



INDUSTRIAL WAREHOUSE

Short-Term Sale-Leaseback | Seller Financing | Additional Income Producing Billboard
Located within 2 Miles of St. Pete-Clearwater International Airport

13750 49th Street North, Clearwater, FL 33762

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Marcus & Millichap
PATEL YOZWIAK GROUP

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OFFERING SUMMARY



PRICE SUMMARY

Price:	Market Bid
Sale Leaseback:	6-12 Months, All terms Negotiable
Seller Financing:	Negotiable

PROPERTY DESCRIPTION

# of Buildings:	4, Four
Total Area:	Gross Area: 16,247-SF Heated: 15,500-SF
Total Area by Type:	Warehouse: 14,650-SF Office: 850-SF Loading Area: 747-SF
Clear Height:	14'-24.10'
Occupancy:	100%
Lot Size:	+/-0.91 Acres
Zoning:	Industrial Limited
Flood Zone:	No
Opportunity Zone:	Yes
Year Built:	1967 1974 1987 1990

PROPERTY HIGHLIGHTS:

- 16,247-SF Warehouse & Office on ±0.91 Acres.
- Currently 100% occupied by All American Vending; Owner will sale leaseback for 6-12 months.
- Two roll-up doors, including one new (10' W x 10' H) door, one internal (12' W x 10' H) door and One dock-level door measuring (10' W x 10' H) with Internal ramped dock-high loading door equipped with a leveler.
- Two interior roll-up doors and one additional sliding door, with the potential to subdivide total space into a smaller bay.
- 3-phase power with 2,800+ amps and 5 A/C units.
- Roof resealed and new hurricane-proof windows installed in 2017.
- Security camera coverage throughout the property.
- Property consists of 14,650 SF warehouse, 850 SF office , and 747 SF of loading dock and billboard space.
- Property comes equipped with income producing large billboard.

PRIME LOCATION & ACCESSIBILITY:

- Within a 5-minute drive to St. Pete-Clearwater International Airport and I-275.
- Within a 25-minute drive to Downtown St. Petersburg, Clearwater, and Tampa.
- Located in one of Tampa's largest industrial areas.
- The South Pinellas submarket consistently ranks as one of the region's top performers.
- Over 191,000 residents within a 5-mile radius, with average household incomes exceeding \$79,000.
- Daytime population surpasses 250,000 within the same 5-mile radius.

ADDITIONAL ADVANTAGES:

- Average asking rents in the submarket reached \$13.40/SF as of Q4 2024, with a projected 5% annual increase over the next five years (CoStar).
- Three mezzanine opportunities - 850 SF (warehouse 1) | 672 SF (warehouse 3) | 384 SF (warehouse 4).
- Florida has no state income tax.

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DRONE AERIAL



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EXTERIOR PROPERTY PHOTOS



FRONT EXTERIOR



PROPERTY INCLUDES LARGE INCOME PRODUCING BILLBOARD



FENCED OUTSIDE STORAGE AREA



LOADING DOCK DOOR WITH LEVELER

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INTERIOR PROPERTY PHOTOS



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TAMPA-ST. PETERSBURG 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



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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	4,827	63,579	195,738
2023 Estimate			
Total Population	4,829	62,652	191,912
2020 Census			
Total Population	4,819	63,006	193,027
2010 Census			
Total Population	5,416	60,298	181,535
Daytime Population			
2023 Estimate	11,444	113,555	250,405
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	888	28,737	92,074
2023 Estimate			
Total Households	887	28,214	90,065
Average (Mean) Household Size	2.5	2.1	2.1
2020 Census			
Total Households	889	28,025	89,198
2010 Census			
Total Households	840	26,085	82,220

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	1.6%	3.8%	4.3%
\$150,000-\$199,999	2.0%	4.3%	4.7%
\$100,000-\$149,999	18.1%	14.0%	13.8%
\$75,000-\$99,999	14.2%	15.9%	14.7%
\$50,000-\$74,999	13.7%	18.7%	19.3%
\$35,000-\$49,999	15.1%	15.1%	14.9%
\$25,000-\$34,999	11.5%	10.1%	9.6%
\$15,000-\$24,999	10.8%	8.5%	8.3%
Under \$15,000	13.1%	9.6%	10.2%
Average Household Income	\$65,044	\$77,364	\$79,019
Median Household Income	\$49,409	\$57,694	\$57,784
Per Capita Income	\$19,816	\$35,537	\$37,460
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	4,829	62,652	191,912
Under 20	15.3%	16.6%	16.5%
20 to 34 Years	38.2%	20.4%	19.8%
35 to 39 Years	9.7%	7.5%	7.1%
40 to 49 Years	16.2%	11.9%	11.6%
50 to 64 Years	15.0%	20.4%	20.6%
Age 65+	5.6%	23.3%	24.4%
Median Age	33.4	44.4	45.5
Population 25+ by Education Level			
2023 Estimate Population Age 25+	3,413	49,194	151,040
Elementary (0-8)	6.5%	4.2%	3.6%
Some High School (9-11)	19.7%	8.4%	7.5%
High School Graduate (12)	36.0%	30.6%	29.8%
Some College (13-15)	17.0%	20.4%	21.3%
Associate Degree Only	6.9%	9.7%	9.8%
Bachelor's Degree Only	9.7%	18.2%	19.1%
Graduate Degree	4.2%	8.4%	9.0%
Travel Time to Work			
Average Travel Time to Work in Minutes	26.0	25.0	24.0

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