



Commercial Space for Lease

IMMEDIATE OCCUPANCY

The Bay Village Shopping Center

Pinellas Point Area

JRES

Jacob Real Estate
Services, Inc.

**Storefront Retail and/or Restaurant Space 1,540 Sq. Ft.
2200 62nd Avenue South, St. Petersburg, Florida 33712**



↑ from Google Street Maps

The Bay Village Shopping Center is a small neighborhood center located at the southwest corner of the intersection of 62nd Avenue South and 22nd Street South in the Pinellas Point neighborhood area of south St. Petersburg, Florida. The center was originally built in 1976 and included a Winn Dixie Food Store and an Eckerd Drug Store, which were relocated and the building torn down in 2006. Bay Village now includes Infinite Potential Learning Center, Dollar General and the remaining strip center pictured above which has six units. Current tenants include a convenience store and an upscale laundromat renovated in 2017. Both Cricket Wireless and Subway recently vacated their units.

The local neighborhood is characterized by several large garden style apartment complexes built in the early 1970's and 1980's. The surrounding traditional single family housing was built in the early 1950's and 1960's. Abutting Bay Village is a Public Library built in 2002, Bay Pointe Middle School and Bay Pointe Elementary School built in 2002. Maximo Park, O'Neills Marina and the Interstate 275 interchange is one mile due west of Bay Village via Pinellas Point Drive which becomes Roy Hanna Drive east of 28th Street and then 62nd Avenue South east of 25th Street.

Access: Left In/Left Out access into the site is via two curb cuts on 62nd Avenue and three curb cuts on 22nd Street South, one of which is for the rear service area only.

JRES | Jacob Real Estate Services, Inc. | 607 West Bay Street, Tampa, Florida 33606 | 813-258-3200 | 813-254-8168 | www.jres.net

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The Bay Village Shopping Center

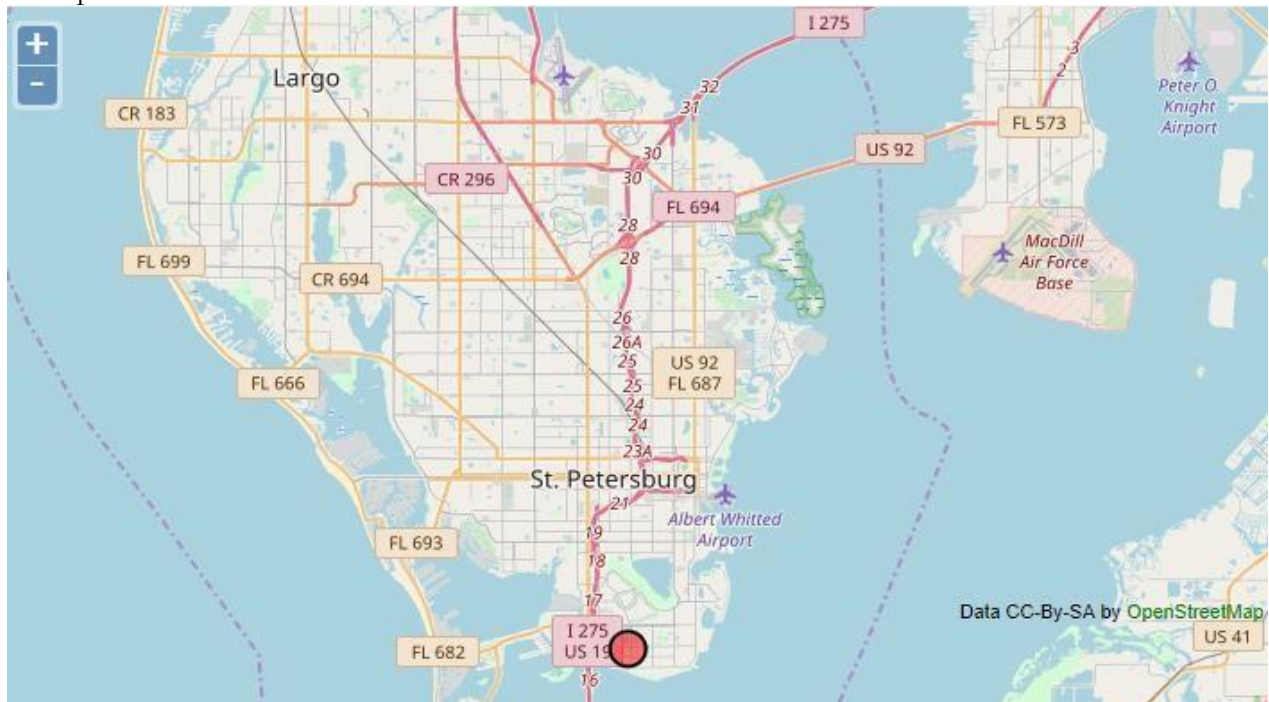
Pinellas Point Area - 22d Ave



- Zoning:** CCS-1, Corridor Commercial Suburban - 1 zoning district, City of St. Petersburg; this zoning district permits a variety of service, retail, office, restaurant, bank, medical and schools uses. The CCS-1 zoning district is consistent with the PR-MU designation under the comprehensive land use plan.
- Future Land Use:** PR-MU - Planned Redevelopment – Mixed Use (MU) - Allowing mixed use retail, office, service and medium density residential uses not to exceed a floor area ratio of 1.25 and a net residential density of 24 dwelling units per acre.
- Site Data:** 152' wide x 273'deep; 41,496sq. ft.± or 0.95 acres±

**FOR LEASE Retail or Restaurant Space 1,000 to 2,500 Sq. Ft.
2200 62nd Avenue South, St. Petersburg Florida**

Area Map:



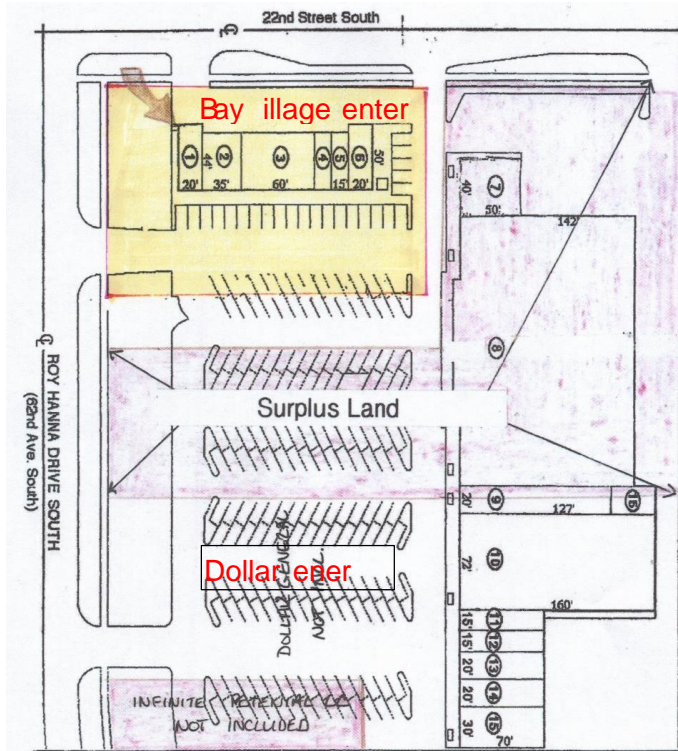
Bay Village Site Plan:

←---- North

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The Bay Village Shopping Center

Pinellas Point Area - 22d Ave



In the site sketch at left, you can see the strip center that is located at the northeast corner of the site.

The building footprint of the Winn Dixie anchored neighborhood center that formerly occupied the site can be seen biased to the south site of the site.

The drawing is not to scale.

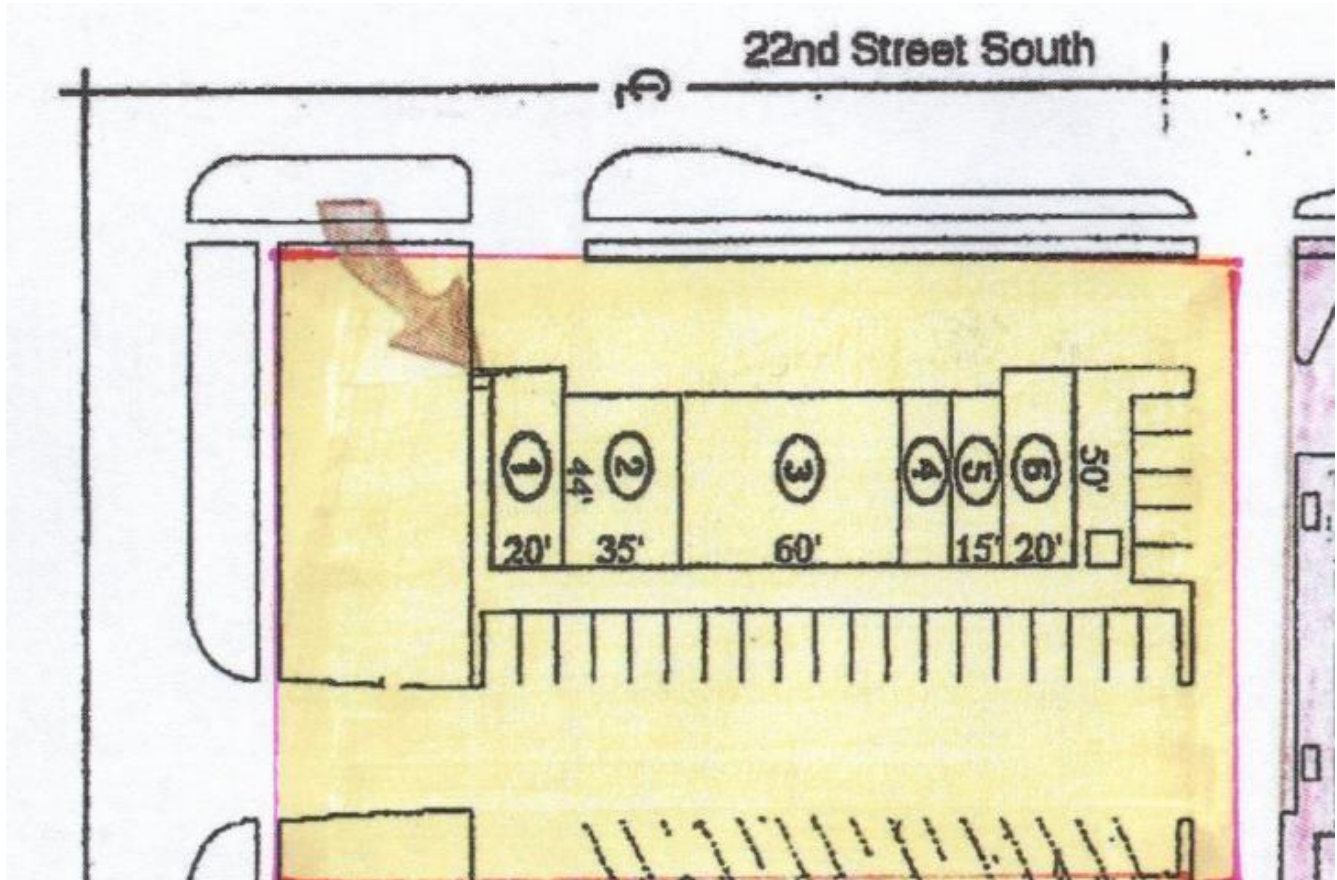
Cross drive and access easements are in place as are utility and storm water easements.

Information provided is believed to be reliable, should be verified if to be relied upon by the reader.

The Bay Village Shopping Center
Pinellas Point Area - 22d Ave



Site Sketch:



Building Data: 9,150 sq. ft. gross; 7,500 sq. ft. heated and cooled

Parking: 37 asphalt paved parking spaces± is approximately 5:1,000 sq. ft.

Taxes: Parcel ID: 11-32-16-05538-001-0010 2019 Assed Value: \$470,000.00
2019 Taxes: \$9,137.18 or \$1.22 per square foot 2019 C.A.M = \$4.00psf

Availabilities:

Unit 2: 35' wide by 44' deep - 1,540 sq. ft. formerly Subway Restaurant. Walk-in Cooler, three bowl sink, Freezer. Two storefronts. Asking Rent is \$14.50psf, Triple Net.

Buildout allowance available for qualified tenants with Five Year Lease Term or more.

For additional information, please contact today:

Joe Jacob or Jim Jacob

Jacob Real Estate Services, Inc.

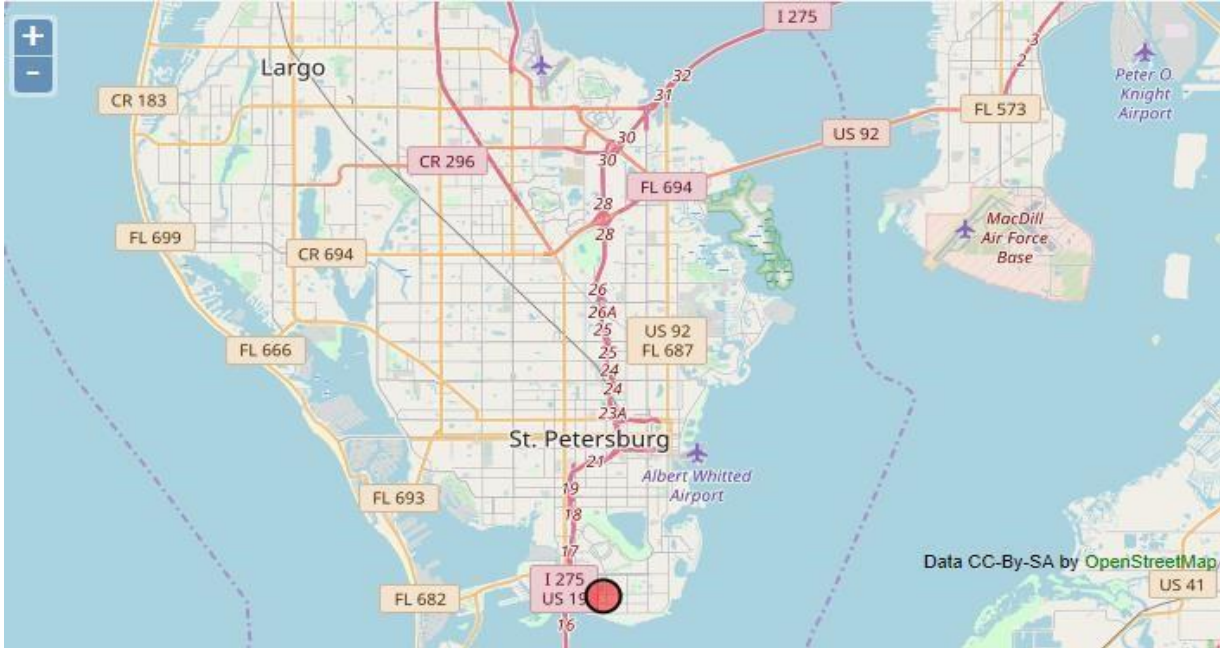
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The Bay Village Shopping Center

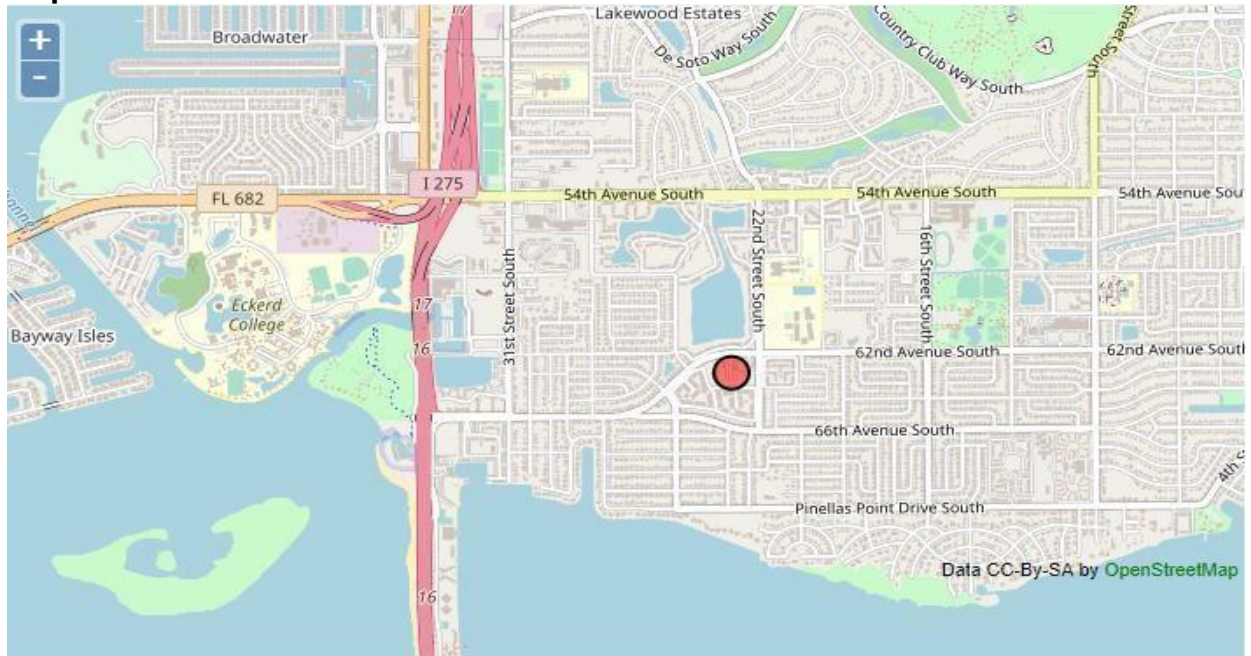
Pinellas Point Area - 22d Ave



Area Map:



Local Map:



On the attached pages is included a CoStar Summary with Demographic Information for the Bay Village Property.

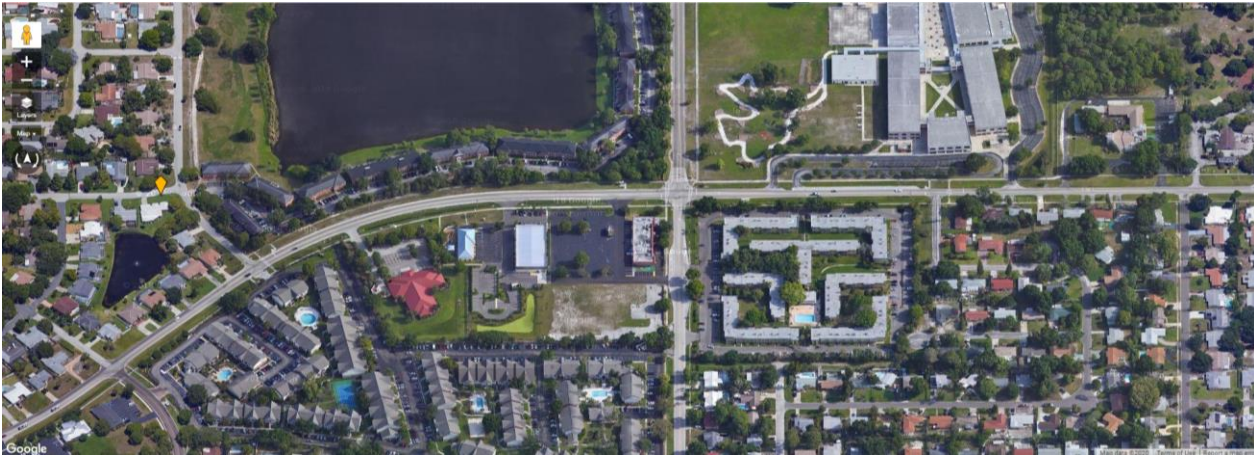
The Bay Village Shopping Center

Pinellas Point Area - 22d Ave



Southwest Corner of 22nd Street at 62nd Ave South

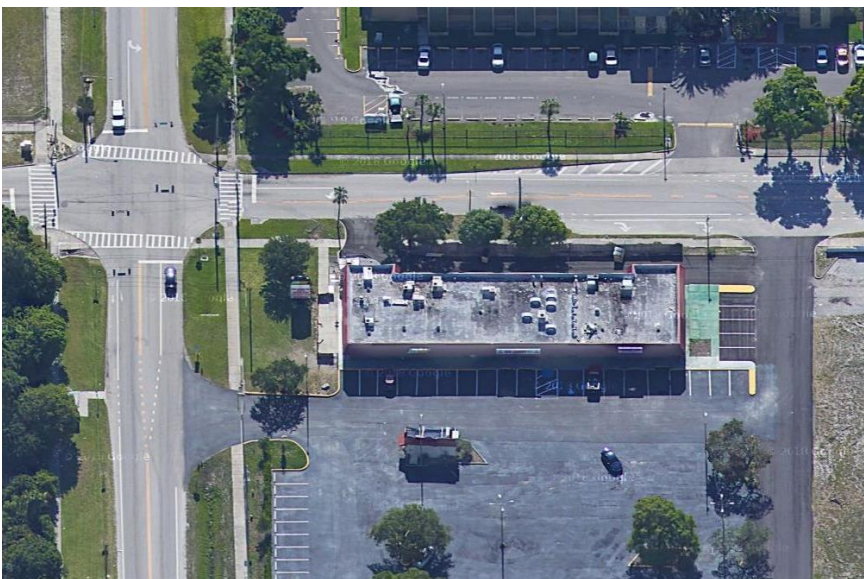
↑ North



↓ Looking to the West



↓ Looking to the East



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The Bay Village Shopping Center

Pinellas Point Area - 22d Ave



2/7/2020

CoStar

2220 62nd Ave S - Bay Village Shopping Center



Bay Village Restaurant - Sou... Saint Petersburg...	7,500 SF GLA	0.95 AC Lot	1969 Built	1,000 - 5,000 Available SF	\$14.50 - 15.00/NNN Asking Retail Rent	\$950K Sale Price	\$127 Price/SF
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Sale

For Sale	\$950,000 (\$126.67/SF)	Status	Active
Sale Type	Investment or Owner User		
Sold Price	\$750,000 (\$100.00/SF)		
Date	Jul 2003		
Financing	Down Payment of \$750,000 (100%)		

Building

Type	2 Star Retail Restaurant (Neighborhood Center)		
Center	Bay Village		
GLA	7,500 SF	Year Built	1969
Stories	1	Tenancy	Multi
Typical Floor	7,500 SF	Owner Occup	No
Construction	Masonry	Elevators	None
Parking	37 free Surface Spaces are available; Ratio of 4.93/1,000 SF		
Frontage	62nd Avenue S (with 2 curb cuts) 22nd Street S		
Taxes	\$1.19/SF (2012)		
Walk Score®	Car-Dependent (36)		
Transit Score®	Some Transit (35)		

Land

Land Acres	0.95 AC	Land SF	41,382 SF
Bldg FAR	0.18		
Zoning	CP, St Petersburg		
Parcel	11-32-16-05538-001-0020		

Tenants

Name	SF Occupied
Infinite Learning Center	4,103 SF
Coint Laundry Usa	2,640 SF
Sunshine Foods	2,320 SF
Subway	1,200 SF

Amenities

Air Conditioning	Pylon Sign
Bus Line	Signalized Intersection

Building Notes

- * Located in the Bay Point area
- * Access to I-275 and the bay
- * Includes undeveloped land- 2.8 acres. Construction Cost = \$1150000. Construction Date is unknown

Public Transportation

Airport	Drive	Distance
Saint Petersburg-Clearwater International Airport	32 min	17.7 mi
Tampa International Airport	36 min	26.4 mi
Sarasota-Bradenton International Airport	44 min	27.6 mi

For Lease

Smallest Space	1,000 SF	Retail Avail	5,000 SF
Max Contiguous	2,500 SF		
# of Spaces	2		
Vacant	5,000 SF		
% Leased	33.3%		
Rent	\$14.50 - 15.00/SF Triple Net		

Space

Floor	SF Available	Use	Rent
P 1st	1,000 - 2,500 SF	Retail	\$15.00/NNN
P 1st	2,500 SF	Retail	\$14.50/NNN

Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Jun 2013	4,103 SF	Retail	\$7.65/NNN	Starting
Jun 2013	2,320 SF	Retail	\$10.53	Starting
Jan 2013	2,640 SF	Retail	\$9.50/NNN	Starting

Shopping Center

Type	Neighborhood Center	Land Area	0.95 AC
GLA	7,500 SF	# of Properties	1
Retail SF Avail	7,500 SF	Year Built/Renov	1969
Avail. Spaces	1	Floors	1
% Leased	33.3%		
Location Score	37.5		

Parking	37 Surface Spaces
Features	Signalized Intersection
Frontage	22nd Street S, 62nd Avenue S
Transit Score®	Some Transit (35)
Walk Score®	Car-Dependent (36)

Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	66.7%	↑ 66.7%
Submarket 1-3 Star	5.9%	↓ -0.5%
Market Overall	4.2%	↓ -0.4%

Market Rent Per SF	Current	YOY Change
Subject Property	\$14.75	-
Submarket 1-3 Star	\$18.63	↑ 1.1%
Market Overall	\$18.81	↑ 1.3%

Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased SF	433,854	↓ 4.4%
Months on Market	10.3	↑ 2.9 mo

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$214.6	\$122.4
12 Mo. Price Per SF	\$193	\$180

Property Contacts

True Owner	Bay Area Land Corp.
Recorded Owner	Bay Area Land Corp.
Architect	Mudano Assoc. Architects, Inc.
Primary Leasing	Jacob Real Estate Services
Sale Broker	Jacob Real Estate Services

The Bay Village Shopping Center

Pinellas Point Area - 22d Ave



2/7/2020

CoStar

Location

2nd Address	2200 62nd Ave S
Zip	33712
Submarket	South Pinellas
Submarket Cluster	Pinellas
Market	Tampa/St Petersburg
County	Pinellas
State	Florida
CBSA	Tampa-St. Petersburg-Clearwater, FL
DMA	Tampa-St Petersburg (Sarasota), FL
Map (Page)	Trakker 46 L32

Demographics

	1 Mi	3 Mi	15 Min. Drive
Population	12,340	53,580	240,544
Households	5,558	22,702	106,178
Average Age	42	45	45
Median HH Income	\$48,571	\$49,180	\$49,744
Daytime Employees	1,702	9,694	115,766
Population Growth '20 - '25	↑ 3.63%	↑ 4.83%	↑ 4.62%
Household Growth '20 - '25	↑ 3.35%	↑ 4.89%	↑ 4.47%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
66th Ave S	28th St S E	8,802	2018	0.34 mi
31st St S	58th Ave S S	12,021	2018	0.57 mi
66th Ave S	31st St S E	11,728	2018	0.59 mi
54th Ave S	20th Way S E	14,844	2018	0.67 mi
54th Ave S	31st St S E	18,152	2018	0.72 mi

Made with TrafficMetrix® Products

Documents

For Sale

For Sale, Bay Village Center, Storefront Retail

Property

CoStar Summary 2200 62d Ave South Strip Center

Assessment

2018 Assessment

Improvements	\$44,625	\$5.95/SF	
Land	\$507,378	\$12.26/SF	
Total Value	\$552,003	\$13.34/SF	74% of last sale

Property ID: 88677

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