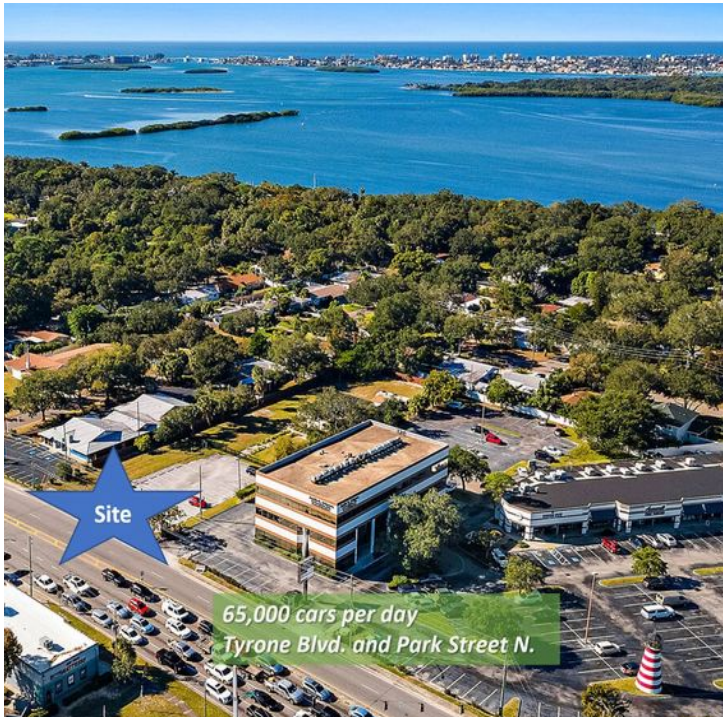


LAND & BUILDING FOR SALE - DEVELOPMENT SITE



4010 Park St N, Saint Petersburg, FL 33709



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
BUILDING SF:	2,100 Sq.Ft.
LOT SIZE:	1.066 Acres
ZONING:	CG (~0.6 ac) on the east side and RL (~0.46 ac) on the west side
MARKET:	Tampa Bay
SUBMARKET:	St. Petersburg
TRAFFIC COUNT:	39,500 to 65,000

PROPERTY OVERVIEW

This property benefits from having nearly 120 feet of frontage on Park Street and can accommodate a number of uses including but not limited to: general office, medical office, restaurant with drive-thru, bank with drive-thru, urgent care, daycare center, pre-school, multifamily apartments, townhomes.

Located just south of Tyrone Blvd on Park Street N, the 2,000sf of existing building improvements are buffered by the property's huge parking field (30 spaces + overflow). Perfect for end-users such as Plumbing Contractor, HVAC Contractor, Pool Service, vehicle, fleet storage. The property is ideal for hosting beautiful outdoor events and the existing building would easily accommodate a catering kitchen or off-site commissary for your restaurant.

Sitting adjacent to Lighthouse Point mixed-use retail and office center, the property benefits from over 65,000 cars per day. Just 5 minutes from Tyrone Square Mall, 15 minutes to Downtown Saint Petersburg, and 10 minutes to Madeira Beach.

PROPERTY HIGHLIGHTS

- 120' of Frontage on Park Street N.
- Just south of Tyrone Blvd. 65,000 + cars per day.
- Existing masonry concrete building.
- Site can accommodate multifamily or townhome development.

KW COMMERCIAL
360 Central Ave. #600
St. Petersburg, FL 33701

JAKE WOLLMAN
CRE Advisor
O: 727.280.5592
C: 239.272.7006
jwollman@kwcommercial.com
FL #SL3237174

Outside Broker Address: 3502 Henderson Blvd #300, Tampa, FL 33609

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JONATHAN HECHT
Commercial Sales Agent
O: 727.656.5616
jonathanhecht@kwcommercial.com

JON WITTNER
Director
O: 813.610.9777
wittner@kwcommercial.com

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RETAIL OR MULTIFAMILY DEVELOPMENT POTENTIAL



4010 Park St N, Saint Petersburg, FL 33709

Property Address: 4010 Park St N, Saint Petersburg, FL 33709

Property Type: Land

Lot Size: 1.07 AC

Zoning: CG (~0.6 ac) on the east side and RL (~0.46 ac) on the west side

Rail Access: N/A

Cross Streets: Park St N. & Alt. 19/Tyrone Blvd

DEVELOPMENT OVERVIEW

Residential Development Potential: The property is zoned partially Commercial General, CG (~0.6 acres on the east side) and partially Residential, R-1 (~0.46 acres on the west side).

The total max intensity for residential is currently 24 units per acre. Under the current zoning, the total residential potential would be 17 units. 14.4 units from the CG (0.6 x 24/acre) & 2.3 units from the R-1 (0.46 x 5/acres) for a total of 16.7 or 17 units. A transfer of the 2.3 units from the Residential Zoned portion into the Commercial General portion is possible so long as there is room for 17 total units within the CG portion. The remaining residential land may be used for stormwater / retention.

If rezoned to make the entire property CG/C-2, the max units would be $1.06 \times 24 = 25$. Under the current zoning, it is possible to develop a mixed use project with both residential and retail. To calculate the intensity for the retail development you would need to deduct the residential square footage. For example, the site could accommodate 15 townhomes and 10,421sf of additional retail space.

$CG = 24 \text{ units per acre. } 43,560/24 = 1,815 \text{ sf per unit. } 1,815 \times 15 \text{ units} = 27,225 \text{ sf or } 0.625 \text{ acre.}$ The remaining 0.435 acre ($1.06 - 0.625$ devoted to density) could be used to calculate intensity for the retail. $0.435(43,569) \times 0.55 \text{ FAR} = 18,948 \times 0.55 = 10,421 \text{ sf retail space.}$

****All zoning and development regulations should be independently verified.****

LOCATION OVERVIEW

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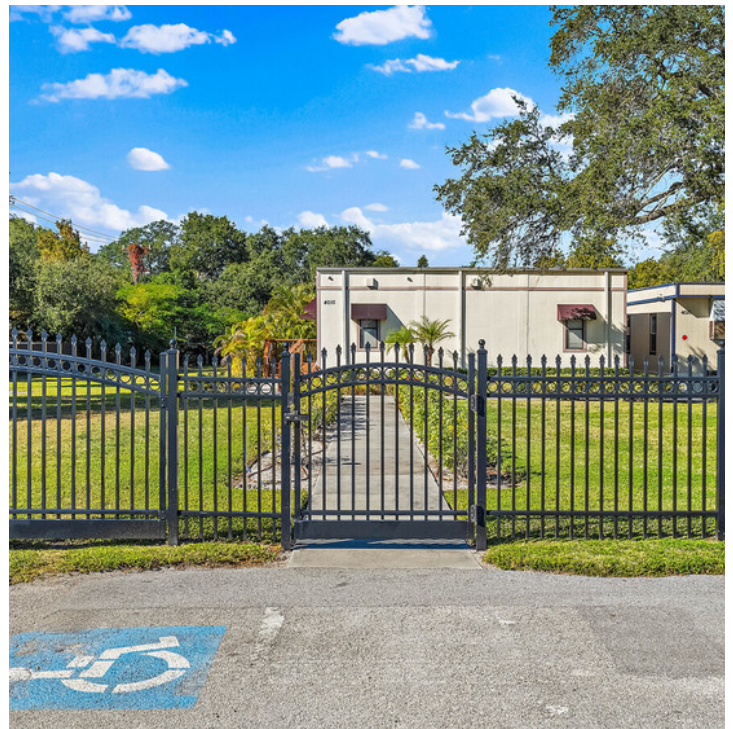
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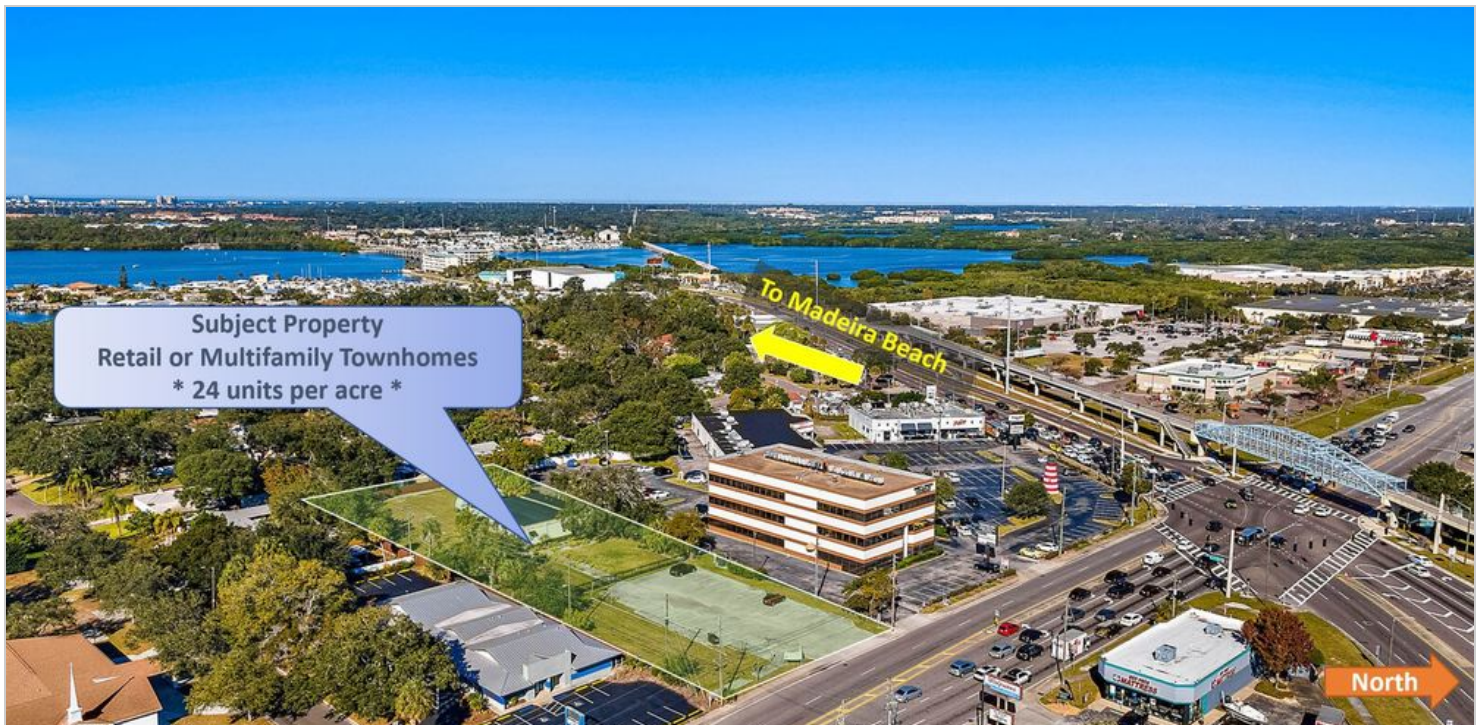
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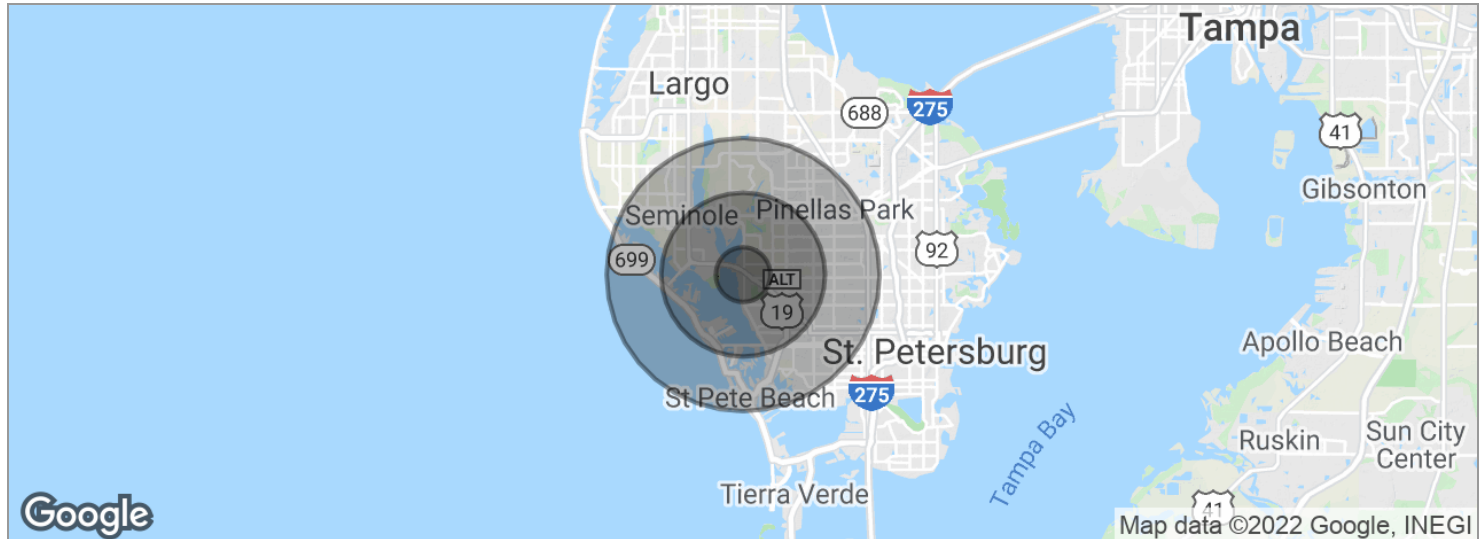
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,412	79,576	218,870
Median age	51.1	47.4	45.7
Median age (male)	49.9	45.7	44.0
Median age (Female)	51.7	48.6	47.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,707	35,691	96,604
# of persons per HH	2.0	2.2	2.3
Average HH income	\$49,897	\$57,290	\$57,961
Average house value	\$113,056	\$220,711	\$226,854

* Demographic data derived from 2010 US Census

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