

Offering Memorandum

3991 Park Blvd
Investment Opportunity
Heavy Traffic
Strategic Location



3991 Park Blvd
Pinellas Park, FL 33781



EUROPEAN EQUITIES
CORPORATION

BUILDING SUMMARY

FOR SALE

\$2,950,000 (\$527.53.04/SF)

Sale Type

Investment or Owner User

Status

Active

BUILDING

Type

3 Star Retail Auto Repair

Location

Suburban

GBA

5,592 SF

Stories

1

Typical Floor

5,592 SF

Year Built

1975

Taxes

\$2.70/SF (2024)

Walk Score®

Very Walkable (71)

Transit Score®

Some Transit (40)

LAND

Land Acres

1.86 AC

Land SF

81,022 SF

Building Far

0.07

Dimensions

156' x 284'

Zoning

B-1 Pinellas Park



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PROPERTY OVERVIEW

This well-positioned commercial property is located at the signalized intersection of Park Boulevard and 40th Street North, one of Pinellas Park's most active commercial corridors. The offering encompasses an expanded ± 1.00 -acre site consisting of a primary commercial parcel and an adjoining ± 0.86 -acre unplatted parcel to the north—providing exceptional excess land, parking, storage, or operational flexibility rarely available in this trade area.

The site is improved with a 5,592 SF freestanding commercial building featuring two service bays, strong frontage, and excellent visibility along a major east–west arterial. Multiple points of access and the substantial land coverage create a highly functional footprint suitable for a wide range of uses.

The property is currently occupied by an automotive service tenant under a lease extending through 2029; however, the property is being marketed and delivered without a tenant in place, allowing a buyer to take possession vacant at closing. This positions the asset as an ideal opportunity for an owner-user, investor, or developer seeking immediate control of the site for occupancy, re-tenanting, expansion, or redevelopment.

The property sits directly across from Parkside Mall and is surrounded by a dense concentration of national retailers including Home Depot, Walmart Supercenter, Lowe's, Sam's Club, Target, Publix, and Walgreens. Strong traffic counts and established residential density further support long-term demand and value retention in this corridor.

With two contiguous parcels, excess land, and a highly visible location, this offering presents a rare opportunity to acquire a vacant, flexible commercial site with immediate functionality and meaningful long-term upside.



Market Demographics & Economic Snapshot

POPULATION	1 Mile	3 Miles	5 Miles
2020 Population	11,697	112,311	274,007
2024 Population	13,299	109,392	268,321
2029 Population Projection	13,690	109,512	268,900
Annual Growth 2020-2024	3%	-0.70%	-0.50%
Annual Growth 2024-2029	1%	0%	0.00%
Median Age	4570%	4420%	4370%
Bachelor's Degree or Higher	21%	22%	30%
U.S. Armed Forces	41	245	1,194

HOUSEHOLDS	1 mile	3 miles	5 miles
2020 Households	5,368	49,015	125,721
2024 Households	6,185	47,687	122,275
2029 Household Projection	6,379	47,719	122,361
Annual Growth 2020-2024	2.60%	0.20%	0.10%
Annual Growth 2024-2029	0.60%	0.00%	0.00%
Owner Occupied Households	3,488	31,015	75,907
Renter Occupied Households	2,890	16,704	46,454
Avg Household Size	2.1	2.2	2.1
Avg Household Vehicles	1	2	2
Total Specified Consumer Spending (\$)	\$154.4M	\$1.2B	\$3.4B

INCOME	1 mile	3 miles	5 miles
Avg Household Income	\$71,946	\$69,897	\$81,645
Median Household Income	\$51,513	\$53,128	\$61,222
< \$25,000	1,685	10,917	22,358
\$25,000 - 50,000	1,337	11,728	27,547
\$50,000 - 75,000	1,054	8,253	23,092
\$75,000 - 100,000	884	6,592	16,348
\$100,000 - 125,000	377	4,349	11,673
\$125,000 - 150,000	302	2,359	7,072
\$150,000 - 200,000	184	1,766	6,644
\$200,000+	362	1,723	7,542

Collection Street	Cross Street	Traffic Volume	Count Year	Distance From Property
74th Ave	40th St N E	54,254	2025	0.06 mi
Park Blvd	40th St N W	11,417	2024	0.09 mi
Park Blvd	Hwy 19 N NE	11,417	2024	0.14 mi
34th St N	76th Ter N NW	68,877	2025	0.19 mi
34th St N	74th Ave NW	58,864	2025	0.27 mi
43rd St N	76th Ave N N	4,308	2025	0.28 mi
Park Boulevard	43rd St N E	55,293	2025	0.29 mi
70th Ave N	41st St N W	10,236	2018	0.29 mi
US 19 / SR 55	75th Ter N NW	11,000	2021	0.30 mi
36th St N	75th Ter N NW	11,417	2024	0.30 mi

CONSUMER SPENDING DETAILS	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Apparel	\$8,158,579	\$1,319	\$613	\$65,262,280	\$1,369	\$597
Food & Alcohol Household	\$43,985,570	\$7,112	\$3,307	\$349,364,891	\$7,326	\$3,194
Transportation & Maintenance	\$25,172,836	\$4,070	\$1,893	\$207,698,867	\$4,355	\$1,899
Health Care	\$36,127,214	\$5,841	\$2,717	\$298,538,696	\$6,260	\$2,729
Education & Daycare	\$8,590,618	\$1,389	\$646	\$68,530,590	\$1,437	\$626
Total Specified Consumer Spending (\$)	\$7,606,400	\$1,230	\$572	\$59,836,561	\$1,255	\$547
Total Specified Consumer Spending (\$)	\$154,383,571	\$24,961	\$11,609	\$1,246,559,702	\$26,140	\$11,395

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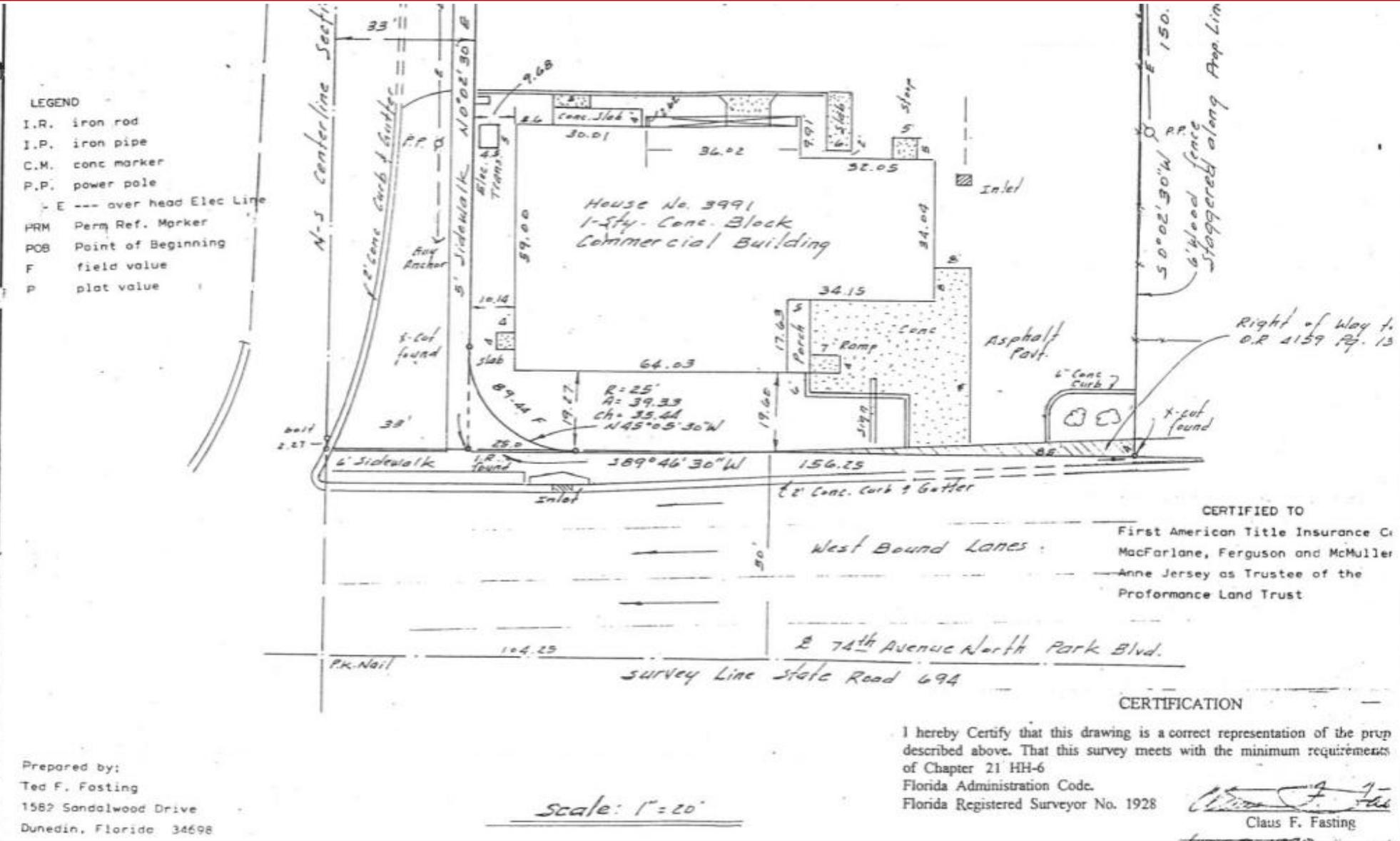


Location: Major Retail Corridor



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RECORD SURVEY WITH ELEVATIONS



Prepared by:
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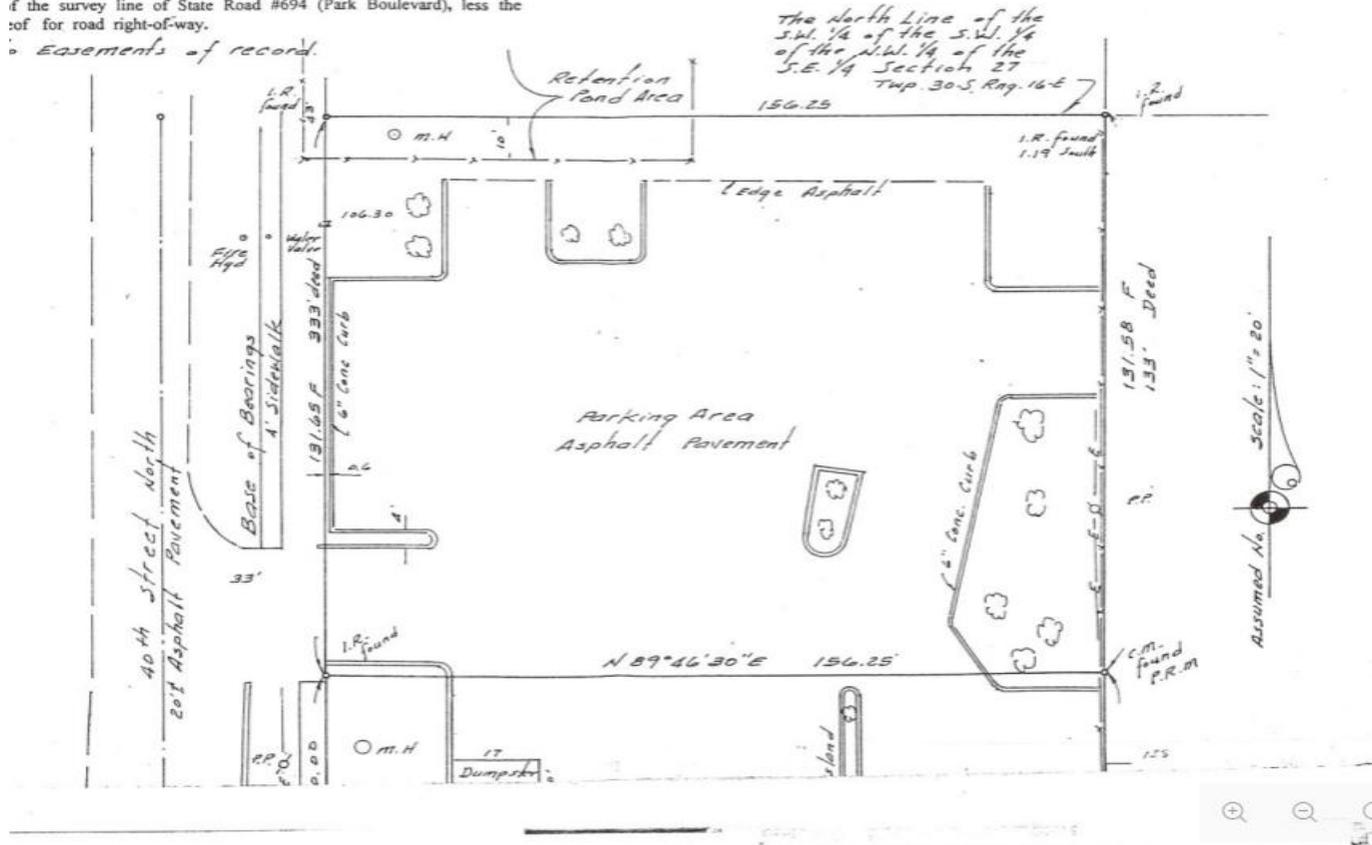


SUBJECT PLAT MAP

S PARK 'SUN ADDITION, according to the plat thereof, Book 60, Page(s) 18, Public Records of Pinellas County, Florida, and the plat thereof for additional right-of-way of State Road #694, as recorded in Official Records Book 4159, Page 137, of Pinellas County, Florida.

West 189.25 feet of the Southeast one-fourth of Section 27, Township 30 South, Range 16 East, lying North of and West of the survey line of State Road #694 (Park Boulevard), less the right-of-way for road right-of-way.

Easements - of record.

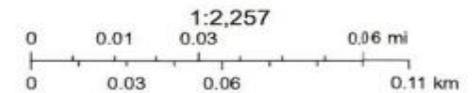


SITE MAP

27-30-16-71208-000-0010



10/10/2025



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LEGAL DESCRIPTION FOR PARCEL
27-30-16-00000-420-0700

THE SOUTH 215 FEET OF THE FOLLOWING DESCRIPTION: THE NORTH 1/2 OF THE WEST 139.25 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA LESS THE NORTH 20 FEET AND LESS THE WEST 33.00 FEET THEREOF FOR ROAD RIGHT OF WAY AND LESS ANY PORTION THEREOF LYING WITHIN 333.00 FEET OF THE CENTERLINE OF SURVEY OF STATE ROAD NO. 694 (PARK BOULEVARD)AND VACATED RIGHT AWAY.

Exhibit B

LEGAL DESCRIPTION FOR PARCEL
27-30-16-00000-420-0900

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27; RUN THENCE SOUTH., A DISTANCE OF 20.00 FEET TO THE NORTH RIGHT OF WAY LINE OF 76TH AVENUE NORTH AND THE CENTERLINE OF 40TH STREET NORTH FOR A POINT OF BEGINNING; THENCE EAST., A DISTANCE OF 139.25 FEET; THENCE SOUTH., A DISTANCE OF 91.00 FEET; THENCE WEST., A DISTANCE OF 139.25 FEET; THENCE NORTH., A DISTANCE OF 91.00 FEET TO THE POINT OF BEGINNING. (VACATION PORTION OF 40TH STREET NORTH RECORDED IN OFFICIAL RECORDS BOOK 15184, PAGE 1614; OF PINELLAS COUNTY, FLORIDA).

TOGETHER WITH THAT VACATED PORTION OF 40TH STREET NORTH RECORDED IN OFFICIAL RECORDS BOOK 15184, PAGE 1614; OF PINELLAS COUNTY, FLORIDA DESCRIBED AS: FROM SAID POINT OF BEGINNING, THENCE WEST., A DISTANCE OF 33.00 FEET; THENCE SOUTH., A DISTANCE OF 91.00 FEET; THENCE EAST., A DISTANCE OF 33.00 FEET; THENCE NORTH., A DISTANCE OF 91.00 FEET TO THE POINT OF BEGINNING.



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EUROPEAN EQUITIES
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ABOUT US

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Company History

European Equities Corporation started as a retail company in 1988 and has since owned nearly a hundred Subway restaurants and other retail businesses in Florida and Texas. So they tend to look at themselves as retail operators that became a very strong part of developing real estate. Being immersed in these submarkets has forced them to understand the market at a granular level. With that, they have created several layers within the development cycle and really understanding the market from the income-producing level up. Over the years, they have diversified into other sectors of commercial real estate. European Equities Corporation touches every level of the development cycle, where they are fully versed in acquisitions and development, creating meaningful financing structures, stabilizing assets, and managing them post development.

