

OFFICE FOR SALE

WEST PINELLAS FREE STANDING OFFICE BUILDING

5666 Seminole Blvd, Seminole, FL 33772



PROPERTY DESCRIPTION

Great Seminole/West Side free standing office building sitting on 1.33 acres. Property benefits from having over 40 parking spaces as well as an interior courtyard lush with Florida native plants. Dual access from of Seminole Blvd. and 57th Avenue N. Prominent signage facing north and south bound Seminole Blvd.

Excellent investor or owner-user opportunity. The available anchor space is currently home to a KW real estate office and has been recently renovated. The anchor space includes a large training room, multiple conference and meeting spaces as well as large updated perimeter offices.

Surrounding the courtyard are a number of privately accessible tenant spaces. An owner user will enjoy immediate income from the existing leases.

PROPERTY HIGHLIGHTS

- Updated Restrooms throughout. Break-out and small conference room space. Two large training rooms or functional collaborative offices.
- Huge amount of parking for office. Medical-office potential. Anchor space available. Benefit from existing rental INCOME while growing your business.

OFFERING SUMMARY

Sale Price:	\$3,200,000
Lot Size:	1.33 Acres
Building Size:	16,462 SF

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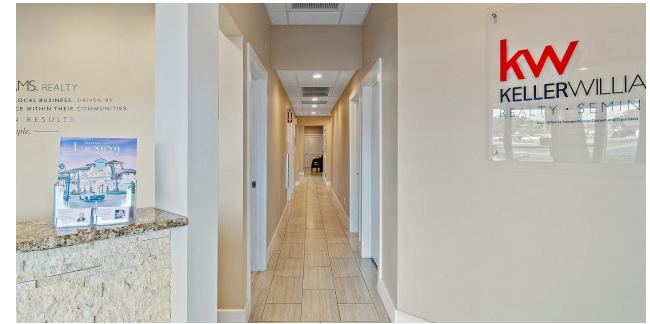
KW COMMERCIAL
360 Central Ave. #600
St Petersburg, FL 360 Central Ave. #600

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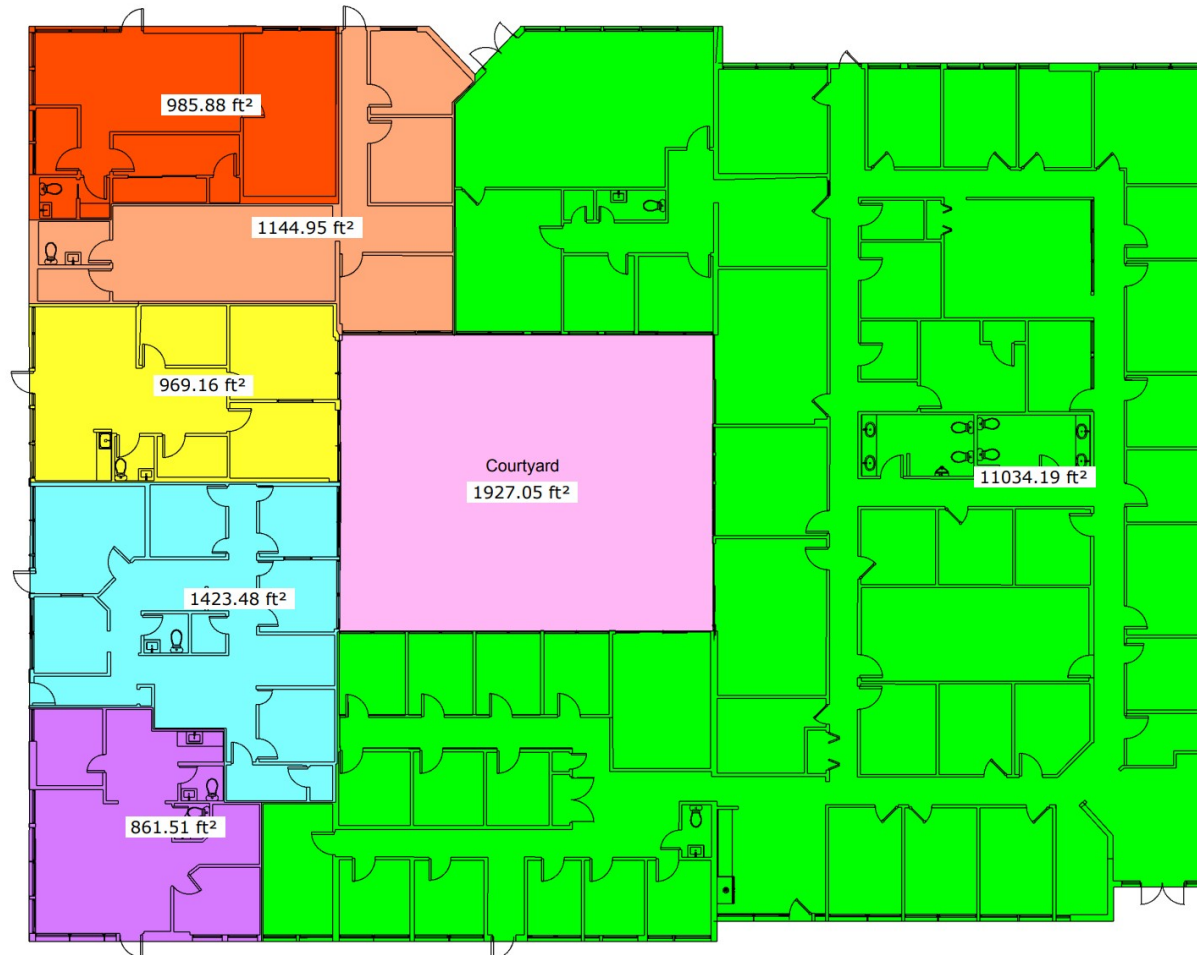
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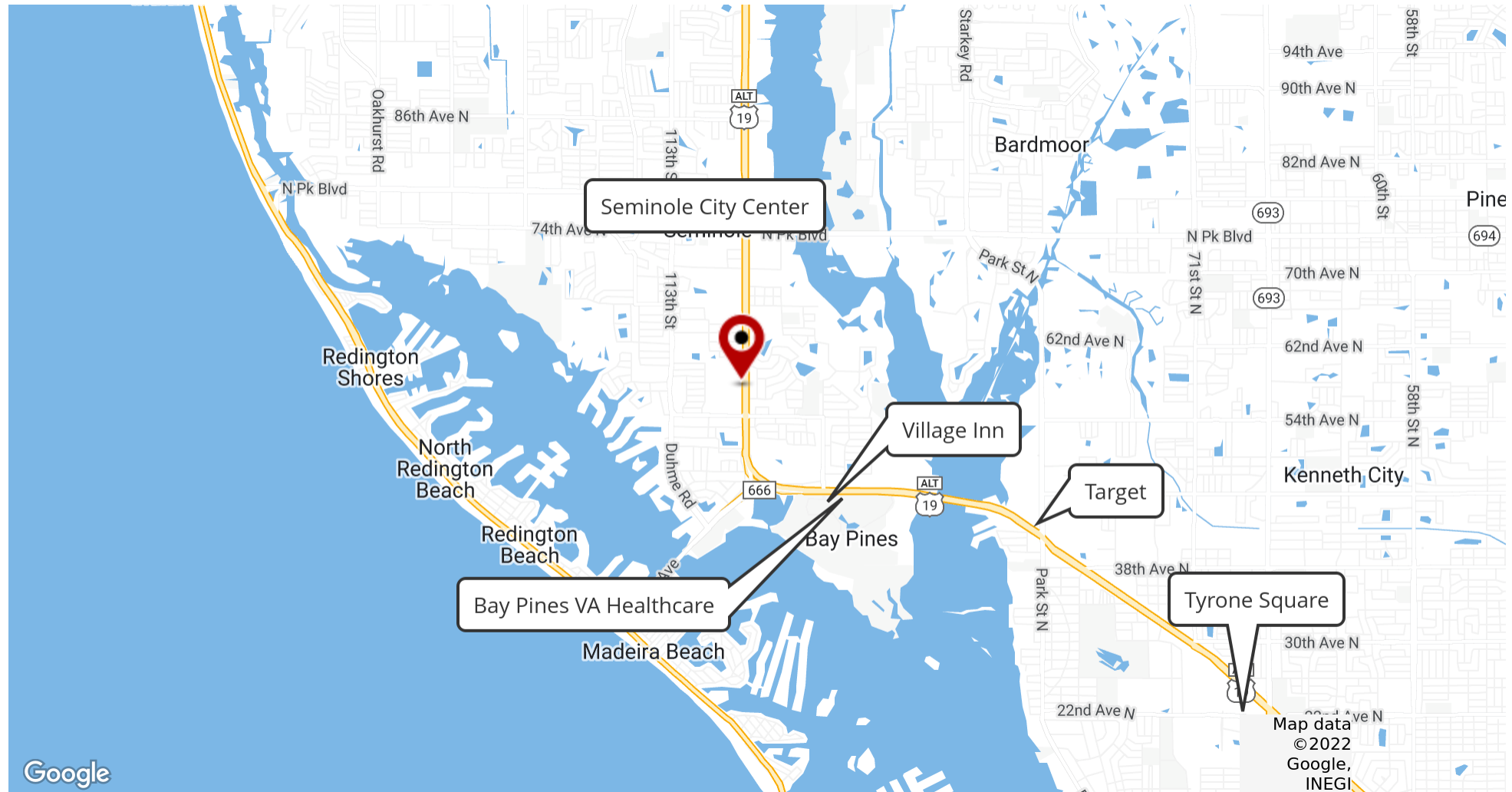
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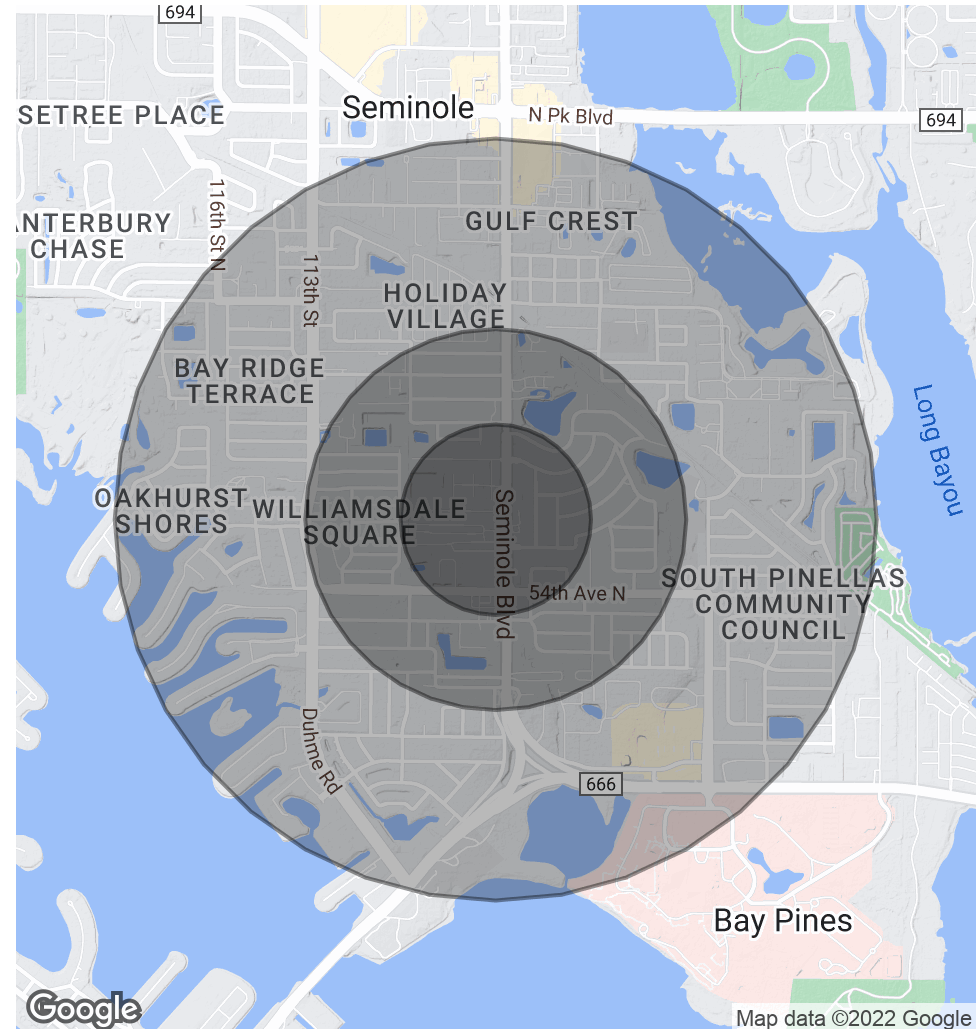
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,055	3,681	9,234
Average Age	50.0	49.1	50.3
Average Age (Male)	43.4	43.4	47.6
Average Age (Female)	52.7	51.2	51.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	443	1,647	5,156
# of Persons per HH	2.4	2.2	1.8
Average HH Income	\$72,792	\$67,168	\$60,388
Average House Value	\$922,085	\$536,082	\$283,834

* Demographic data derived from 2020 ACS - US Census



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