

LEASE

1401 49th St S

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Gulfport, FL 33707

PRESENTED BY:

SID BHATT, CCIM, SIOR

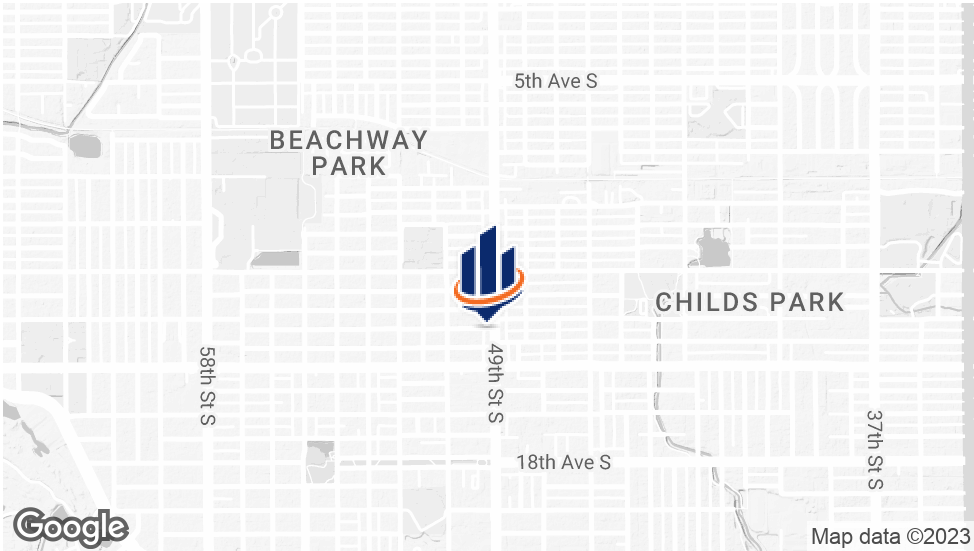
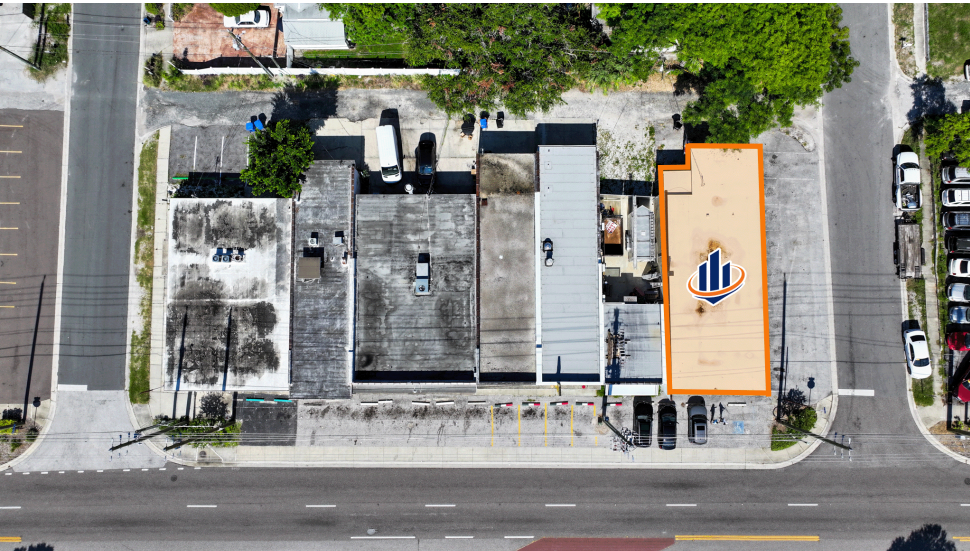
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	1,965 SF
AVAILABLE SF:	
LOT SIZE:	200,376,000 SF
YEAR BUILT:	1957
ZONING:	CG
MARKET:	St. Petersburg
SUBMARKET:	Gulfport

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PROPERTY OVERVIEW

Situated on the corner of 49th St S and 14th Ave S, this End Cap unit for lease is located in a high traffic area of Gulfport, FL, boasting excellent visibility, ample parking, and accessibility in the busy retail district.

Offering 1,965 SF of open floor plan, this rare retail/medical End Cap space opportunity is ready for your own concept, great for a beauty parlor, medical office, or retail store. The unit also features large picture windows, parking out front on 49th St, and to the side on 14th Ave S.

PROPERTY HIGHLIGHTS

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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SVN | COMMERCIAL ADVISORY GROUP 4

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LOCATION MAP



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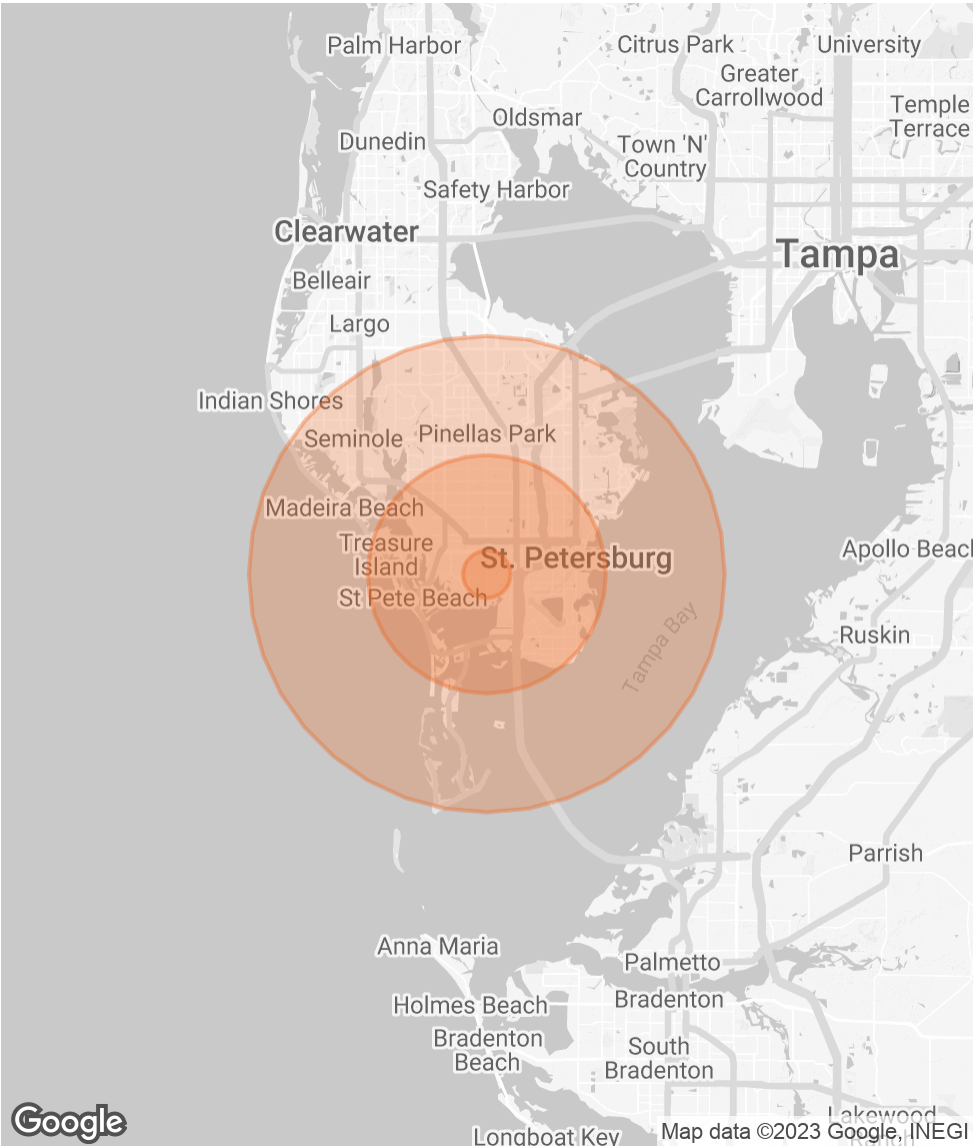
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	14,776	250,615	483,334
AVERAGE AGE	39.8	46.0	46.1
AVERAGE AGE (MALE)	37.8	45.3	45.0
AVERAGE AGE (FEMALE)	44.9	47.0	47.3

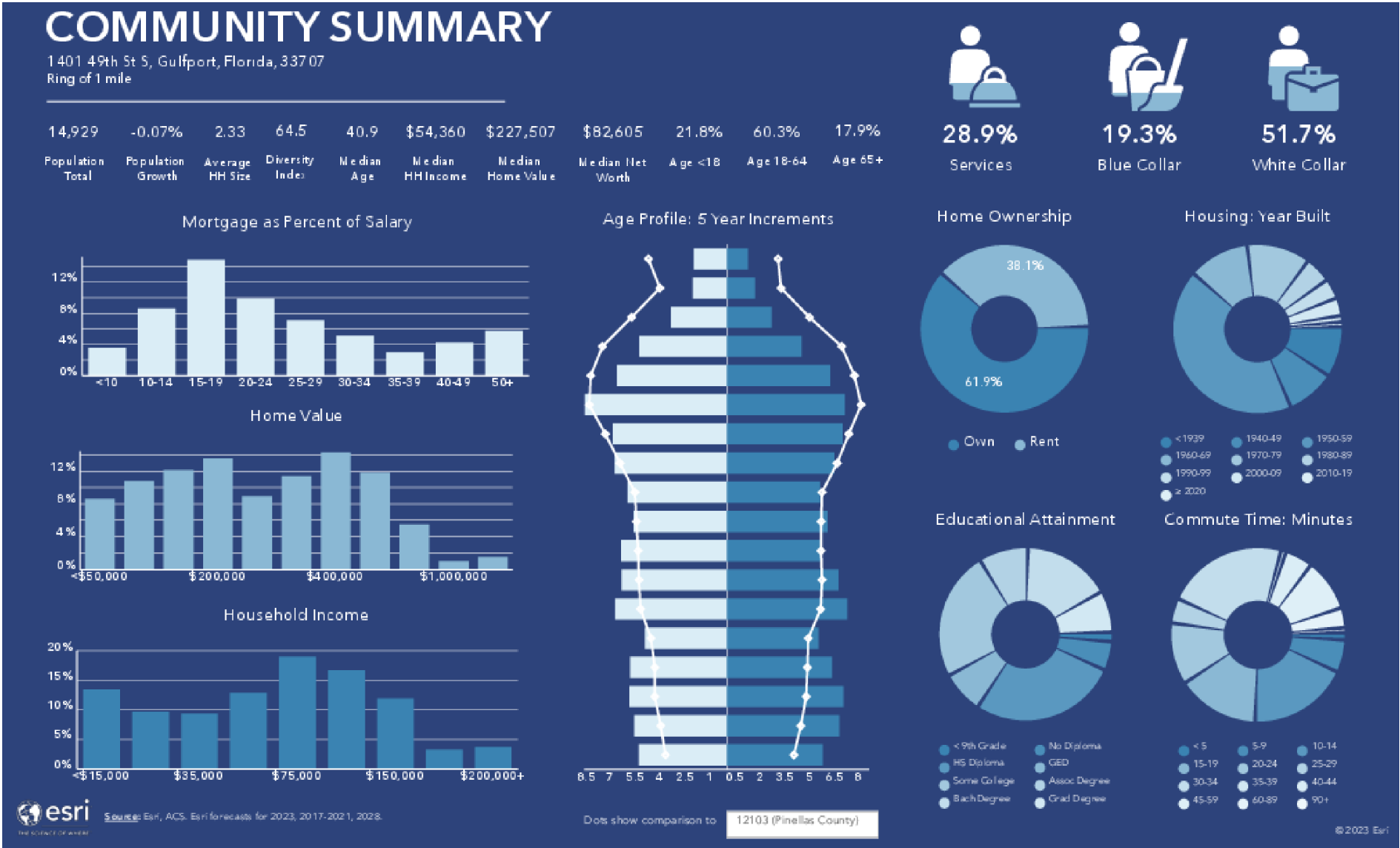
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	7,299	139,644	261,668
# OF PERSONS PER HH	2.0	1.8	1.8
AVERAGE HH INCOME	\$43,578	\$60,323	\$64,787
AVERAGE HOUSE VALUE	\$152,608	\$253,436	\$247,879

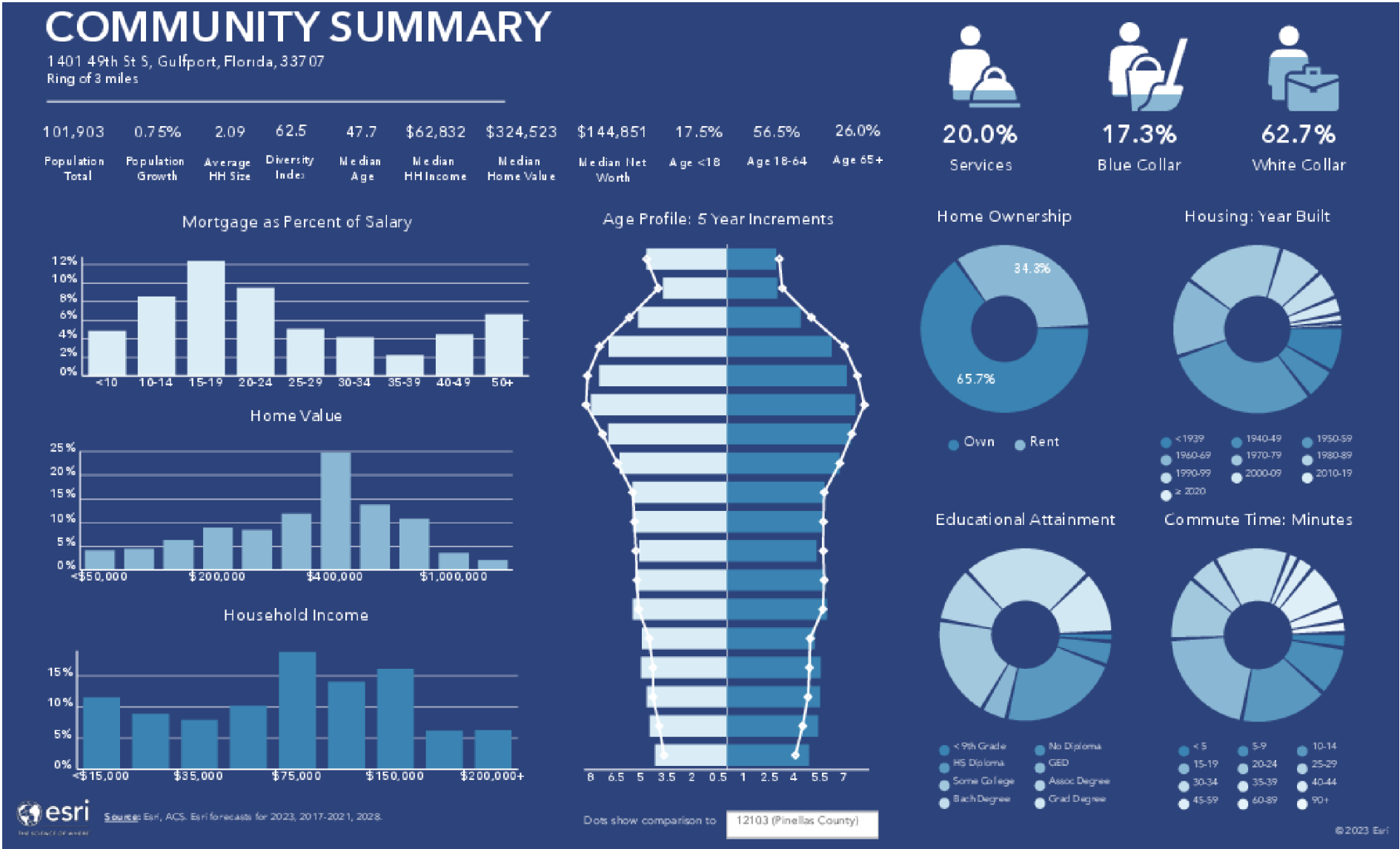
* Demographic data derived from 2020 ACS - US Census



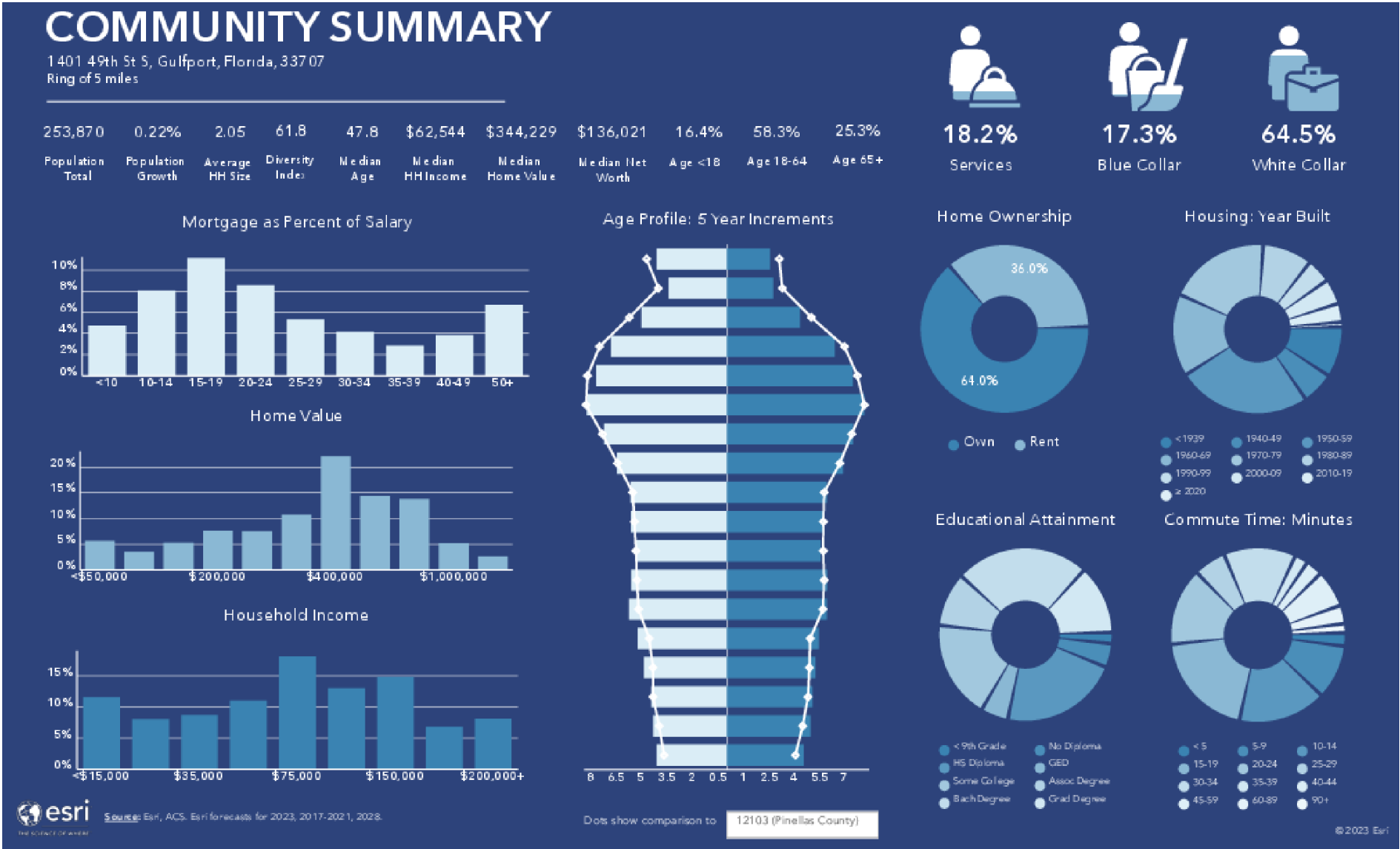
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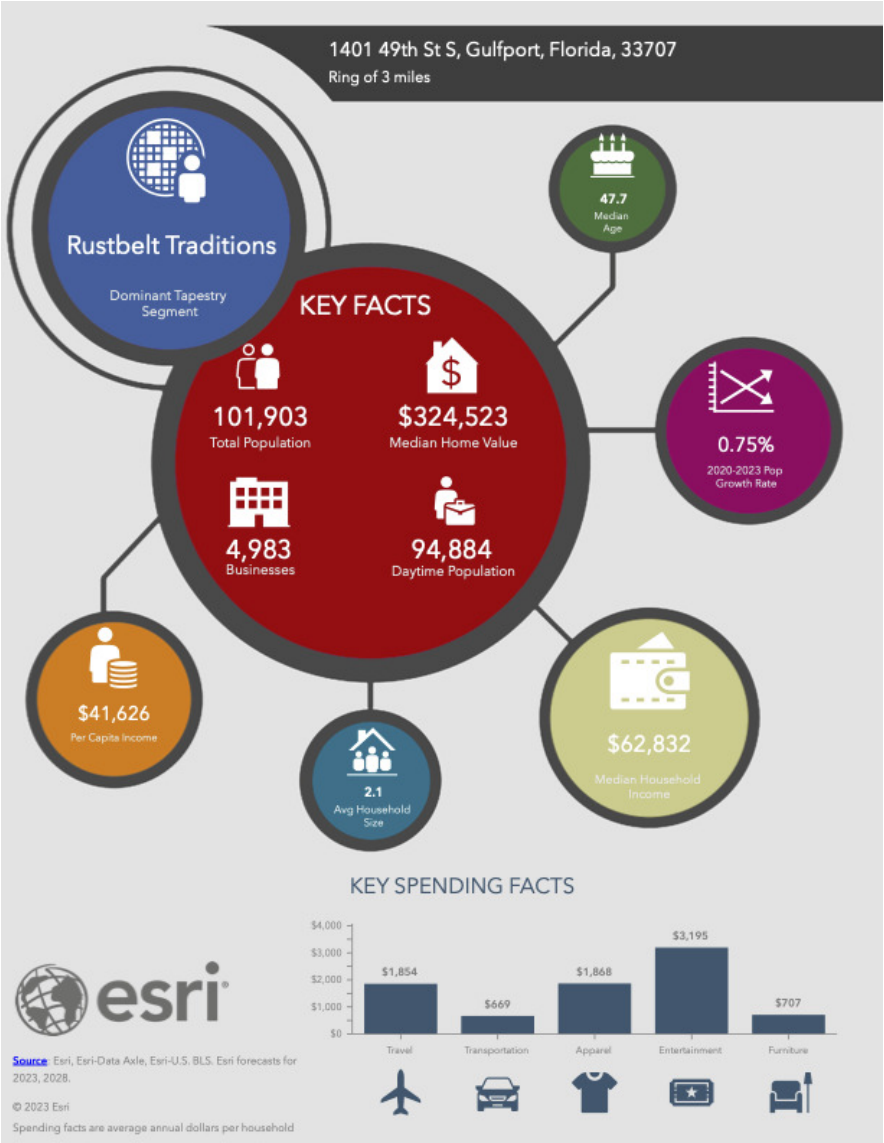
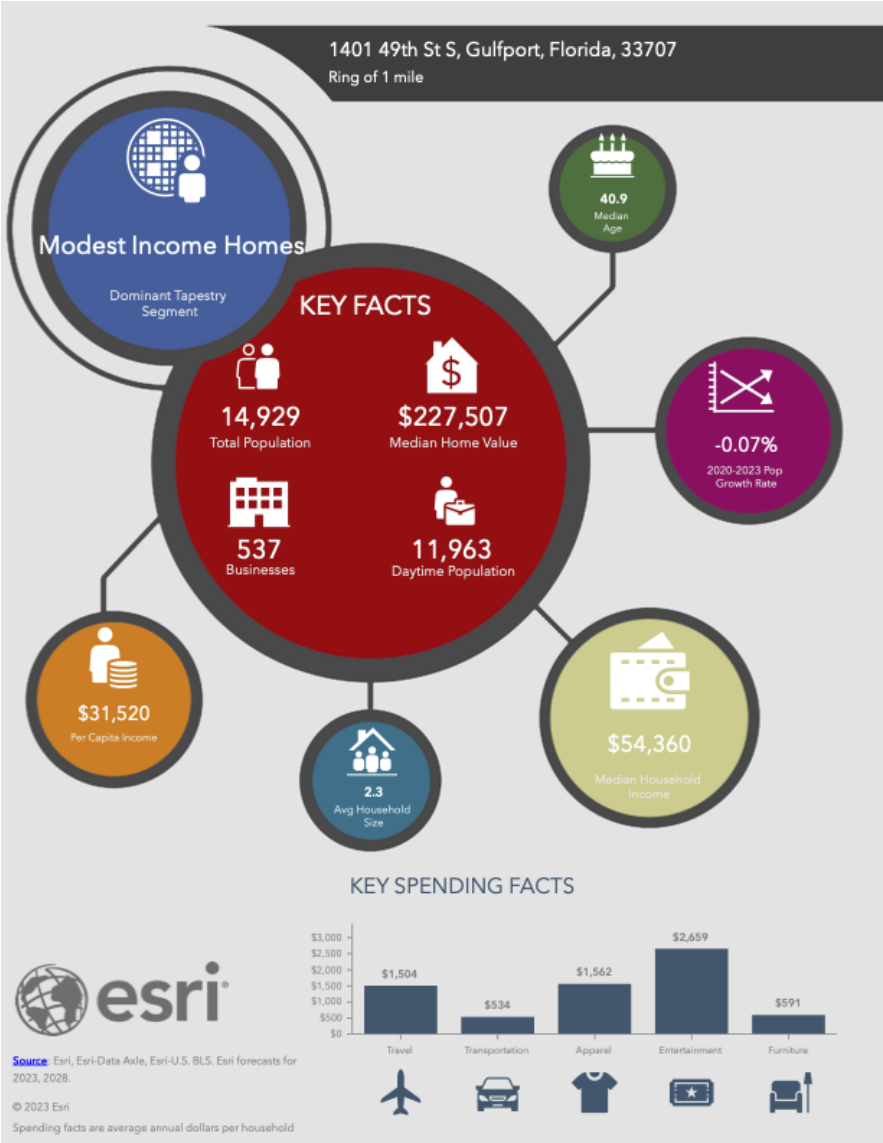


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EXECUTIVE SUMMARY



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GULFPORT SPENDING (1 MILE)

195

2023 Shopped at Family Dollar Store/3 Mo: Index
Which is more than 80% of all ZIP Codes

83

2023 Shopped at Tractor Supply Hardware Store/12 Mo: Index
Which is less than 80% of all ZIP Codes

137

2023 Ordered TV Online/6 Mo: Index
Which is more than 80% of all ZIP Codes

195

2023 Bought Gift/Prepaid Card: MasterCard/6 Mo: Index
Which is more than 80% of all ZIP Codes

Disposable Income for this Area



\$59,241 ↓

Average Disposable Income is \$15,992 lower than Florida, which has a value of \$75,233

An Interesting Facts infographic reveals information about your site that makes it distinctive compared to other areas using statistical comparisons. [Learn more...](#)

Source: [Esri](#)

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GULFPORT SPENDING (3 MILE)

82

2023 Shopped at Tractor Supply Hardware Store/12 Mo: Index
Which is less than 80% of all ZIP Codes

105

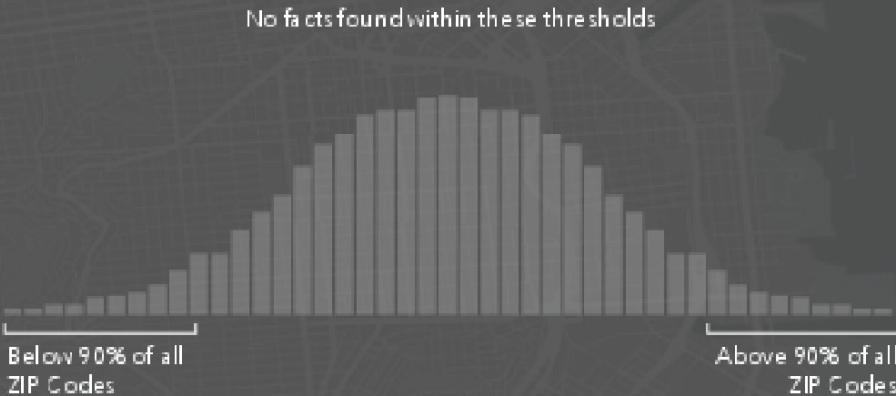
2023 Shopped at Walgreens Drug Store/6 Mo: Index
Which is more than 80% of all ZIP Codes

79

2023 Ordered Fishing/Camping Equip Online/6 Mo: Index
Which is less than 80% of all ZIP Codes

91

2023 Shopped at Harbor Freight Hardware Store/12 Mo: Index
Which is less than 80% of all ZIP Codes



Disposable Income for this Area



\$70,553 ↓

Average Disposable Income is \$4,680 lower than Florida, which has a value of \$75,233

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GULFPORT SPENDING (5 MILES)

103

2023 Shopped at Walgreens Drug Store/6 Mo: Index
Which is more than 80% of all ZIP Codes

85

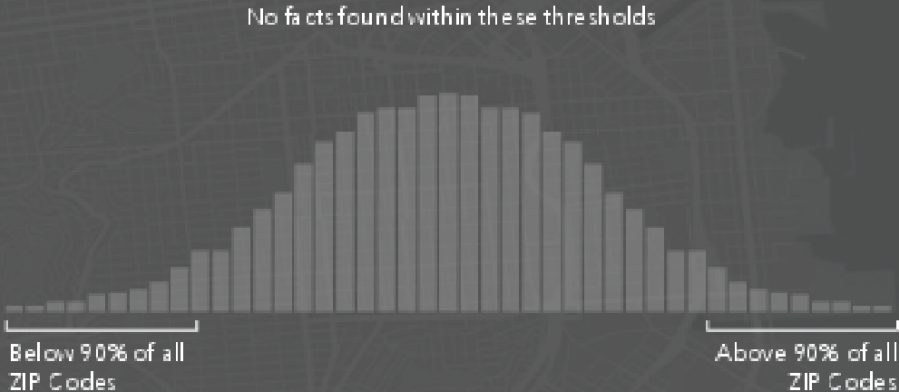
2023 Ordered Fishing/Camping Equip Online/6 Mo: Index
Which is less than 80% of all ZIP Codes

109

2023 Shopped at Burlington Store/3 Mo: Index
Which is more than 80% of all ZIP Codes

95

2023 Shopped at Harbor Freight Hardware Store/12 Mo: Index
Which is less than 80% of all ZIP Codes



Disposable Income for this Area

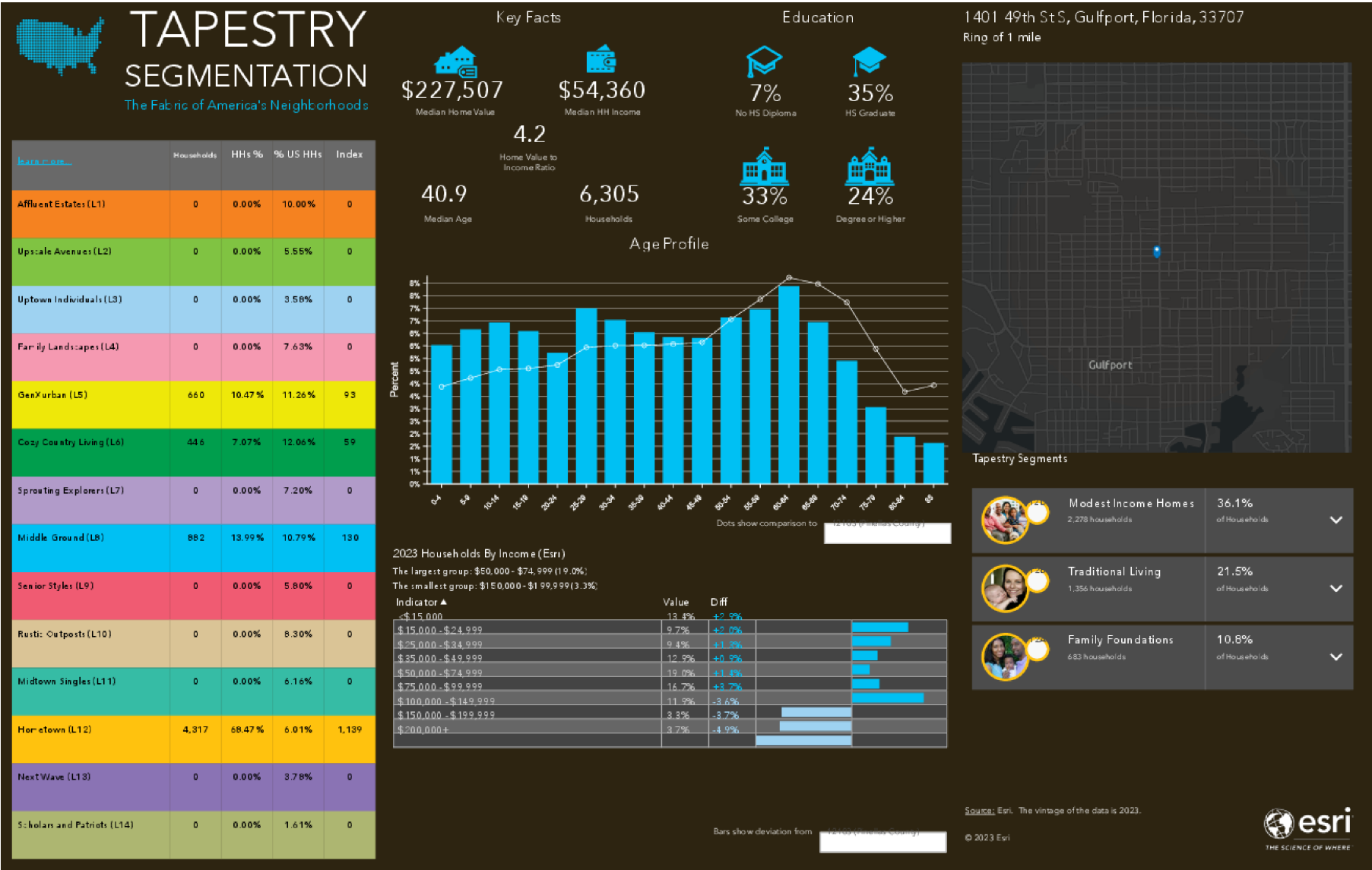


\$73,453 ↓

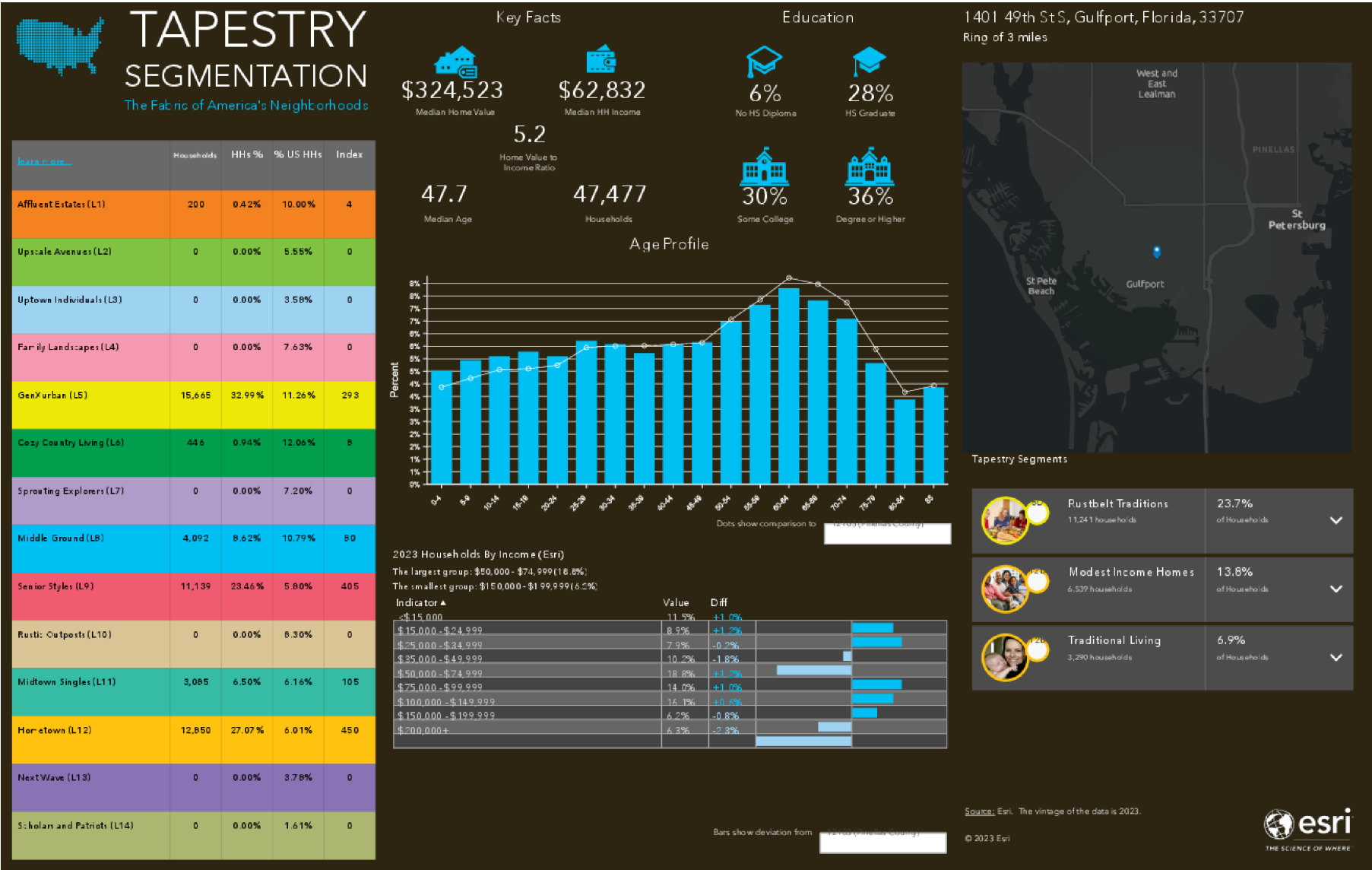
Average Disposable Income is \$1,780 lower than Florida, which has a value of \$75,233

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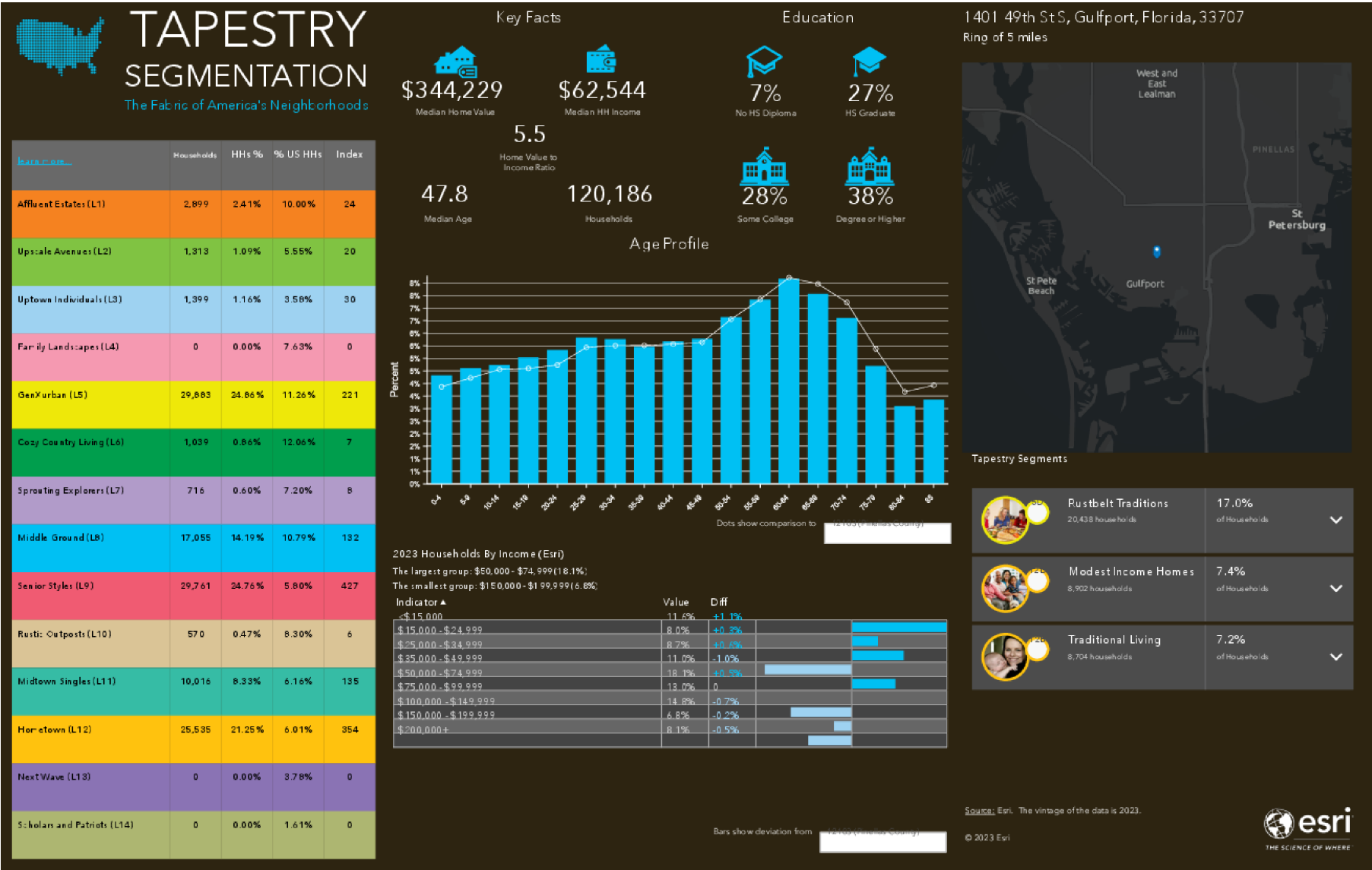
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