STREET N CLEARWATER, FL 33762

Marcus & Millichap
PATEL YOZWIAK GROUP



THE OFFERING SUMMARY

\$7,500,000

\$149/SF

The total purchase price includes a substantial amount of FF&E along with the Liquor License from the former microbrewery and distillery operation. The combined value of these assets is estimated to be approximately \$2.5 million, bringing the overall real estate value closer to \$5 million. For additional details, please contact James Defusto.

PROPERTY DESCRIPTION

Property Name	Big Storm Brewery & Flex Industrial Facility
Property Address	12707 49th St N Clearwater, FL 33762
Type of Ownership	Fee Simple
Gross Area:	±50,490-SF
Lot Size	+/-3.57-Acres
Year Built/Renovated:	1972-1982-2006/2015
Total Parking:	123 Spaces
Zoning	M-1 / CPUD Overlay

The total building area of 50,490 square feet includes 3,278 square feet of canopy-covered seating. The canopy is a permanent, heavy-duty structure equipped with full electrical service and a sprinkler system, and is considered functional, usable restaurant space.

INVESTMENT OVERVIEW

Big Storm Brewing's Clearwater facility presents a unique opportunity to acquire a fully built-out brewery, restaurant, and flex industrial asset with multiple paths to value. Whether operated as a turnkey production and retail facility, converted for industrial or creative flex use, or repositioned for mixed-use redevelopment, this property offers the flexibility, infrastructure, and location to support a wide range of investment outcomes.

Situated on a 3.58 acre corner lot at 49th Street North and 126th Avenue North, the property totals 50,490 square feet across two well-maintained buildings. The brewery and taproom feature a full commercial kitchen, canopy bar, and a 2,000 square foot walk-in cooler and cold storage area. The adjoining office and warehouse provide 16' to 27' clear heights, dock-high and grade-level loading, and a mix of private offices and open work areas. The property also includes surface parking, covered outdoor seating, and modern systems upgraded between 2015 and 2020.

Offered at \$7,500,000 (\$149 per square foot) through bankruptcy sale, the property is priced below replacement cost in one of Tampa Bay's most sought-after industrial submarkets. Zoning under M-1 (Light Industrial) with a CPUD Overlay allows flexible redevelopment or multi-tenant reconfiguration. South Pinellas County continues to demonstrate strong fundamentals, with average industrial rents of \$13.60 per square foot NNN, office rents of \$28.82 per square foot gross, and retail rents of \$25.49 per square foot NNN. The combination of infrastructure, visibility, and location makes Big Storm Brewing Co an ideal fit for operators or investors seeking a high-quality, versatile asset in the heart of the Tampa Bay metro.

KEY HIGHLIGHTS

- Bankruptcy sale | priced significantly below replacement cost.
- Fully built-out turnkey facility featuring a restaurant, taproom, and renovated outdoor patio.
- Brewery Equipment and Licenses Are Included. Contact Agent For More Details.
- Approximately 2,000 SF of walk-in cooler and cold-storage space.
- High-traffic corner location with visibility to over 70,000 vehicles per day.
- Prime South Pinellas location within one of the region's most desirable industrial parks.
- Convenient access to St. Pete & Clearwater International Airport and major transportation routes.
- Attractive CPUD overlay provides flexibility for future redevelopment or adaptive reuse opportunities.

OUTDOOR BAR & RESTROOM BUILDING

Renovated in 2020

2020 OUTDOOR PATIO EXPANSION

3,978-SF of Patio Seating Area Including
Outdoor Bar and Restroom

BIGSTORM BREWERY NORTH BUILDING

16,073-SF Building Includes: +/- 2,000-SF Cold Storage, Full Commercial Kitchen, Large Seating Capacity Indoor Tap Room & Restaurant, Warehouse Brewery Space, and a Loading Dock Along South Side

SUBJECT PROPERTY

Two Buildings Consisting of 50,490-SF situated on 3.58-AC lot with 123 Total Parking Spaces.

BIG STORM BREWERY

WAREHOUSE/OFFICE-SOUTH BUILDING

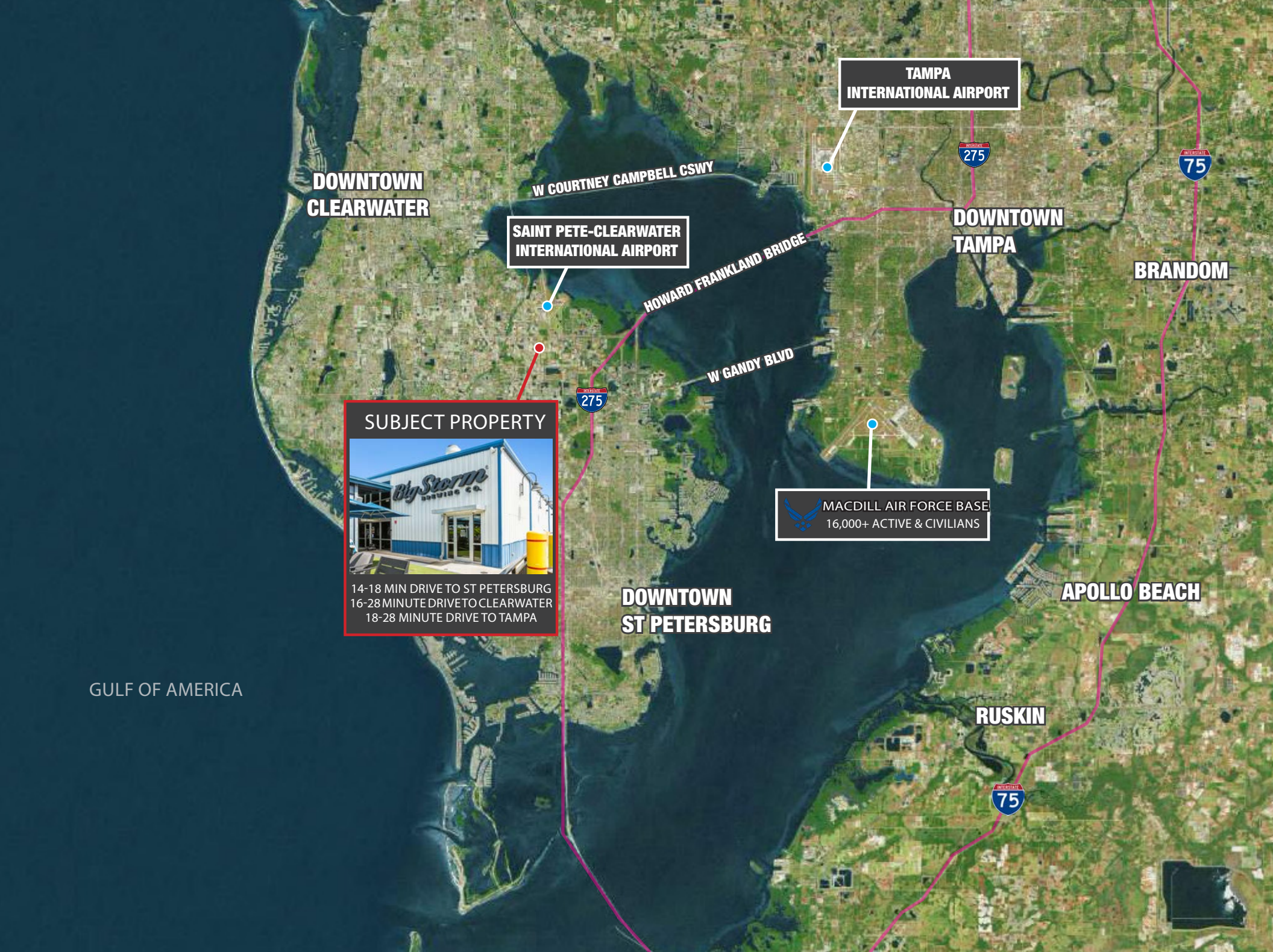
49TH STREET NORTH (70,000+ VPD)

126TH STREET (3,700+ VPD)

DANIEL DRIVE

WAREHOUSE/OFFICE SOUTH BUILDING

30,439-SF Office & Warehouse Building, Features 17,813-SF of Office and 12,626-SF of Warehouse Space. Originally Built in 1976, and Expanded in 2006, and Renovated in 2016. Building Features 2 Dock-High Loading Docks Along the South Side.



**DOWNTOWN
CLEARWATER**

W COURTNEY CAMPBELL CSWY

**SAINT PETE-CLEARWATER
INTERNATIONAL AIRPORT**

**TAMPA
INTERNATIONAL AIRPORT**

**DOWNTOWN
TAMPA**

BRANDOM


HOWARD FRANKLAND BRIDGE

W GANDY BLVD

SUBJECT PROPERTY



14-18 MIN DRIVE TO ST PETERSBURG
16-28 MINUTE DRIVETO CLEARWATER
18-28 MINUTE DRIVE TO TAMPA

 **MACDILL AIR FORCE BASE**
16,000+ ACTIVE & CIVILIANS

**DOWNTOWN
ST PETERSBURG**

APOLLO BEACH

RUSKIN

GULF OF AMERICA



BIG STORM BREWERY - NORTH BUILDING



TAP ROOM - NORTH BUILDING



OUTDOOR BAR & PATIO - NORTH BUILDING



BREWERY - NORTH BUILDING



BREWERY - NORTH BUILDING



BREWERY - NORTH BUILDING



2,000 SF COLD STORAGE - NORTH BUILDING



FULL SERVICE KITCHEN- NORTH BUILDING



2ND FLOOR OFFICE - SOUTH BUILDING



1ST FLOOR OFFICE - SOUTH BUILDING



WAREHOUSE & STORAGE - SOUTH BUILDING



DISTILLERY - SOUTH BUILDING

MARKET OVERVIEW

TAMPA-ST. PETE METRO OVERVIEW

Tampa Bay refers both to a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro contains over 3.2 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Tampa, the county seat of Hillsborough County, is the most populous city, with nearly 406,000 people, and is situated northeast of the bay. St. Petersburg follows, with over 255,000 residents, and it is located on the peninsula near the mouth of the bay. Robust job growth during 2021 and 2022 attracted new people to the metro, many of whom moved into higher-density redevelopment projects near city cores or larger master-planned communities in the suburbs.



METRO HIGHLIGHTS



FAVORABLE BUSINESS CLIMATE

A relatively low cost-of-living and economic development support a growing business landscape in the Tampa Bay-St. Petersburg metro.



PORT ACTIVITY

One of the Southeast's largest seaports, the Port of Tampa services passenger cruise ships and commercial freighters. The Port of St. Petersburg, the only superyacht marina on Florida's Gulf Coast, is also in the metro.



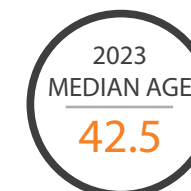
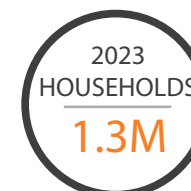
DIVERSE ECONOMY

High-tech industries as well as the tourism, military, finance and seaborne commerce segments drive the region's economy.

ECONOMY HIGHLIGHTS

- Local ports contribute to a major presence in the shipping, distribution and logistics industry. The CSX Intermodal facility in nearby Polk County provides quick access to markets throughout the nation.
- Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Tech Data, Mosaic, Raymond James Financial and Jabil.
- Tourism also plays a significant role in the local economy, with visitors drawn to Busch Gardens, the Salvador Dalí Museum and the region's many beaches.

DEMOGRAPHIC HIGHLIGHTS



DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
2029 Projection	731	68,680	208,709
2024 Estimate	708	67,618	206,498
2020 Census	668	68,037	208,389
2010 Census	591	63,060	196,871
2024 Daytime Population	7,383	139,556	291,712
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection	292	31,480	99,151
2024 Estimate	275	30,760	97,613
Average Households Size	2.1	2.0	2.1
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
\$200,000 or More	5.8%	5.1%	5.6%
\$150,000-\$199,999	4.9%	6.0%	6.2%
\$100,000-\$149,999	20.1%	18.7%	16.9%
\$75,000-\$99,999	15.2%	14.9%	14.9%
\$50,000-\$74,999	16.3%	17.5%	18.1%
\$35,000-\$49,999	10.7%	13.4%	13.4%
\$25,000-\$34,999	7.5%	7.7%	7.7%
\$15,000-\$24,999	5.8%	6.8%	7.0%
Under \$15,000	13.7%	9.8%	10.0%
Average Household Income	\$70,989	\$80,078	\$83,977
Median Household Income	\$58,375	\$65,135	\$67,896
Per Capita Income	\$38,332	\$38,964	\$40,009

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
POPULATION BY AGE			
2024 Est. Total Population	708	67,618	206,498
Under 20	17.8%	16.9%	17.0%
20 to 34 Years	14.8%	21.7%	20.7%
35 to 39 Years	7.2%	6.9%	6.5%
40 to 49 Years	12.2%	11.8%	11.6%
50 to 64 Years	23.9%	21.0%	21.4%
Age 65+	24.1%	21.8%	22.8%
Median Age	46.0	44.0	44.0
Male Population	44.7%	49.8%	50.9%
Female Population	55.3%	50.2%	49.1%
HOUSING UNITS	1 Miles	3 Miles	5 Miles
2029 Projection	316	35,052	111,640
2024 Estimate	297	34,242	109,911
Owner Occupied	216	18,144	57,486
Renter Occupied	78	12,726	40,083
Vacant	22	3,482	12,298

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