



CORPORATE SQUARE

28050 US Hwy 19 N, Clearwater, FL 33761

Marcus & Millichap
PATEL YOZWIAK GROUP

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Activity ID: ZAG0250408

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SUBJECT PHOTOS



CORPORATE SQUARE

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INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS:

- 68,936-SF, Five Story, Class-A Office Building Along US-19 in Clearwater | Building Includes Elevator Access, Exterior Stairway and Lobby Area With Cafe Space
- Value Add Opportunity: 42.95% Occupied With Multiple Sized Suites Available and On Site Amenities For Tenants
- Additional Income From Cell Tower On Site
- +/-3.71 Acre Lot on a Hard, Signalized Corner With Three Points of Ingress and Egress
- Large Lighted Parking Lot With 258 Spaces and Covered Drive Thru Space
- C-3 Commercial Zoning Allows For a Wide Range of Retail and Multifamily Uses
- High Visibility With Lighted Pylon Sign Featuring Tenant Logos

LOCATION HIGHLIGHTS:

- Prominent Location Along High Traffic US-19, An Extremely Dense Retail and Office Corridor Seeing Over 105,000 Vehicles Per Day
- Located Within The City of Clearwater US-19 Corridor Plan, Established to Revitalize The District and Increase Its Competitiveness, Connectivity and Sustainability
- Near Countryside Mall Retail Hub With National Tenants Including Lowe's, Kohl's, BJ's Wholesale, PetSmart, Macy's, Cheesecake Factory, Nordstrom, Whole Foods, Chase, Chick Fil A, Wawa, Dicks, AT&T, Home Depot, Ross and More
- 5 Miles From Downtown Palm Harbor and 7 Miles From Clearwater, A Major Vacation Destination Seeing Over 14 Million Annual Visitors
- 10 Miles From St. Pete–Clearwater International Airport
- Strong and Stable Demographics: Population of 237,800+ Within 5-Miles and Projected to Grow Through 2029 | Daytime Population of 273,600+ Within 5-Miles

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RENT ROLL

SUITE	TENANT	GLA	% OF NRSF	MONTHLY RENT	ANNUAL RENT	R/SF	% OF TOTAL	LEASE TYPE	LEASE EXPIRATION	LEASE EXPIRATION	TERM (MOS.)	OPTIONS
100	Excel Pain and Spine, LLC	2,853	4.14%	\$4,517	\$54,207	\$19.00	7.98%	Office Gross	07/14/25	10/14/28	32	1, 3 Year
104	Vacant	937	1.36%	\$0	\$0	\$0.00	0.00%	-	-	-	0	N/A
105	Maxa Enterprises, Inc.	1,048	1.52%	\$1,804	\$21,652	\$20.66	3.19%	Office Net	10/01/21	09/30/26	7	1, 2 Year
200	Vacant	2,114	3.07%	\$0	\$0	\$0.00	0.00%	-	-	-	0	N/A
201	Vacant	4,394	6.37%	\$0	\$0	\$0.00	0.00%	-	-	-	0	N/A
202	Papa Injury Law	2,144	3.11%	\$3,216	\$38,592	\$18.00	5.68%	Office Gross	07/01/25	08/31/28	30	1, 3 Year
203	Vacant	1,452	2.11%	\$0	\$0	\$0.00	0.00%	-	-	-	0	N/A
205	*Abundant Life Home Health	1,025	1.49%	\$2,006	\$24,067	\$23.48	3.54%	Office Net	09/01/14	03/31/27	13	1, 3 Year
206	Divorce for Men	864	1.25%	\$1,298	\$15,578	\$18.03	2.29%	Office Gross	09/01/14	02/28/29	36	1, 5 Year
208	The Reddish Law Firm	2,132	3.09%	\$3,820	\$45,838	\$21.50	6.75%	Office Net	Pending Lease	5 Years	60	N/A
300	Accountants Wealth National Group	1,618	2.35%	\$3,343	\$40,110	\$24.79	5.90%	Office Net	05/01/20	08/31/27	18	N/A
301	Housewares America Inc.	1,326	1.92%	\$2,308	\$27,698	\$20.89	4.08%	Gross	02/01/16	09/30/27	19	N/A
302	Vacant	-	0.00%	\$0	\$0	\$0.00	0.00%	-	-	-	0	N/A
303	Vacant	4,309	6.25%	\$0	\$0	\$0.00	0.00%	-	-	-	0	N/A
304	Brian Peterson/Raymond James	1,130	1.64%	\$1,883	\$22,600	\$20.00	3.33%	Office Net	10/01/15	01/31/26	0	N/A
305	Vacant	1,563	2.27%	\$0	\$0	\$0.00	0.00%	-	-	-	0	N/A
306	ADIA Wealth Network	1,160	1.68%	\$2,154	\$25,845	\$22.28	3.80%	Office Gross	04/01/23	04/30/28	26	1, 5 Year at FMV
307	Vacant	1,173	1.70%	\$0	\$0	\$0.00	0.00%	-	-	-	0	N/A
310	Cleartronic, Inc.	1,145	1.66%	\$2,064	\$24,766	\$21.63	3.64%	Office Gross	01/01/23	MTM	1	1, 2 Year at FMV
402	Tampa Bay Ophthalmic Plastics	1,910	2.77%	\$3,502	\$42,020	\$22.00	6.18%	Office Net	09/23/25	09/22/28	31	1, 3 Year
500	Vacant	4,344	6.30%	\$0	\$0	\$0.00	0.00%	-	-	-	0	N/A
501	Vacant	-	0.00%	\$0	\$0	\$0.00	0.00%	-	-	-	0	N/A
502	Vacant	1,207	1.75%	\$0	\$0	\$0.00	-	-	-	-	0	N/A
504	Vacant	2,257	3.27%	\$0	\$0	\$0.00	0.00%	Office Gross	-	-	0	N/A
507	Professional Software Associates	1,986	2.88%	\$3,186	\$38,231	\$19.25	5.63%	Office Net	06/28/21	08/31/26	6	1, 5 Year at FMV
509	Sentry Management, Inc.	4,687	6.80%	\$8,964	\$107,567	\$22.95	15.83%	Office Net	03/01/22	02/28/29	36	1, 5 Year at FMV
101O	Vacant	4,126	5.99%	\$0	\$0	\$0.00	0.00%	-	-	-	0	N/A
101R	Vacant	3,000	4.35%	\$0	\$0	\$0.00	0.00%	-	-	-	0	N/A
103, 400, 404, 406, 408	Vacant	8,451	12.26%	\$0	\$0	\$0.00	0.00%	-	-	-	0	N/A
401, 405, 405B	CN Wealth Management	4,581	6.65%	\$8,650	\$103,806	\$22.66	15.27%	Office Net	04/01/18	01/31/35	107	2, 5 Year at FMV
50 Parking Spaces	Lokey Automotive Company Inc	-	0.00%	\$1,000	\$12,000	-	1.77%	Parking	01/23/15	MTM	1	N/A
Cell Tower	Sprint PCS	-	0.00%	\$2,917	\$35,008	-	5.15%	Cell Tower	01/01/97	08/31/27	18	N/A

TOTALS **68,936** **100%** **\$56,632** **\$679,584** **\$9.18** **100%** **WALT: 3.16**

Occupied 29,609 42.95%
 Vacant 39,327 57.05%

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LEASE AND FINANCIAL SUMMARY

LIST PRICE
\$6,200,000

PRO FORMA CAP RATE
11.22%

PROPERTY DESCRIPTION	
Property Address:	28050 US-19 , Clearwater, FL 33761
Year Built:	1987
Lot Size:	+/-3.71 Acres
Gross Leasable Area:	68,936-SF Total)
Occupancy:	42.959%
Sale Type:	Fee Simple



OPERATING STATEMENT	CURRENT	PER SF	PRO FORMA	PER SF
Income				
Base Rent	\$679,584	\$8.58	\$1,466,124	\$18.51
CAM Revenue	\$2,800	\$0.04	\$0	\$0.00
Potential Gross Revenue	\$682,384	\$9.90	\$1,466,124	\$21.27
General Vacancy	\$0	\$0.00	(\$219,919)	(\$3.19)
Effective Gross Revenue	\$682,384	\$9.90	\$1,246,205	\$18.08
Operating Expenses				
Total CAM	\$305,924	\$4.44	\$305,924	\$4.44
Real Estate Taxes	\$109,131	\$1.58	\$109,131	\$1.58
Insurance	\$50,308	\$0.73	\$50,308	\$0.73
Management (6%)	\$40,775	\$0.59	\$74,772	\$1.08
Reserves	\$10,340	\$0.15	\$10,340	\$0.15
Total Operating Expenses	\$516,478	\$7.49	\$550,475	\$7.99
Net Operating Income	\$165,906	\$2.41	\$695,730	\$10.09

Underwriting Notes:

1. Pro Forma Rent Assumes \$18/SF Gross Rent With 10% General Vacancy
2. CAM is 2024 Actual, Pro Forma Assumes 20% Increase in Total CAM
3. Taxes are based on reassessment at \$6,200,000 assuming 17.6017 Millage Rate

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AERIAL: SOUTH VIEW



US 19 Zoning District & Corridor Plan

The city of Clearwater developed zoning standards to create a thriving and prosperous corridor along the city's seven-mile stretch of US 19 and its major cross streets.

The US 19 Corridor Redevelopment Plan, written in 2012, establishes strategies to revitalize this stretch of highway and increase its competitiveness, connectivity and sustainability.

The city's goals through these efforts are to:

- Promote employment-intensive and transit-supportive forms, patterns, and intensities of development;
- Encourage the development of mixed-use destinations at major cross streets; and
- Provide for the design of safe, attractive, and accessible settings for working, living, and shopping.

The city of Clearwater received the inaugural Partners in Action Award from Forward Pinellas in 2017 for its efforts to establish the US 19 Zoning District & Development Standards.

The US 19 Corridor Redevelopment Plan won two regional awards from the Tampa Bay Regional Planning Council in 2013, recognizing the importance of the plan and its strategies in re-positioning the US 19 Corridor in the city, as well as adding to the number and diversity of quality places in the region.



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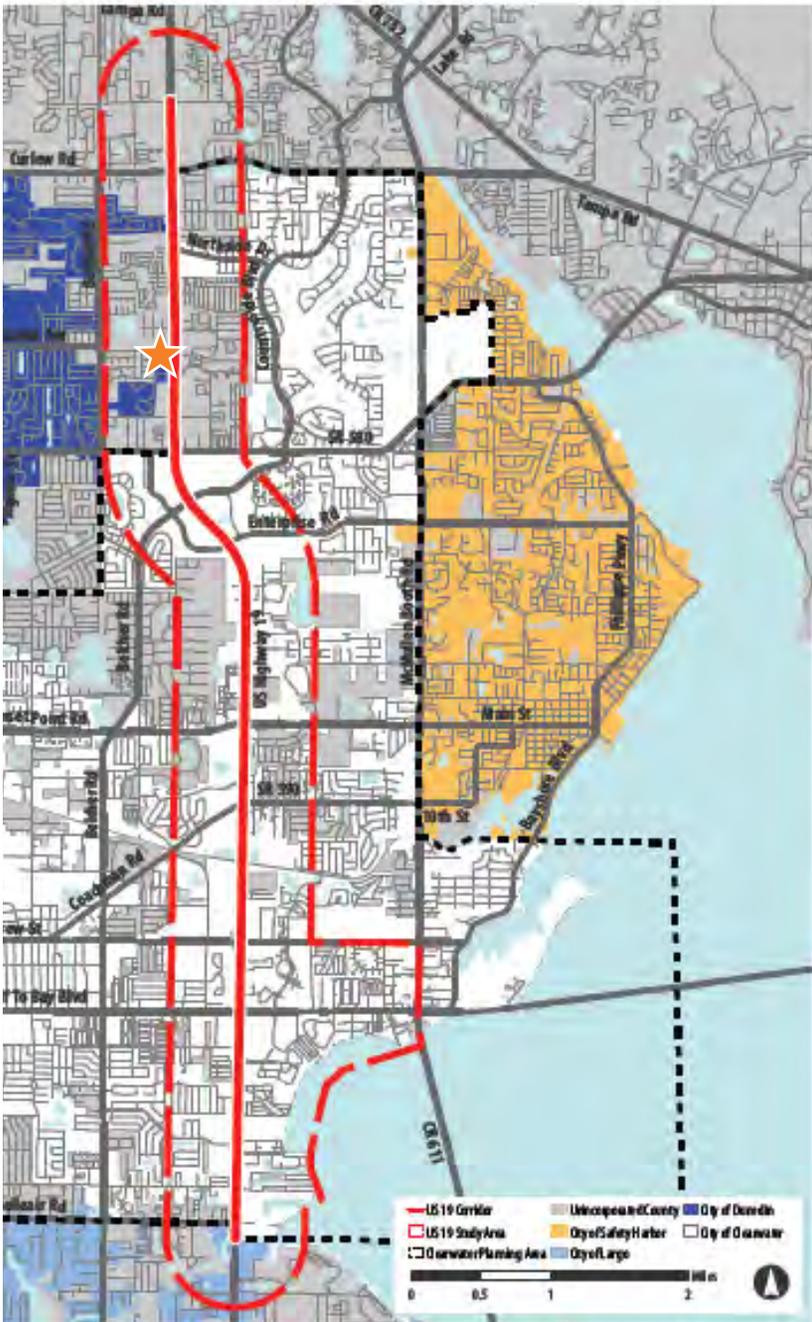
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US-19 ZONING DISTRICT CORRIDOR PLAN

The US 19 Redevelopment Plan (US 19 Plan) offers guidance to the City as it works to improve conditions along the US 19 corridor. The plan contains strategies to leverage the corridor's unique locational advantages, capitalize on market opportunities, and maximize benefits of planned transit and transportation improvements.

The US 19 Plan is an important part of ongoing efforts to make Clearwater a more sustainable, livable, and economically competitive community. Plan recommendations build upon previous City plans including Clearwater Greenprint and the Economic Development Strategic Plan, both completed in 2011.

Prepared with support from a US Department of Energy grant, the US 19 Plan addresses the future of the 8.4-mile long corridor located primarily within the City of Clearwater. As shown in Figure 1, the study area for this plan was defined as the lands located within one-half mile of US 19 between the city limits south of Belleair Road and north of Curlew Road. The study area also includes sites along both sides of Gulf to Bay Boulevard between US 19 and McMullen Booth Road and properties along the south side of Drew Street between US 19 and McMullen Booth Road. Most lands within the study area are located in the incorporated limits of the City of Clearwater, although some parcels are in unincorporated Pinellas County but within the City's Planning Area. The few parcels in the most northern extent of the study area within the City of Dunedin are excluded from this study.

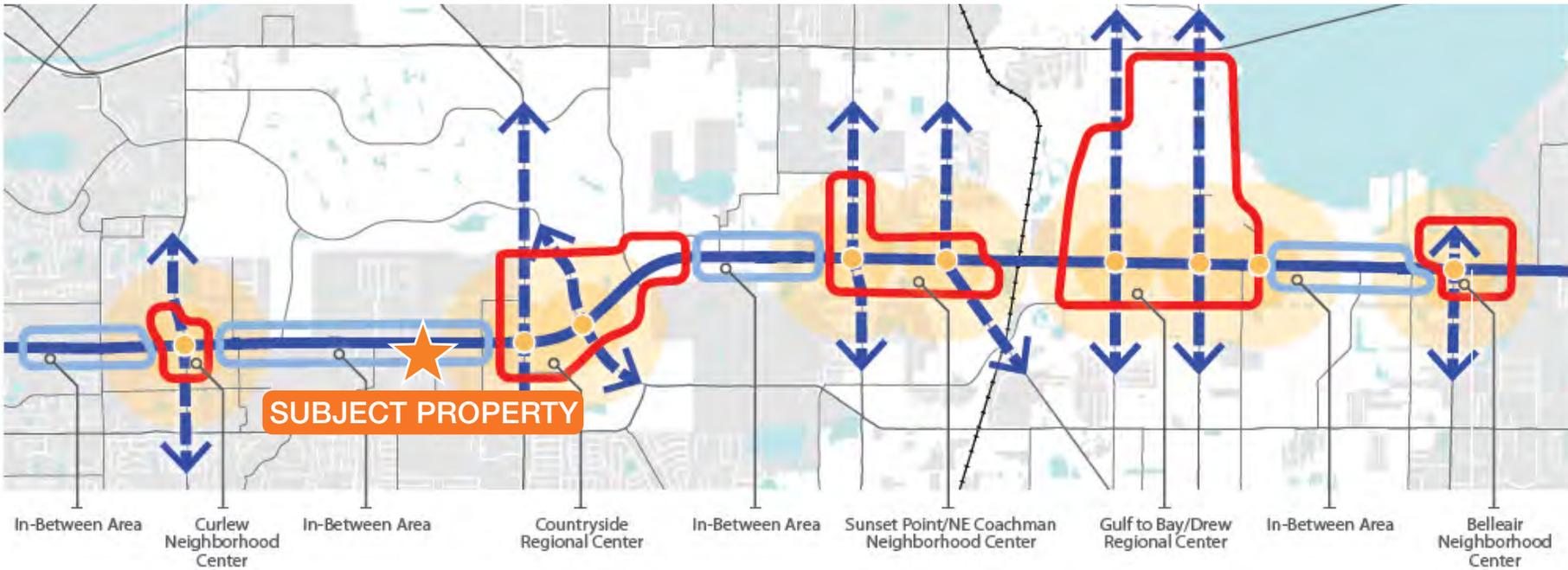


FRAMEWORK PLAN & CONCEPTS

This section of the plan describes the long-term vision and objectives for development and redevelopment along the US 19 corridor. The section includes a Framework Plan defining three types of revitalization areas—Regional Centers, Neighborhood Centers, and In-Between Areas—and a series of Concept Studies illustrating development and redevelopment potential at key locations. Together, the Framework Plan and Concept Studies communicate important planning ideas and design principles, and serve as a guide for decision-makers, property owners, tenants, and residents.

FRAMEWORK PLAN

The Plan Framework Map identifies three types of revitalization areas—Regional Centers, Neighborhood Centers, and In-Between Areas—and offers guidance regarding the appropriate intensity, form, and character of development for each. The areas were defined based on a review of conditions affecting development potential, including existing land use, regional and local accessibility, and planned improvements for regional roadways and transit service.



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US-19 ZONING DISTRICT CORRIDOR PLAN

Figure 30. Bayview Gardens Concept Study



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The Concept Study for Bayview Gardens and surrounding sites was prepared to show how mixed-use buildings can be organized to preserve the existing stream, define new outdoor parks and squares, and take advantage of views to the water. The potential southern extension of Hampton

Road and a new street connection to Clearwater Mall are shown as key elements in a new network of streets and drives. Better local connectivity can provide alternatives to travel along Gulf to Bay Boulevard and mitigate the impact of new development.

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US-19 ZONING DISTRICT CORRIDOR PLAN

Figure 31. Belleair Concept Study



The Concept Study for the Belleair Road area was prepared to show how the shopping center site could become a new mixed-use destination. The sketch shows new retail and small office uses near the intersection of Belleair Road and US 19, larger-scale office buildings along the US 19 frontage, and

multi-family residential to the east side of the site serving as a transition to existing residential uses. Redevelopment could start with residential, retail, and smaller office buildings, with the larger-scale, corporate office buildings coming on-line in future project phases.

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US-19 ZONING DISTRICT CORRIDOR PLAN

Figure 32. Sunset Point Concept Study



The Concept Study for the northeast quadrant of Sunset Point Road and US 19 illustrates how employment-intensive uses can be accommodated through the redevelopment of adjacent light industrial and mobile home park sites. With coordinated planning or parcel

consolidation, the area can support higher-intensity office uses with neighborhood-serving retail served by a shared stormwater management system. Through the creation of a new north-south street, the benefits of access to US 19 can be extended to sites north of Sunset Point Road.

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US-19 ZONING DISTRICT CORRIDOR PLAN

Figure 33. Countryside North Concept Study



The Concept Study for the Countryside Mall site and surrounding properties was prepared to show how office, residential and a wider range of retail offerings could contribute to the area's success as a regionally-competitive destination. By adding structured parking and new buildings on

existing surface parking lots, future phases of development can take full advantage of the area's improved accessibility. In addition, walkability and transit-orientation could be enhanced with new buildings aligned along streets and public spaces.

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US-19 ZONING DISTRICT CORRIDOR PLAN

Figure 34. Countryside South Concept Study



The Concept Study for the southern extent of the Countryside Regional Center was prepared to show how the introduction of new streets could bridge the divide between destinations north and south of Enterprise Drive. The study illustrates how new streets

and public spaces can provide a framework for mixed-use development on a portion of the Cypress Point Shopping Center site and on properties north and south of Enterprise Drive on both sides of US 19.



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US-19 ZONING DISTRICT CORRIDOR PLAN

Use	Regional	Neighborhood	Corridor	Use Specific Standards	Minimum Off-Street Parking Spaces
RESIDENTIAL USES					
Attached dwellings	BCP	BCP	BCP	None	1.5/unit
NONRESIDENTIAL USES					
Adult uses	FLS	FLS	FLS	1. The use complies with the requirements in Article 3, Division 3.	4/1,000 SF GFA
Alcoholic beverage sales	BCP	BCP	BCP	1. See footnote 2.	4/1,000 SF GFA
Animal boarding	X	FLS	FLS	1. See footnote 1. 2. The use of the parcel does not involve animal confinement facilities that are open to the	4/1,000 SF GFA
Assisted living facilities	BCP	BCP	BCP	None	1 per 4 beds
Automobile service stations	FLD	FLS	FLS	1. See footnote 1.	4/1,000 SF GFA
Bars	BCP	BCP	BCP	1. See footnote 1. 2. See footnote 2.	4/1,000 SF GFA
Brewpubs	BCP	BCP	BCP	1. No more than 50 percent of the total gross floor area of the establishment shall be used for the brewery function including, but not limited to, the brewhouse, boiling and	4/1,000 SF GFA
Community gardens	BCP	BCP	BCP	None	Not applicable
Congregate care	BCP	BCP	BCP	None	1 per 4 beds
Educational facilities	BCP	BCP	BCP	None	4/1,000 SF GFA
Governmental uses	FLS	FLS	FLS	None	4/1,000 SF GFA
Indoor recreation/entertainment	BCP	BCP	BCP	None	4/1,000 SF GFA
Light assembly	BCP	BCP	BCP	None	4/1,000 SF GFA
Marinas and marina facilities	FLD	FLD	FLD	1. No commercial activities other than the mooring of boats on a rental basis shall be permitted on any parcel of land which is contiguous to a parcel of land which is designated as residential in the Zoning Atlas, unless the marina facility is totally screened from view from	1 space/2 slips
Medical clinic	FLS	BCP	BCP	None	4/1,000 SF GFA
<i>Footnotes:</i>					

Footnotes:
 1. The parcel proposed for development is not contiguous to a parcel of land which is designated as residential in the Zoning Atlas.
 2. The parcel proposed for development is not located within 500 feet of a parcel of land used for purposes of a place of worship or a public or private school unless the intervening land uses, structures or context are such that the location of the use is unlikely to have an adverse impact on such school or use as a place of worship.
 Key:
 BCP = Level 1 Minimum Standard (Building Construction Permit).
 FLS = Level 1 Flexible Standard Development (Community Development Coordinator approval required).
 FLD = Level 2 Flexible Development (Community Development Board approval required).
 X = Not Permitted
 New construction projects on sites of 10 acres or more shall require, at a minimum, a Level One (flexible standard development) approval unless the proposed use or proposal otherwise requires a Level Two (flexible development) approval.

MARKET OVERVIEW

Tampa Bay Times

News / Real Estate

Construction to begin on St. Petersburg's \$800 million Sky Town development

A Sprouts Farmers Market will join a new development under construction in the Skyway Marina District.



Spanning 34-acres, Skytown is the largest approved development in St. Petersburg. [Altis Cardinal]

By **Rebecca Liebson** Times staff

Published June 4 | Updated June 8

A mixed-use development that will bring thousands of apartments and a grocery store to St. Petersburg's Skyway Marina District is starting to take shape after receiving funding from public and private backers.

The project, dubbed Sky Town, is slated for the former Ceridian office campus at 3201 34th St. S. Coral Gables-based developer Altis Cardinal bought the 32-acre property in 2021 for \$40 million.

"We're the largest community that has been approved in all of St. Pete," said Frank Guerra, principal of Altis Cardinal. "We're putting a 24-hour kind of living situation together on this one 32-acre parcel."

It will be built in six phases and is expected to cost between \$750 and \$800 million. Once complete, it will add 2,084 apartments, 69,000 square feet of retail space including a Sprouts Farmers Market and 120,000 square feet of self-storage.

This is the first Sprouts Farmers Market to open in St. Petersburg, and is slated to open in October. It joins four other locations in Pinellas County and 19 around Tampa Bay.

Full Article: <https://www.tampabay.com/news/real-estate/2025/06/04/construction-begin-st-petersburgs-800-million-skytown-development/>

On Tuesday, Altis Cardinal secured a \$68 million construction loan from Fifth Third Bank, according to records filed with the Pinellas County Clerk's Office.

The developer also got approved for a \$4.5 million forgivable loan from the City of St. Petersburg in April and a \$5.5 million allocation from Pinellas County through the Penny for Pinellas sales tax.

All this funding will go toward the first phase, which will feature 401 apartments and 12,000 square feet of ground-floor retail.

Of those apartments, 121 will be designated as workforce housing. About half will be reserved for households that earn up to 120% of the area median income, which is currently about \$87,600 for a single person or \$125,160 for a family of four. The other half will be for those who earn up to 80% of the area median income — \$58,450 for a single person or \$83,450 for a family of four.

People could start moving in by the the third quarter of 2027.

Guerra said they're already in talks to fill the retail space below. He envisions something neighborhood-oriented like a wine bar, restaurant, coffee shop, bakery or day spa.

Building out the entire project could take eight to 10 years.

The Skyway Marina District is currently undergoing a transformation, with at least four other residential projects popping up within a stone's throw of Sky Town.

But Guerra said what sets his development apart is the "town-square" feel it will have.

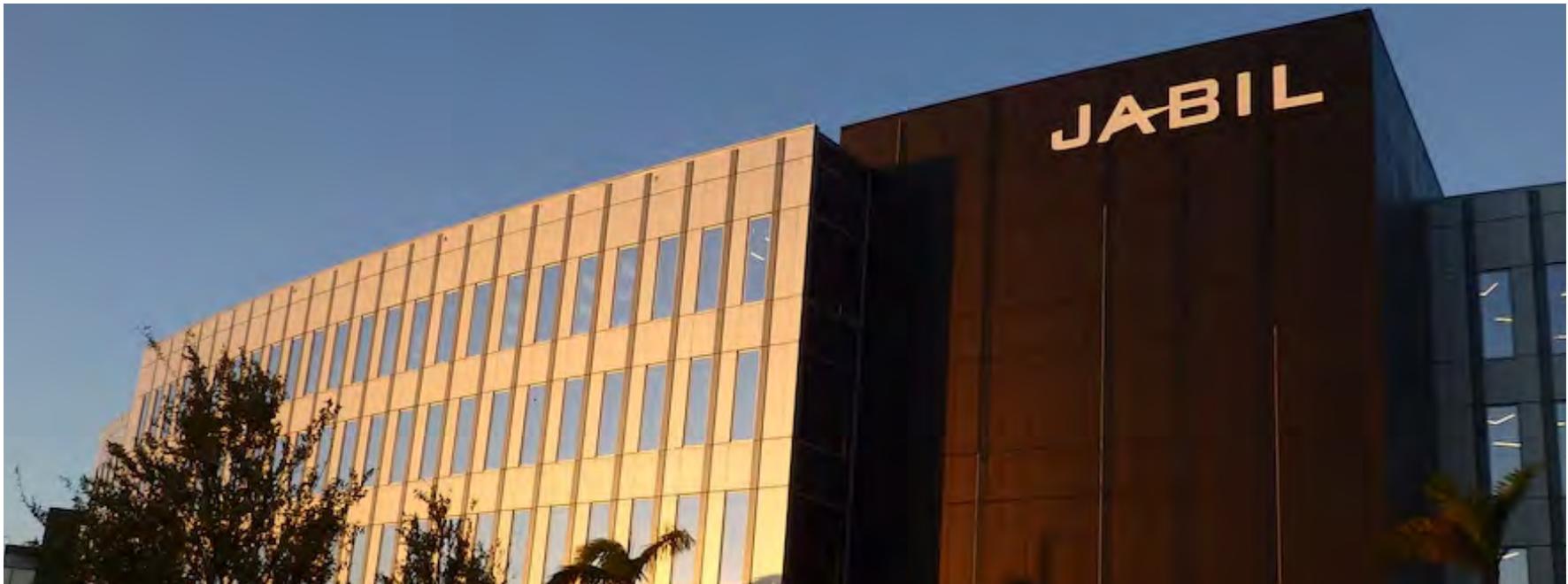
"We are making a walkable community where people can get everything they need on site," said Guerra. "We think our retail will draw people from outside the area."



Tampa Bay Times St. Pete-based Jabil to invest \$500 million in new AI infrastructure

News / Real Estate

The company said it plans to build the facility in the Southeast United States.



The headquarters of Jabil at 10800 Roosevelt Blvd. N in St. Petersburg, photographed on Oct. 20, 2022. Jabil, an electronics manufacturing company based in St. Petersburg, announced Tuesday that it will invest \$500 million over the next several years to expand its cloud and artificial intelligence data center infrastructure. [JAY CRIDLIN | Tampa Bay Times]

By Erika Kengni *Times staff* Published June 17 | Updated June 7

Jabil, an electronics manufacturing company based in St. Petersburg, announced Tuesday that it will invest \$500 million over the next several years to expand its cloud and artificial intelligence data center infrastructure.

The company plans to build the new facility in the Southeast United States and is in the final stages of site selection. The move would allow Jabil to further support its customers as use of AI and cloud-based programs become more mainstream across America, according to a news release.

“To secure America’s future in artificial intelligence, it’s crucial that we build the hardware that powers AI innovation right here at home, said Matt Crowley, Jabil executive vice president for global business, in a statement. ”Domestic manufacturing isn’t just an economic priority; it’s a matter of national security.”

These comments echo similar concerns from the Trump administration, which is pushing for more domestic manufacturing of technology and AI products as a way to revive the American manufacturing industry and strengthen national defense.

Jabil has 30 locations across the country. The company is known for its experience and investment in automation, robotics and process optimization.

The investment in more data center infrastructure comes after Jabil recently acquired the New Hampshire-based MikrosTechnologies, a company that specializes in liquid cooling and thermal management solutions. MikrosTechnologies already works with AI data center infrastructure. The company plans to have the new site open by mid 2026.

Full Article: <https://www.tampabay.com/news/business/2025/06/17/st-pete-based-jabil-invesWt-5H00Y-mCiLliEonA-RneWwA-aTi-EinRfr/?as%7Ctr3uc6ture/>

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MARKET OVERVIEW

TAMPA-ST. PETE METRO OVERVIEW

Tampa Bay refers to both a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro has over 3.3 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Northeast of the bay, Tampa — the county seat of Hillsborough County — is the most populous city with nearly 405,000 people. St. Petersburg follows; located on the peninsula near the mouth of the bay, it has over 260,000 residents. Robust job growth since 2020 has 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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28050 US HWY 19 N, CLEARWATER, FL 33761

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles	7 Miles	10 Miles	15 Miles
2029 Projection	15,605	91,361	238,701	316,559	530,189	1,109,606
2024 Estimate	15,565	91,086	237,802	315,846	526,514	1,090,965
2020 Census	15,948	92,523	240,867	321,533	531,135	1,083,381
2010 Census	14,406	85,497	229,879	303,305	499,180	1,007,868
Daytime Population	20,040	95,965	273,620	334,972	563,065	1,256,445
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles	7 Miles	10 Miles	15 Miles
Average	\$80,101	\$100,532	\$98,348	\$101,197	\$101,165	\$97,707
Median	\$61,320	\$78,820	\$77,329	\$79,274	\$80,580	\$78,683
Per Capita	\$42,799	\$46,744	\$44,628	\$45,915	\$45,227	\$42,930
HOUSEHOLDS	1 Mile	3 Miles	5 Miles	7 Miles	10 Miles	15 Miles
2029 Projection	7,717	41,899	111,405	146,505	241,001	496,639
2024 Estimate	7,700	41,752	110,782	146,033	239,093	487,230
2020 Census	7,676	41,547	109,932	145,385	236,486	474,353
2010 Census	6,863	38,787	103,896	137,210	221,499	439,256
HOUSING	1 Mile	3 Miles	5 Miles	7 Miles	10 Miles	15 Miles
Median Home Value	\$336,455	\$357,732	\$399,726	\$381,047	\$373,230	\$352,725
EMPLOYMENT	1 Mile	3 Miles	5 Miles	7 Miles	10 Miles	15 Miles
2024 Unemployment	1.22%	1.54%	1.61%	1.69%	1.81%	1.80%
Avg. Time Traveled	25	27	27	27	28	28
POPULATION PROFILE	1 Mile	3 Miles	5 Miles	7 Miles	10 Miles	15 Miles
High School Graduate (12)	29.66%	27.19%	27.51%	26.83%	26.87%	27.83%
Some College (13-15)	22.98%	22.09%	21.53%	20.94%	20.38%	19.93%
Associate Degree Only	10.96%	10.01%	9.98%	10.07%	9.86%	10.04%
Bachelor's Degree Only	17.46%	21.39%	21.53%	22.42%	22.69%	22.09%
Graduate Degree	11.65%	13.71%	12.66%	12.97%	12.93%	11.92%

Marcus & Millichap

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