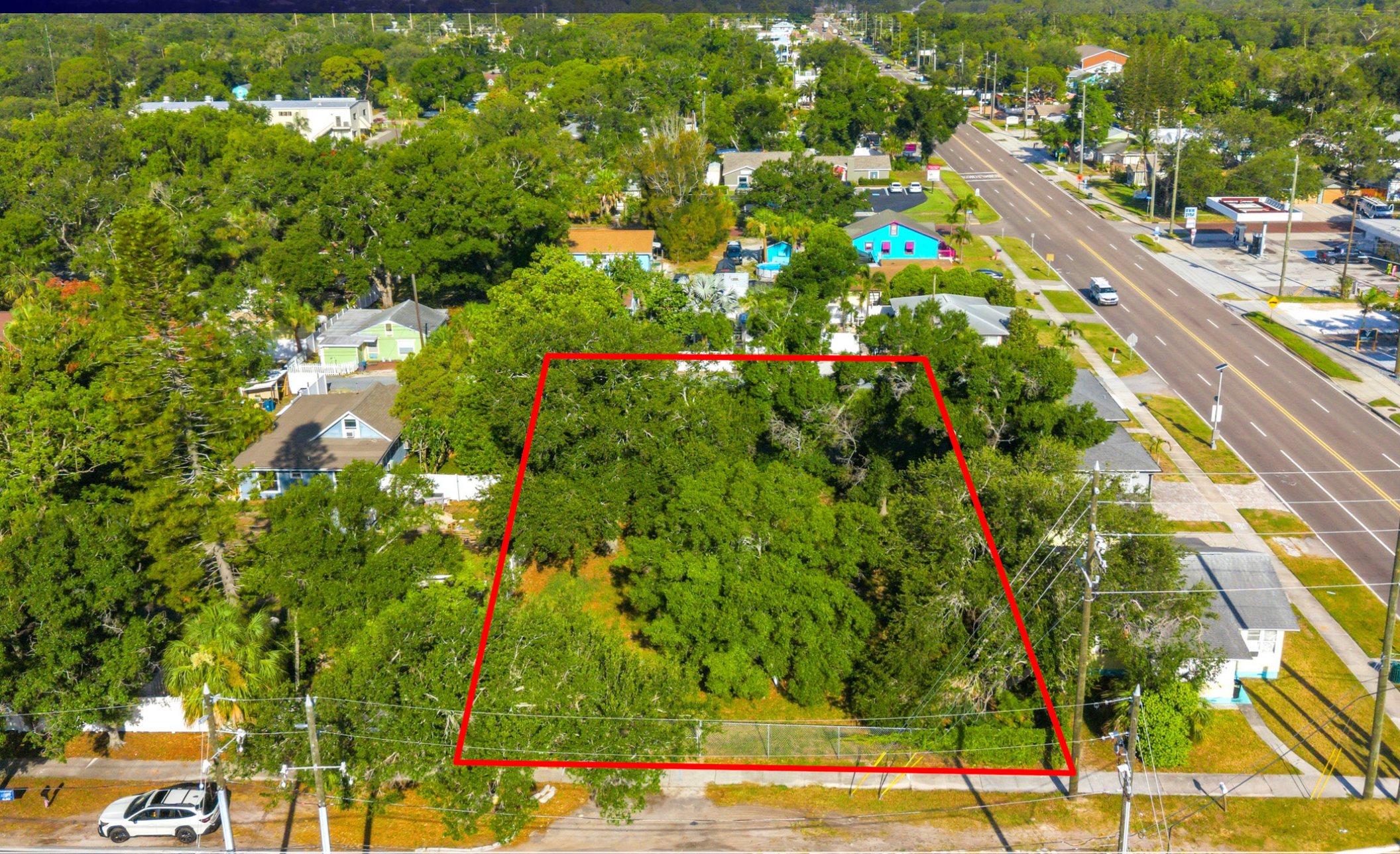


GULFPORT COMMERCIAL LAND

2205 52nd St S, Gulfport, FL 33707

\$500,000 | Commercial / Residential Development Land | Office, Retail, SFH



Davis Nunneley | Commercial Associate | 727.619.4936 | Davis@BridgewaterCommercial.com

TABLE OF CONTENTS

2205 52nd St S, Gulfport, FL 33707



EXECUTIVE SUMMARY



2205 52nd St S consists of two vacant parcels (Lots 2 & 3) totaling 0.37 acres with 90-foot frontage and 180-foot depth, zoned CL-2. Permitted uses include retail, professional/business offices, personal services, restaurants, car washes, churches, funeral homes, and more. Setbacks are 10 feet front, 6 feet side, and 0 feet rear from the alleyway, maximizing the buildable area.

The property sits two blocks off 22nd Ave S, a high-traffic corridor that provides steady and consistent traffic, along with excellent visibility for any commercial use.

Gulfport's downtown, waterfront, and amenities are minutes away, with easy access to St. Petersburg, I-275, and the beaches. The property is not located in a flood zone — no flood insurance requirement — and public water and sewer are available nearby.

This property is perfect for a future office space, retail building, or single family home!

Parcel Details*

Property Address:	2205 52 nd St S Gulfport, FL 33707
APN:	33-31-16-85122-000-0020
Land Area:	0.37 AC
Zoning:	CL-2
Potential Uses:	General Office, Medical Office, Retail, Single Family Home

***Per Public Record**

CL-2

- Gulfport’s CL-2 (Commercial Retail) zoning district is one of the city’s most flexible and business-friendly commercial designations, purpose-built to accommodate a wide range of retail, service, and professional uses along the city’s primary corridors and intersections. The district is designed to support moderate-intensity commercial development while maintaining compatibility with surrounding neighborhoods, making it an ideal classification for entrepreneurs, investors, and developers looking to establish a presence in one of Pinellas County’s most active small-city markets. CL-2 allows for an expansive list of permitted uses by-right — meaning no special approvals or variances are required to operate — including retail sales, professional and business offices, personal services, restaurants, car washes, churches, and funeral homes, among others. The zoning also features developer-friendly dimensional standards, with a 10-foot front setback, 6-foot side setbacks, and a 0-foot rear setback from the alleyway, allowing buildings to maximize the footprint of the lot. With a maximum building height of 45 feet, the district can accommodate multi-story commercial or mixed-use structures. CL-2 properties are concentrated along Gulfport’s key traffic corridors, giving businesses built within the district immediate access to strong daily vehicle counts and a built-in customer base drawn from both local residents and the broader St. Petersburg metro area. For buyers seeking a commercially zoned site with minimal red tape, strong permitted use flexibility, and a prime location in a high-demand submarket, CL-2 represents one of the most versatile and attractive zoning classifications available in the City of Gulfport.

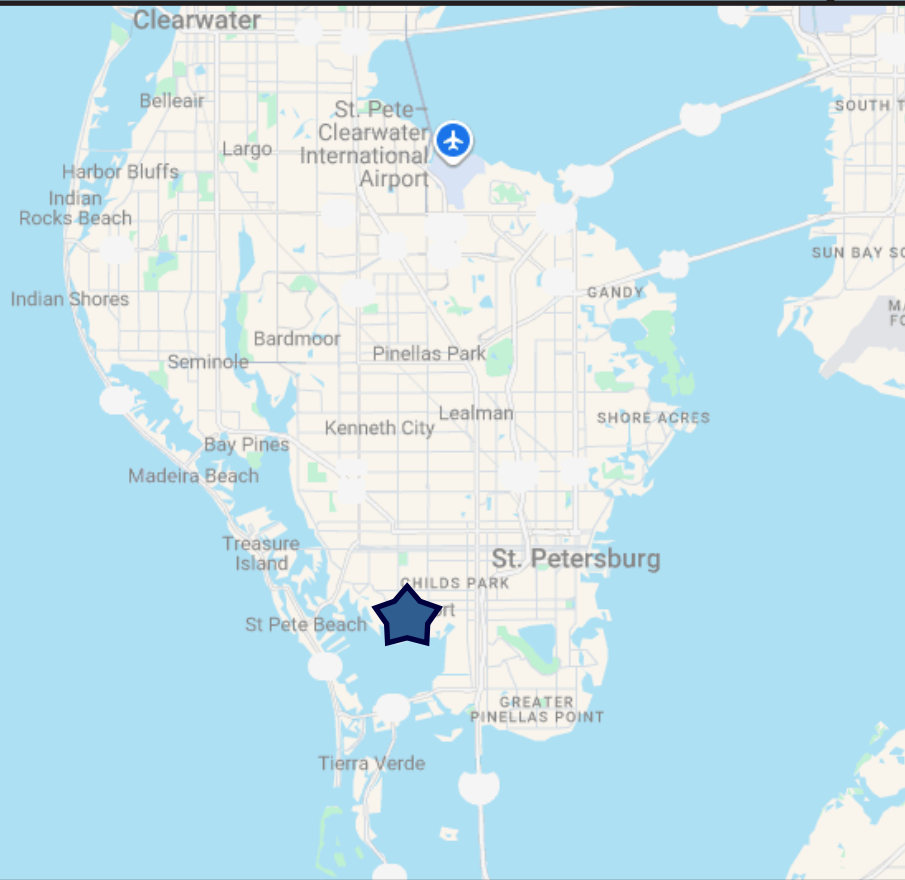
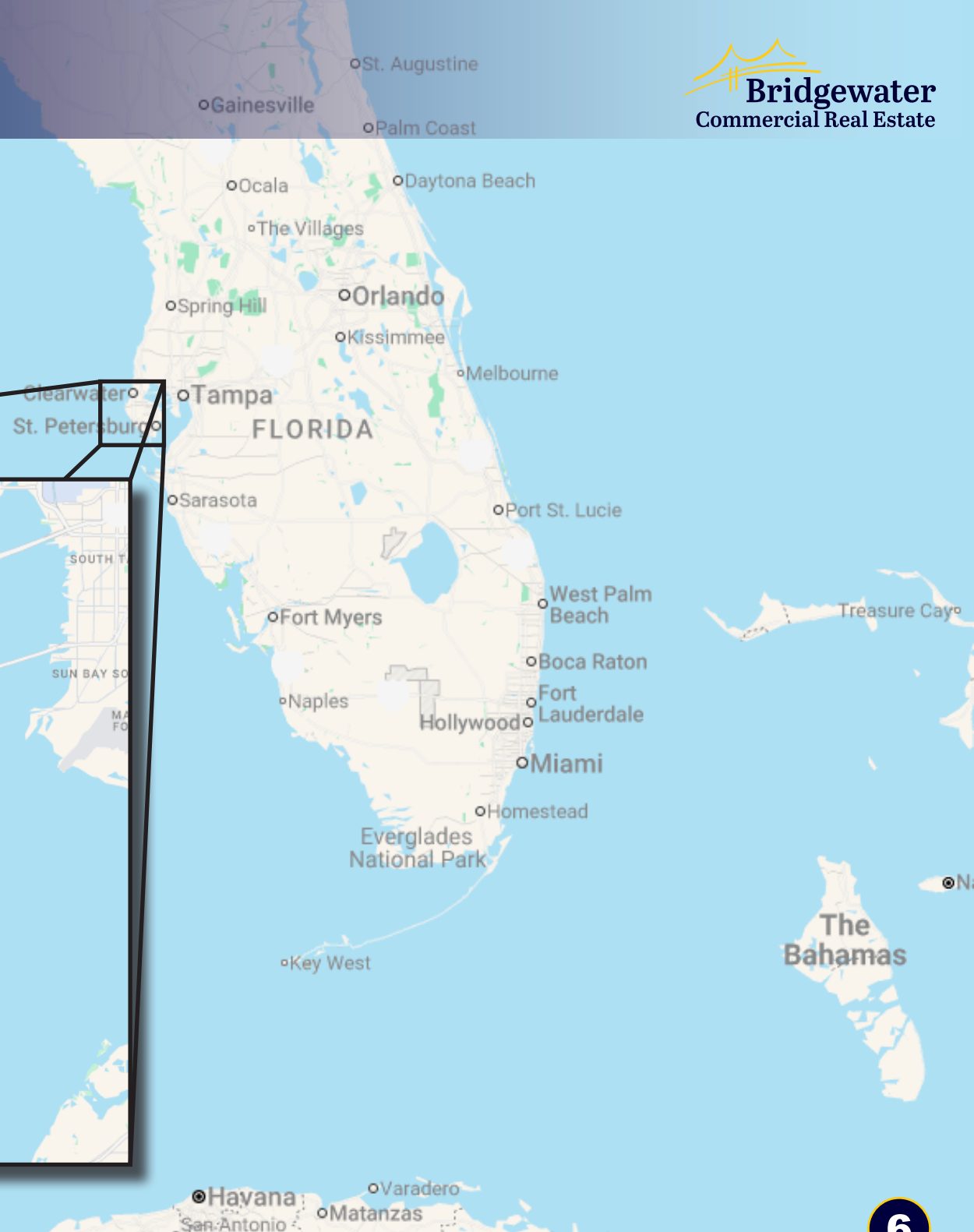
Approved Uses		
Retail sales	Law Offices	Financial services
General Office	Salons	Dry Cleaners
Tailors	Restaurant	Food Service
Car Wash	Church	Funeral homes
Veterinary Office	Medical Office	Barber Shop

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2025 Population	13,536	94,625	232,514
2030 Population Projection	13,656	95,953	235,229
Median Age	52.8	50.2	47.9
Bachelor's Degree or Higher	33%	32%	34%
Income			
Average Household Income	\$84,365	\$95,848	\$99,303
Median Household Income	\$65,919	\$72,366	\$72,938
Households			
Owner Occupied Households	4,295	28,340	66,068
Renter Occupied Households	2,481	16,233	44,578
Avg Household Size	2	2	2
Avg Household Vehicles	1	2	2

	1 Mile	3 Miles	5 Miles
Service Producing Industries (Businesses)			
Trade Transportation & Utilities	71	714	1,862
Information	10	80	236
Financial Activities	67	771	2,009
Professional & Business Services	68	900	2,449
Education & Health Services	60	1,678	5,211
Leisure & Hospitality	64	510	1,351
Other Services	76	804	1,768
Public Administration	16	76	210
Goods-Producing Industries (Employees)			
Construction	25	243	671
Manufacturing	7	113	326

PROPERTY MAPS



PROPERTY MAPS

Facing East



PROPERTY MAPS

Facing West



PROPERTY MAPS

Facing South



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