

AVAILABLE FOR SALE

130 Pinellas Way N, St. Petersburg, FL 33710

\$1,100,000

Owner / User Office Space | Single Tenant | 3,633 SF Gross | 3,241 SF Heated



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Property Details

Property Address:	130 Pinellas Way N St. Petersburg, FL 33710
APN:	19-31-16-67500-085-0150
Year Built:	1960
Stories:	1
Heated Area:	3,241 SF
Gross Area:	3,633 SF
Land Area:	0.34 AC
Zoning:	CCS-1
General Allowed Uses:	Retail / Office
Parking Spaces:	6 spaces in front 9 spaces in back
Offices:	3 Executive Offices 4 Back Offices 1 Conference Room Large Reception Area
Bathrooms:	1 in Reception Area 1 in back

130 Pinellas Way N offers the rare opportunity to own a free standing, single tenant office building tucked away on a quiet, low-traffic street, only minutes from the energy of Central Avenue and the Treasure Island beaches. The building contains six parking spaces in the front, nine parking spaces in the back of the building, three large executive offices, four private back offices, two bathrooms — one off the reception area and a second near the back offices complete with a shower — and three storage closets with dedicated server rooms for all your equipment needs. The entire building is ADA accessible with washer/dryer hookups, allowing for an array of uses. Outside, the landscaping is well maintained and features both elderberry and jackfruit plants, all kept lush by an irrigation system tied directly into a well. With its layout and amenities, this property is ideally suited for any general/professional office use, rehab center, physical therapy practice, and more. Bring your business to a peaceful setting that's still close to everything Central Avenue and the Treasure Island beaches have to offer.

Property Highlights

- Free standing, single tenant office building on a quiet, low-traffic street
- 15 total parking spaces with 6 in the front, and 9 at the rear of the building
- Large reception area in the front of the building that will allow at least three work stations
- 3 large executive offices, 4 smaller private offices, and 1 conference room
- 1 kitchen and 2 bathrooms
- Ample storage and server rooms
- ADA accessible throughout
- Well maintained landscaping featuring elderberry and jackfruit plants with irrigation system and well pump

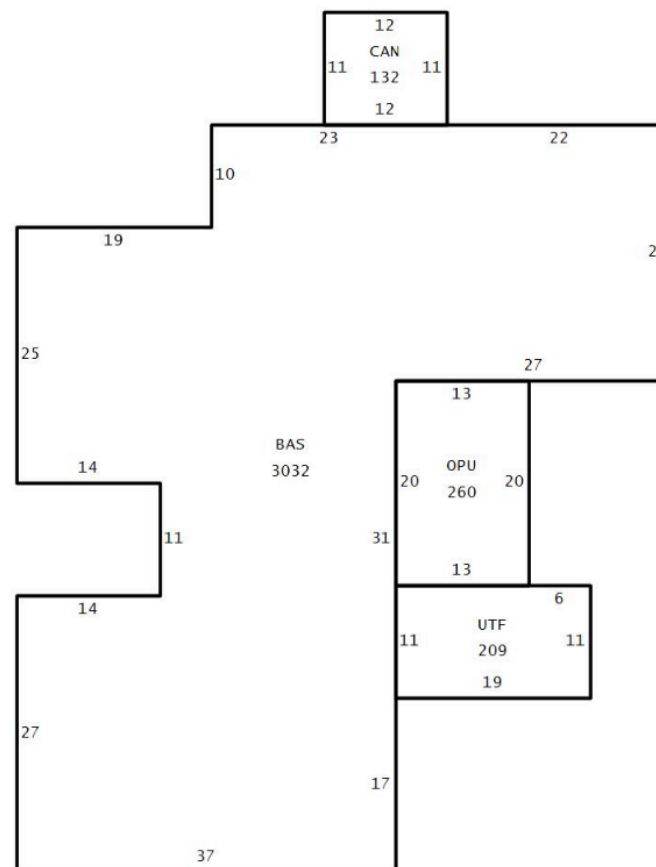
Corridor Commercial Suburban - CCS-1

- Composition:** The corridor commercial suburban development pattern includes the design aesthetics, densities and uses found in the various shopping districts of the mid to late 20th Century. Historically, the development of suburban commercial corridors was most influenced by the automobile. Businesses as varied as laundromats, restaurants, banks and theaters catered to the automobile by adding drive-through windows. Parking became an important factor in designing a new business as the provision of ample on-site parking became a paramount consideration. These changes resulted in greater separation of land uses and a reduction in accommodations for the pedestrian. The regulations of this district recognize that corridor commercial suburban development is primarily influenced by the automobile. Regulations of site design, building design, scale and intensity are provided to minimize the impacts of parking lots, drive-thrus, and national chain architecture.
- Purpose and Intent:** The purpose of the CCS district regulations is to improve the appearance of restaurants, “big box” retailers, drug stores and apartment buildings; accommodate both vehicles and pedestrians; improve connections between the individual developments and compatibility with surrounding neighborhoods; and minimize automobile dependency. The corridor features building setbacks, improved landscaping, internal pedestrian amenities, cross-access among developments, and other standards to minimize visual and traffic impacts. A specific purpose statement is included in each introduction to the specific CCS districts.

Home Occupation	Assisted Living Facility	Community Residential Home	Single Family Home	Live/Work Dwelling	Multifamily Dwelling
Bed and Breakfast	Hotel	Nursing Home	Pet Care (Indoor)	Bank	Catering Services
Drive-Thru	Pharmacy	Gas Station	Vehicle Sales (Indoor)	Mixed Use	Motor Vehicle Repair
Microbrewery	General Office	Medical Office	Veterinary Office	Outdoor Sales	Outdoor Garden Sales
Restaurant	Retail Sales	Service Establishment	Fleet-Based Service	Office Service	Personal Service
Studio	Construction Establishment	Manufacturing	Fraternal Club	Commercial Recreation	Health Club
Cinema	Museum	Park	Adult Day Care	Child Care	Funeral Home
Crematory	Hospital	House of Worship	Library	School	Parking Surface

Property Structure

Structural Elements	
Foundation:	Continuous Footing
Floor System:	Slab On Grade
Exterior Walls:	Siding Average
Unit Stories:	1
Roof Frame:	Gable Or Hip
Living Units:	0
Roof Cover:	Composition Shingle
Year Built:	1960
Building Type:	Office Buildings
Quality:	Average
Floor Finish:	Carpet Combination
Interior Finish:	Plaster Ed Direct
Cooling:	Heat & Cooling Pkg
Fixtures:	6
Effective Age:	45



Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	3,032	3,032
Utility (UTF):	209	209
Canopy(only or loading platform) (CAN):	0	132
Open Porch Unfinished (OPU):	0	260
Total Area SF:	3,241	3,633

Demographics

	1 Mile	3 Miles	5 Miles
Population			
2025 Population	10,506	94,067	217,168
Median Age	52.9	52.3	49.6
Bachelor's Degree or Higher	32%	33%	30%
Income			
Average Household Income	\$100,536	\$100,223	\$94,313
Median Household Income	\$81,058	\$74,345	\$70,552
Households			
Owner Occupied Households	3,232	31,304	66,808
Renter Occupied Households	1,807	14,407	35,056
Avg Household Size	2	2	2
Avg Household Vehicles	2	2	2
Total Consumer Spending	\$151.4M	\$1.3B	\$2.9B

	1 Mile	3 Miles	5 Miles
Service Producing Industries (Businesses)			
Trade Transportation & Utilities	131	735	1,899
Information	18	65	170
Financial Activities	143	708	1,549
Professional & Business Services	208	859	1,795
Education & Health Services	346	1,785	3,726
Leisure & Hospitality	62	495	1,191
Other Services	131	658	1,645
Public Administration	8	69	121
Goods-Producing Industries (Businesses)			
Construction	52	252	705
Manufacturing	23	124	388

Facing Southwest

Treasure
Island
(7 Minutes)

Central Ave



Facing East

**Downtown
St. Pete
(15 Minutes)**



Central Ave
Pasadena Ave N







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