



66th St Retail | 6,400 SF

Asking Price: \$1,750,000

OFFERING MEMORANDUM | 8625 66TH STREET NORTH | PINELLAS PARK, FL

Exclusively Listed by

Alex Lucke, CCIM - Commercial Director | (727) 410-2896 | alexlucke@kwcommercial.com | #SL3351552

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KW COMMERCIAL TAMPA PROPERTIES
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Table of Contents



01 - Property Information

Disclaimer	4
Executive Summary	5
Property Photos	6
Floor Plan	9
Investment Summary	10

02 - Location Information

Location Maps	12
Aerial Map	13
Demographics	14

03 - Agent Profile

Professional Bio	16
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01

Property Information

DISCLAIMER

EXECUTIVE SUMMARY

PROPERTY PHOTOS

FLOOR PLAN

INVESTMENT SUMMARY

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Executive Summary



Property Overview

KW Commercial Tampa Properties is proud to present 8625 66th Street in Pinellas Park, Florida, a highly visible retail property ideally suited for an owner-operator seeking a primary business location with the ability to offset occupancy costs through additional rental income. The 6,400 SF building is positioned along one of Pinellas Park's most heavily traveled commercial corridors, benefiting from approximately 38,000 vehicles per day, strong frontage, pylon signage, and on-site parking. The property offers flexible suite configurations, allowing an owner to occupy the majority of the building while leasing smaller suites, or reconfigure the space over time to meet operational or income objectives.

Property Highlights

- 6,400 SF retail building with flexible multi-tenant configuration
- Current layout includes $\pm 4,800$ SF owner-user suite plus two ± 800 SF income-producing suites
- Originally constructed as (8) smaller retail bays with multiple storefront entrances and separate electrical, HVAC
- Excellent frontage along 66th Street with $\pm 38,000$ AADT and pylon signage
- Approximately 30 on-site parking spaces with easy ingress/egress
- Zoned B-1 (General Commercial) allowing a range of retail and service uses (buyer to verify)
- Strong owner-operator opportunity with ability to offset occupancy costs through rental income

Price:	\$1,750,000
Building SF:	6,400 SF
Price / SF:	\$273/ft
Floors:	1
Available SF:	6,400 SF
Lot Size:	± 0.64 Acres
Year Built:	1984
Parking:	± 30 Spaces
Parking Ratio:	$\pm 4.7 / 1,000$ SF
Zoning:	B1 - General Commercial

Property Photos

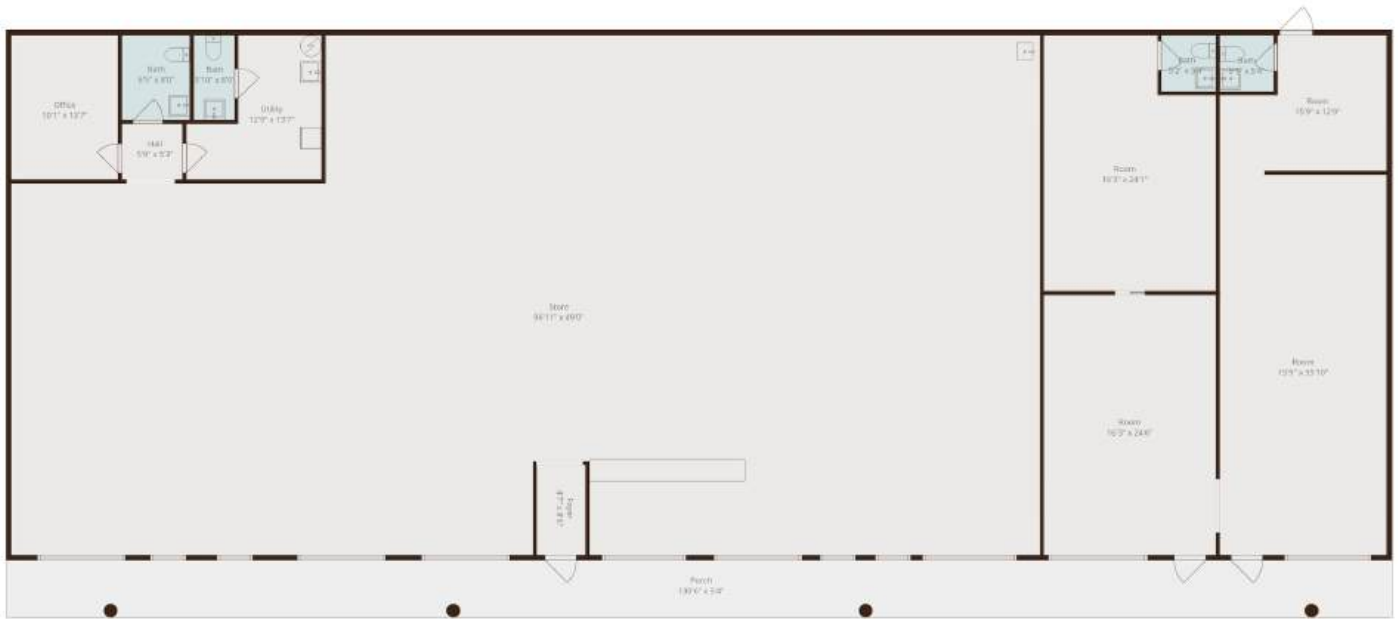


Property Photos



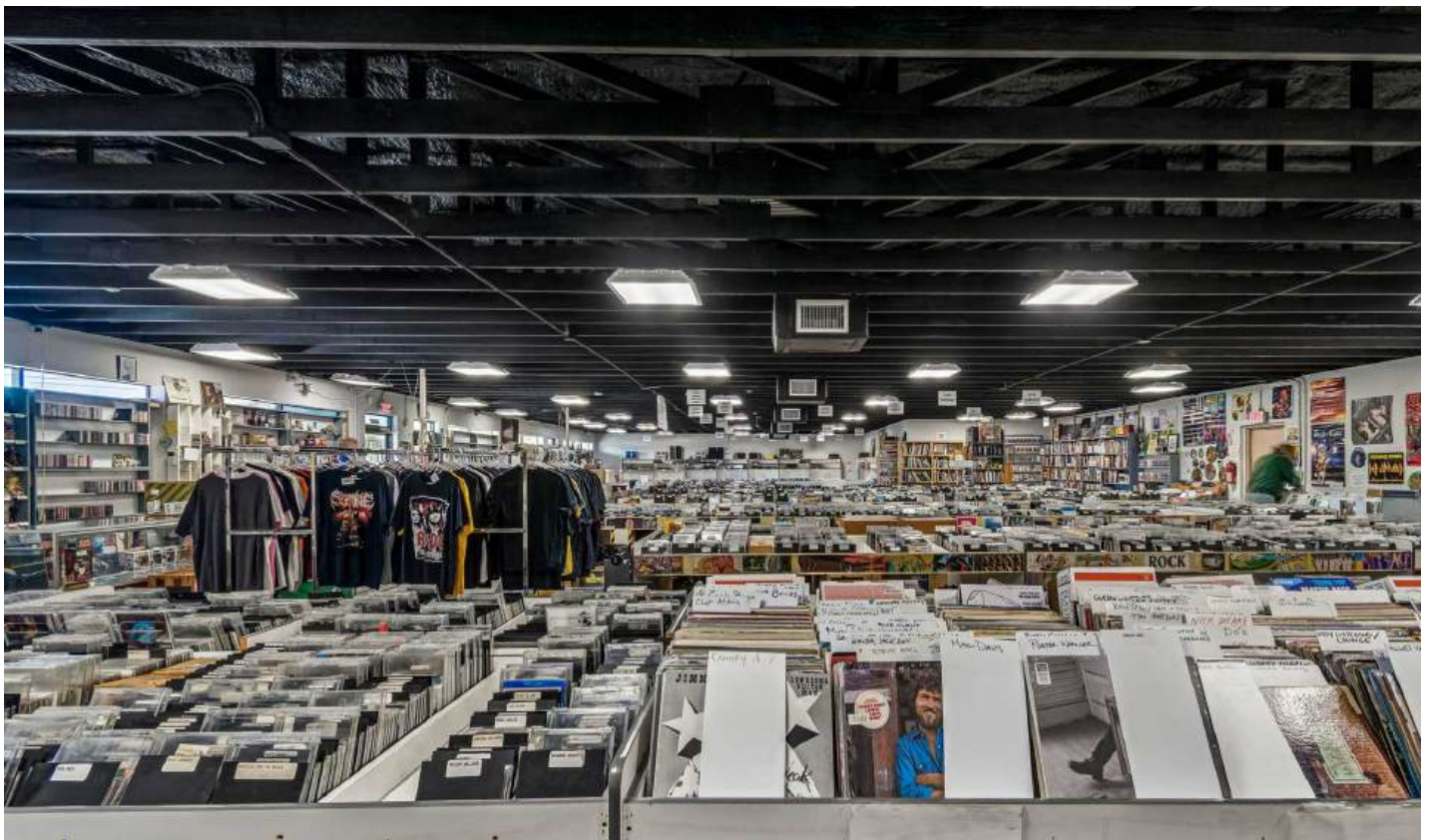
Property Photos





Floor Plan Overview

The building is currently configured with one expansive $\pm 4,800$ SF open retail/showroom space and two separate ± 800 SF retail suites, each with individual storefront entrances. The layout supports an owner-operator seeking a large, flexible primary space while maintaining additional income-producing suites. The linear design, multiple access points, and clear-span interior allow for efficient operations today with the ability to reconfigure into additional suites over time.



Owner-User Financing & Income Offset Overview

While 8625 66th Street is primarily positioned as an owner-operator acquisition, the property offers a practical framework for buyers evaluating ownership through an SBA or conventional financing structure. Under the current configuration, an owner-user may occupy approximately 4,800 SF (roughly 75% of the building), satisfying SBA owner-occupancy requirements, while leasing the remaining 1,600 SF to generate supplemental rental income. This structure allows a buyer to secure a high-visibility retail location while using rental income to meaningfully offset monthly ownership costs, providing flexibility that is not available through traditional leasing scenarios.

Illustrative Financing & Rental Offset Comparison

Item	SBA Financing	Conventional Financing
Purchase Price	\$1,750,000	\$1,750,000
Down Payment	~10%	~25%
Loan Amount	~\$1,575,000	~\$1,312,500
Interest Rate (Est.)	~6.50%	~7.25%
Amortization	25 Years	20 Years
Estimated Monthly Debt Service	~\$10,600 – \$10,900	~\$10,400 – \$10,800
Rental Income (±1,600 SF @ \$20–\$22 PSF)	\$(2,665 – \$2,930)	\$(2,665 – \$2,930)
Net Monthly Occupancy Cost	~\$7,700 – \$8,200	~\$7,500 – \$8,100
Owner Occupancy Requirement	≥51% (Met)	Not Required

Summary

This financing and occupancy framework highlights the value of 8625 66th Street as an owner-operator opportunity rather than a traditional yield-driven investment. By occupying the majority of the building and leasing the remaining space, a buyer can materially reduce effective monthly occupancy costs while maintaining long-term control of a prominent retail location. Additionally, the existing building layout, including multiple storefront entrances, separate electrical service, and HVAC infrastructure, provides the ability for a future owner to further subdivide the ±4,800 SF primary space into additional retail suites, subject to approvals. This strategy could generate incremental rental income while still satisfying SBA owner-occupancy requirements, offering enhanced income potential and long-term flexibility beyond the initial configuration.



02

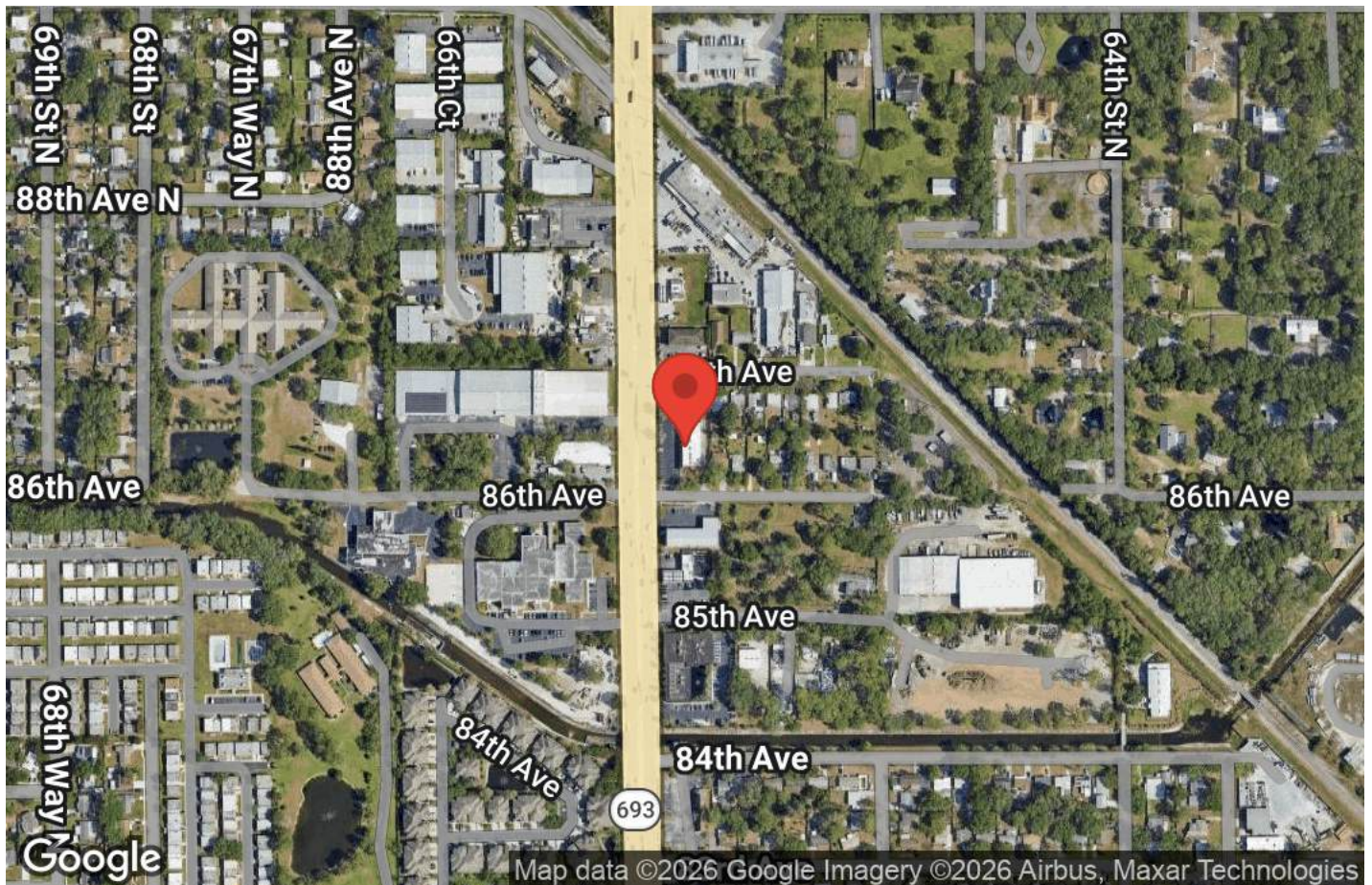
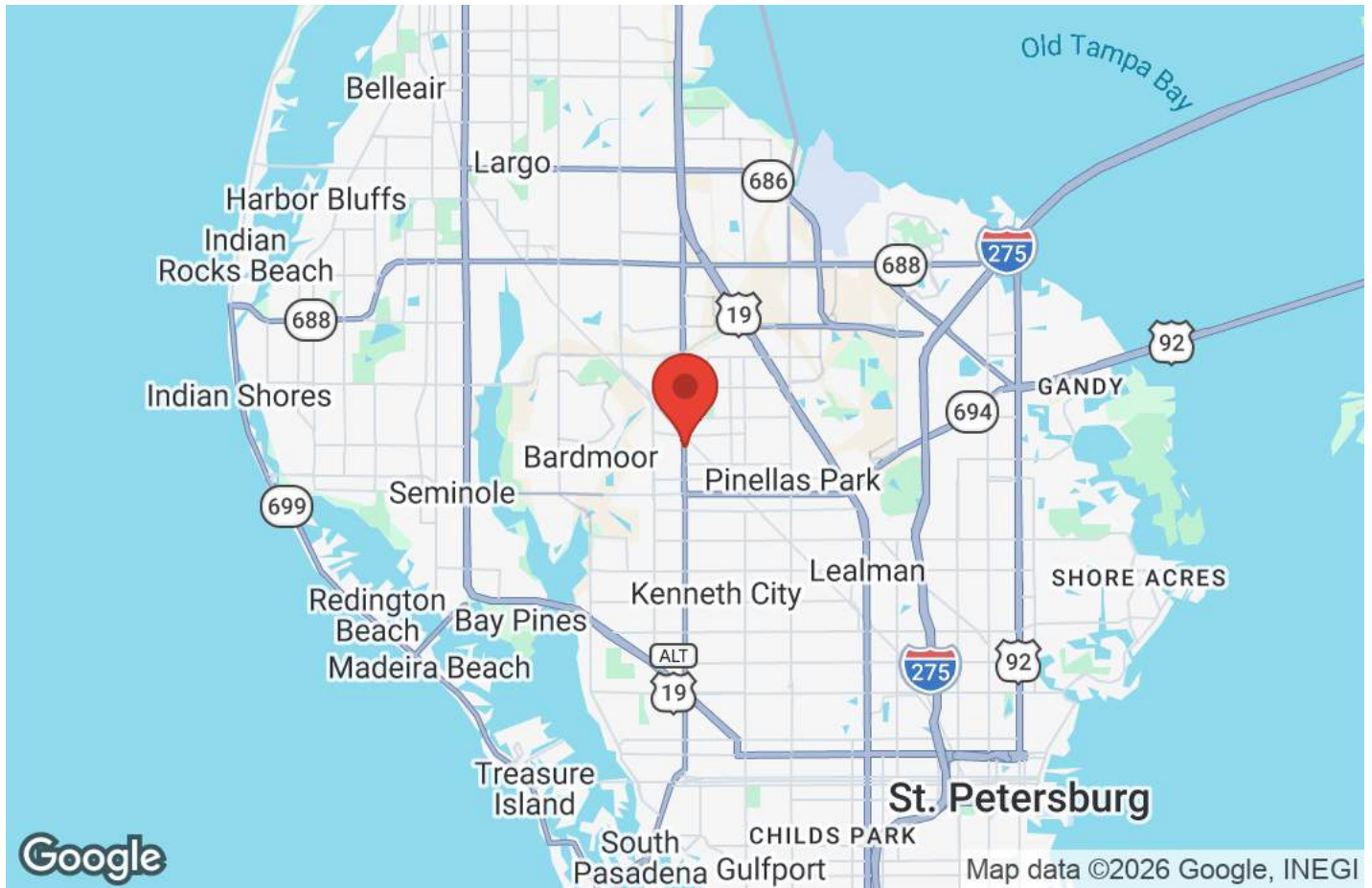
Location Information

LOCATION MAPS

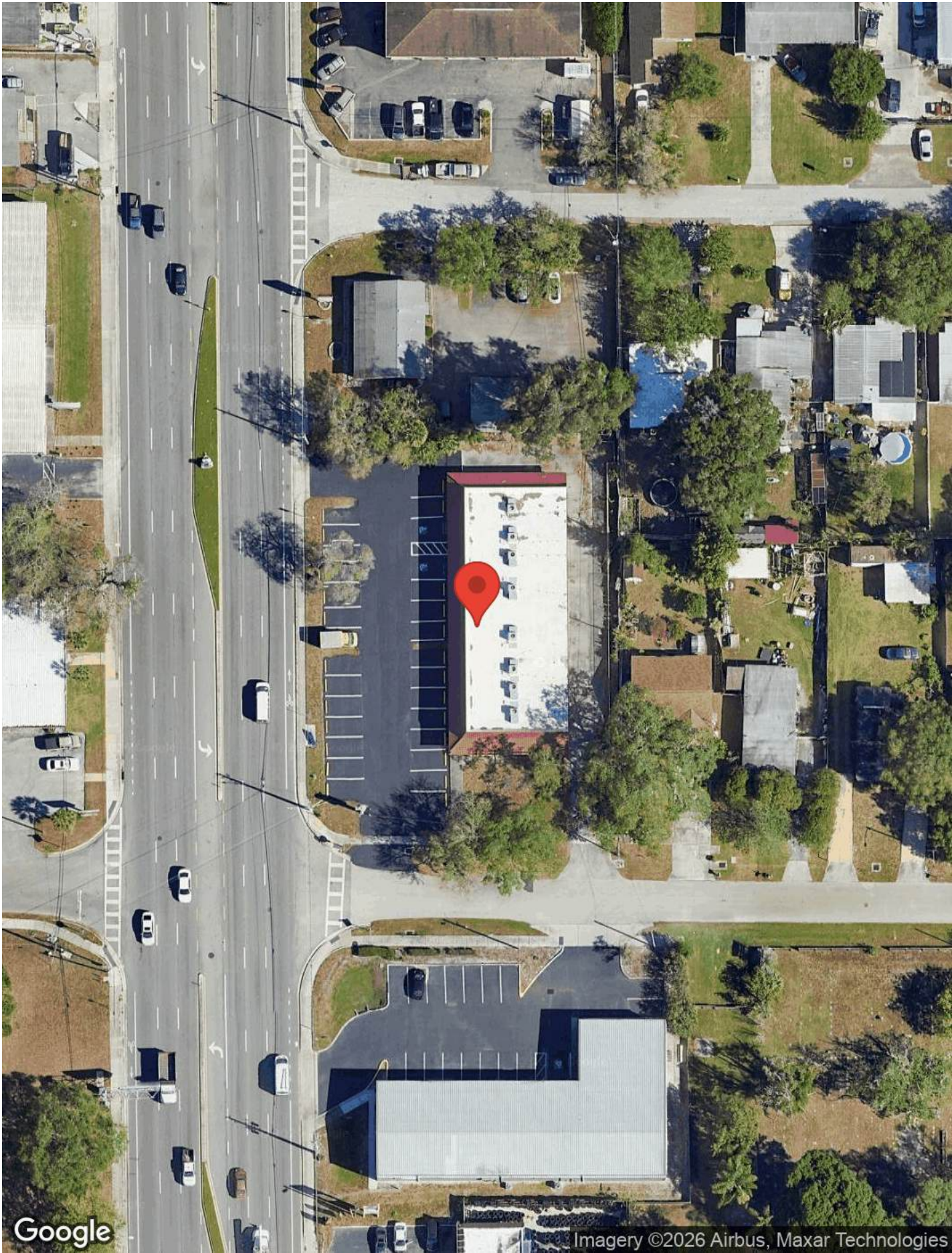
AERIAL MAP

DEMOGRAPHICS

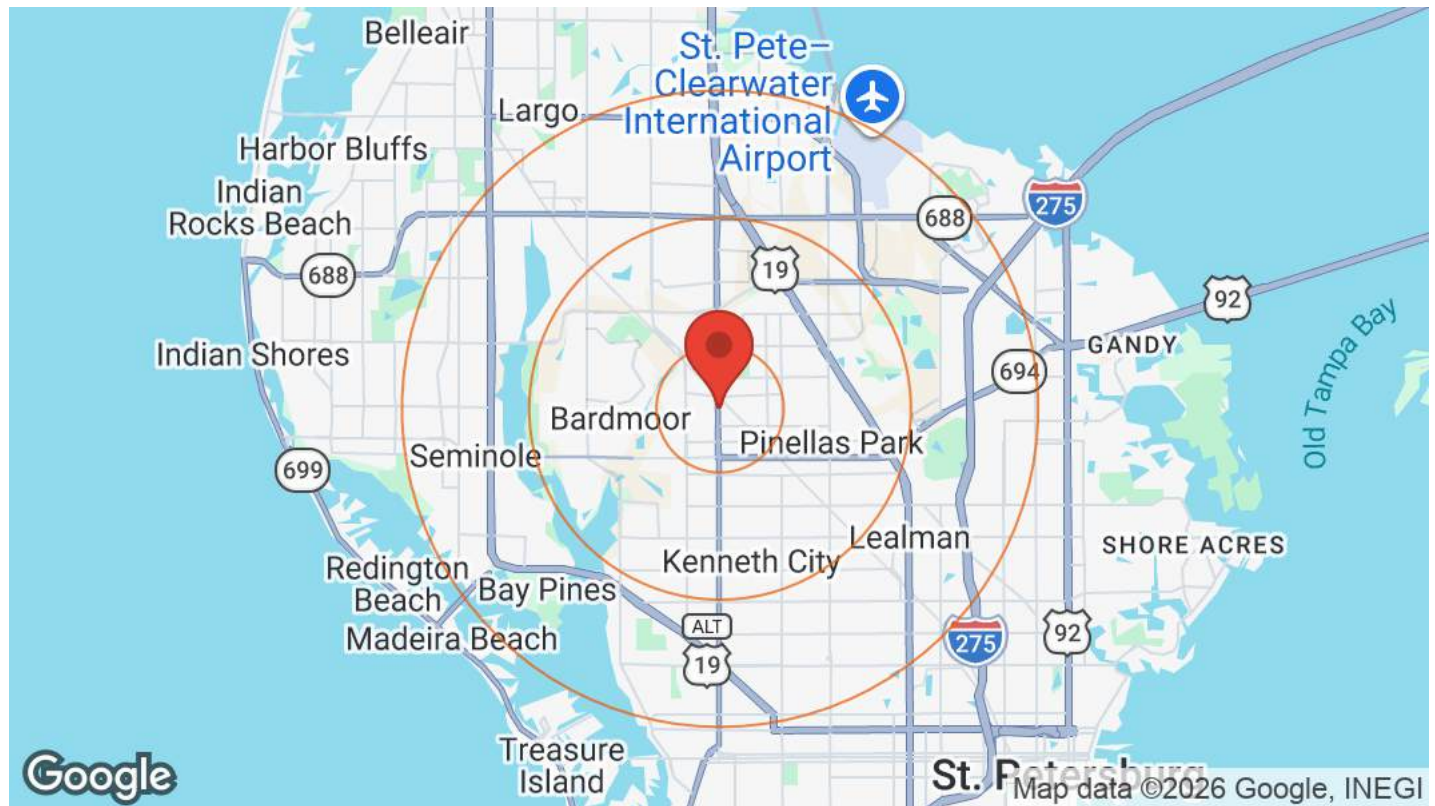
Location Maps



Aerial Map



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	5,896	49,557	133,306
	Female	5,837	51,441	136,137
	Total Population	11,733	100,998	269,443
Age	Ages 0-14	1,682	13,267	34,003
	Ages 15-24	1,246	9,484	24,715
	Ages 25-54	4,652	37,249	101,228
	Ages 55-64	1,622	14,929	40,222
	Ages 65+	2,533	26,067	69,275
Race	White	7,571	68,901	190,361
	Black	852	7,464	20,801
	Am In/AK Nat	13	111	296
	Hawaiian	6	71	135
	Hispanic	1,755	13,281	34,219
	Asian	1,223	8,383	16,705
	Multi-Racial	284	2,555	6,359
	Other	31	222	539
Income	Median	\$71,183	\$69,261	\$69,527
	< \$15,000	489	4,509	11,566
	\$15,000-\$24,999	425	3,355	8,511
	\$25,000-\$34,999	439	3,194	8,896
	\$35,000-\$49,999	488	5,237	15,065
	\$50,000-\$74,999	628	7,427	21,783
	\$75,000-\$99,999	553	5,867	16,782
	\$100,000-\$149,999	964	7,985	21,205
	\$150,000-\$199,999	256	3,387	9,583
	> \$200,000	554	3,368	9,390
Housing	Total Units	5,353	50,124	139,478
	Occupied	4,795	44,329	122,783
	Owner Occupied	3,196	30,214	81,414
	Renter Occupied	1,599	14,115	41,369
	Vacant	558	5,795	16,695



03

Agent Profile

PROFESSIONAL BIO

Professional Bio



ALEX LUCKE, CCIM

Commercial Director

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Alex Lucke is a dedicated commercial real estate broker based in Tampa, Florida. He's been actively helping clients buy, sell, and lease commercial properties since 2015. As a Commercial Director at KW Commercial and a Certified Commercial Investment Member (CCIM), Alex brings deep market knowledge and personalized service to every deal.

With a focus on Industrial, Office, Retail, Multifamily, Land Development, and Special Purpose properties, he works with business owners and investors to make smart, strategic real estate decisions. His approach is simple: clear communication, tailored advice, and results that make sense.

What sets Alex apart is his responsiveness and reliability. He picks up the phone, engages on his clients' schedules, and moves quickly when it matters most. He's also a skilled marketer who takes pride in representing some of the most sought-after listings in Florida. Known for identifying market trends early, Alex adapts fast—delivering proactive strategies and exceptional client service.

In 2020, Alex earned his CCIM designation—an elite credential held by fewer than 10% of commercial brokers nationwide. Over the years, he's worked with a wide range of clients, including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Catering & Events, and many local small businesses.

He maintains membership in several professional organizations, including FGCAR, GTAR, NAR, and CCIM.

Outside of work, Alex enjoys golfing, traveling, and cheering on the Tampa Bay Lightning with his wife Jacqueline, a podiatric surgeon. Both proud graduates of the University of Florida, they share a love for good food, family, and new places.

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Schedule Your Private Tour Today!

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