



**ihop** **REGIONS** **TACO BELL**  
**PLP** **SONNY'S BBQ** **U-HAUL**  
**Hampton by HILTON** **Cheddar's SCRATCH KITCHEN**

**ASHLEY**

**Starbucks**  
**Chase**  
**Dunkin' Donuts**  
**Peppercorn's**  
**Target**  
**Academy Sports+Outdoors**  
**WELLS FARGO**  
**Red Paw Print**

**CVS**

**P**

**SITE**  
**McDonald's** **BANK OF AMERICA**

**TAKE 5** **Culver's** **Aspen Dental**  
**CHIPOTLE MEXICAN GRILL** **EST. 1998 SCOOTER'S COFFEE** **PNC** **BJ's**  
**crumbl** **GREASE MONKEY** **Panera BREAD**



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Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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**STEVEN PINZON**

954-881-8789

spinzon@arenarei.com

**GEORGE SARKISIAN**

(561) 322-8713

georges@arenarei.com

# PROPERTY HIGHLIGHTS

- Single Tenant NNN Lease
- Strategically Located on Park Blvd., off U.S. Hwy 19
- Traffic Count of 52,000 Vehicles Per Day
- Prime Visibility in High Retail-Oriented Area
- Average Household Income within 5-mile radius: \$80,000

PROMINENT RETAIL  
LOCATION

HIGH-BARRIER  
MARKET

STANDALONE  
BUILDING



# PROPERTY OVERVIEW



## LOCATION

The property is located at 4980 Park Blvd, Pinellas Park, FL 33781.

## LOT SIZE

Approximately .12 Acres or 5,227.2 Square Feet.

## IMPROVEMENTS

Approximately 1,200 square foot retail building for Pipes and Things Smoke Shop.

## PRICE

**\$550,000.00**

5.1% CAP RATE

## ANNUAL RENT

| Year                    | Total Rent | Return |
|-------------------------|------------|--------|
| 11/01/2024 – 10/31/2025 | \$26,400   | 6.14%  |
| 11/01/2025 – 10/29/2026 | \$27,600   | 6.75%  |
| 11/01/2026 – 10/29/2027 | \$28,800   | 7.43%  |

No renewal options.



# TENANT INFORMATION



Pipes & Things Smoke Shop is a well-established local retailer serving the Pinellas Park community. The business operates as a traditional smoke and vape shop, offering a diverse inventory that includes tobacco products, vaporizers, glassware, CBD/Kratom, and related accessories. The shop benefits from high visibility on Park Blvd, capturing significant traffic and impulse stops from the adjacent commuter corridor as it is located in a retail-dense area. Tenant has a strong history of on-time rental payments.

**STEVEN PINZON**  
954-881-8789  
[spinzon@arenarei.com](mailto:spinzon@arenarei.com)

**GEORGE SARKISIAN**  
(561) 322-8713  
[georges@arenarei.com](mailto:georges@arenarei.com)