

**FOR LEASE**

# Gulfport Retail Or Medical Office Opportunity

**1401 49TH ST S**

Gulfport, FL 33707

**PRESENTED BY:**

**SID BHATT, CCIM, SIOR**

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C: 704.930.8179

sid.bhatt@svn.com





Gulfport Beach

St Pete Beach



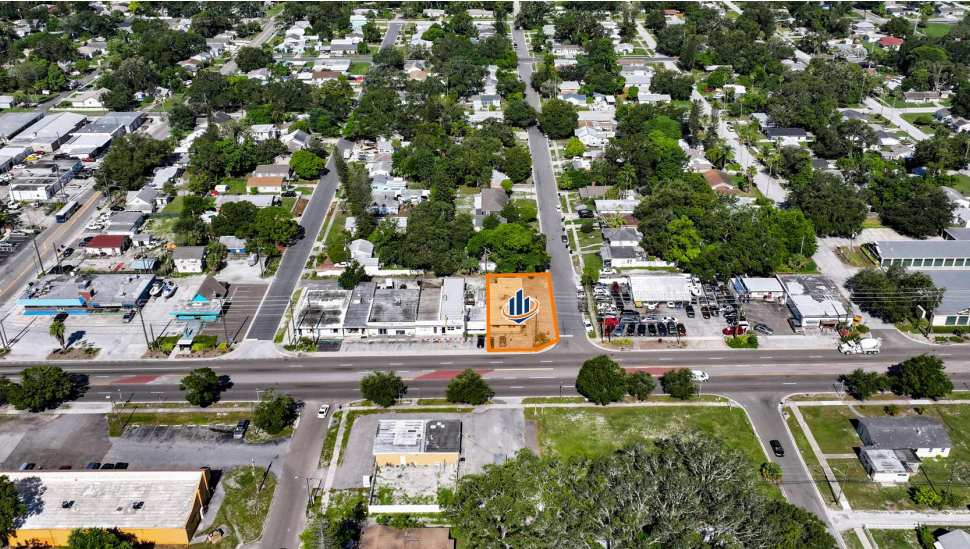
DOLLAR  
GENERAL

Walgreens  
DUNKIN'





PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	1,965 SF
LOT SIZE:	4,600 SF
YEAR BUILT:	1957
ZONING:	CG
MARKET:	St. Petersburg
APN:	28-31-16-38160-000-0710

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

- 5 year term preferred
- High traffic area on 49th Street
- 3 miles from I-275
- Building adjacent to Used Car Dealership and across from Family Dollar

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## ADDITIONAL PHOTOS



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## LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES0.5 MILES1 MILE

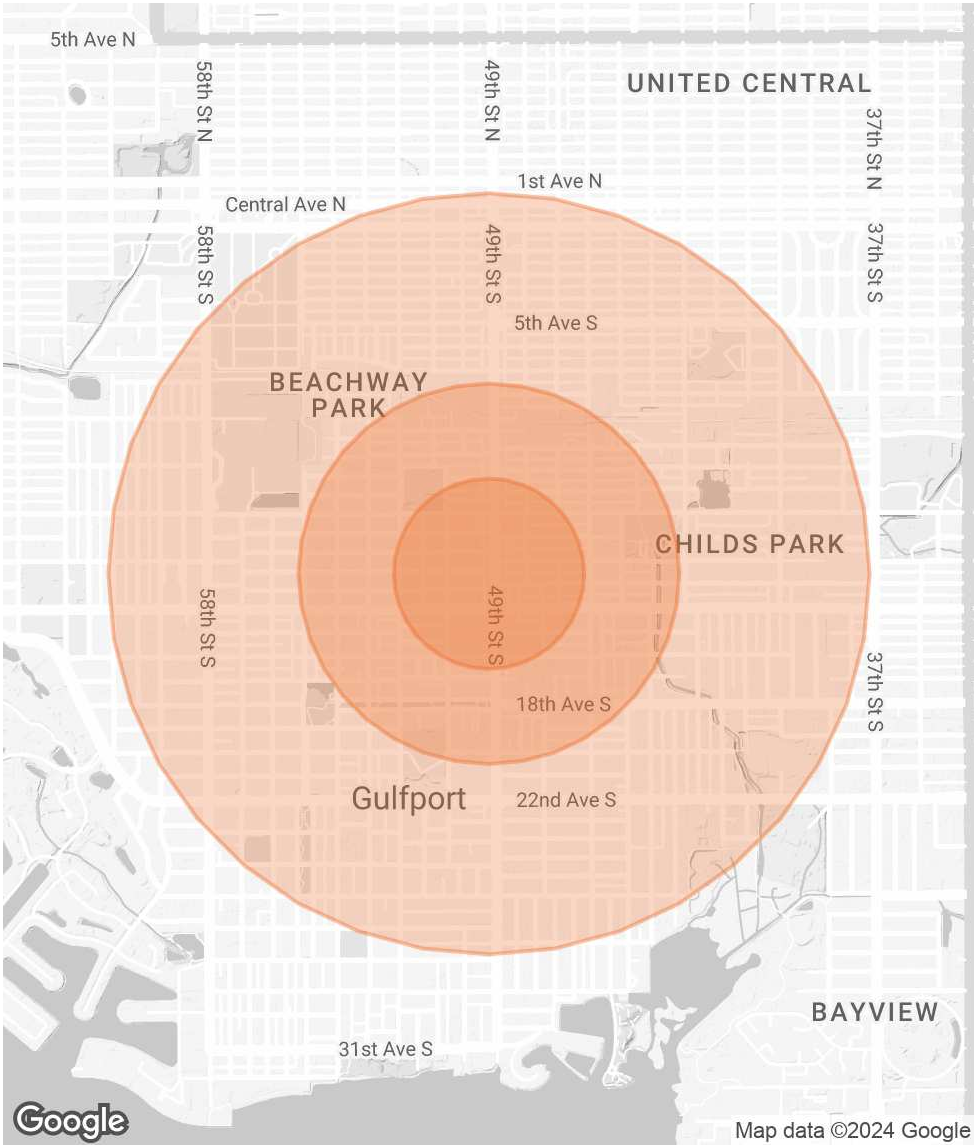
TOTAL POPULATION	1,094	4,467	14,776
AVERAGE AGE	43.1	38.2	39.8
AVERAGE AGE (MALE)	40.9	35.4	37.8
AVERAGE AGE (FEMALE)	50.0	46.7	44.9

HOUSEHOLDS & INCOME

0.25 MILES0.5 MILES1 MILE

TOTAL HOUSEHOLDS	566	2,168	7,299
# OF PERSONS PER HH	1.9	2.1	2.0
AVERAGE HH INCOME	\$40,740	\$40,673	\$43,578
AVERAGE HOUSE VALUE	\$119,738	\$122,148	\$152,608

2020 American Community Survey (ACS)



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# COMMUNITY SUMMARY

1401 49th St S, Gulfport, Florida, 33707  
Ring of 1 mile

14,929	-0.07%	2.33	64.5	40.9	\$54,360	\$227,507	\$82,605	21.8%	60.3%	17.9%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



28.9%  
Services

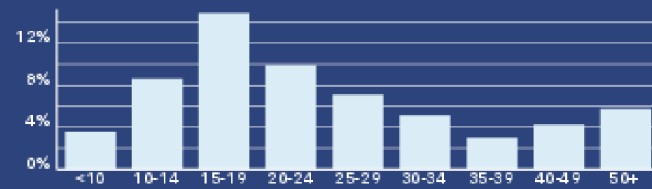


19.3%  
Blue Collar

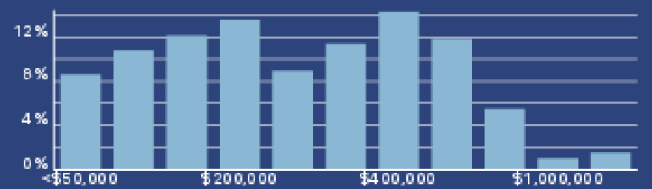


51.7%  
White Collar

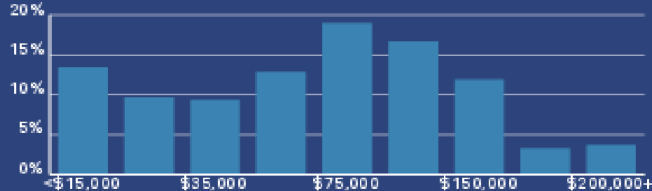
Mortgage as Percent of Salary



Home Value



Household Income

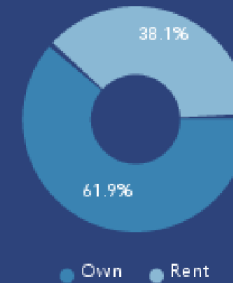


Age Profile: 5 Year Increments



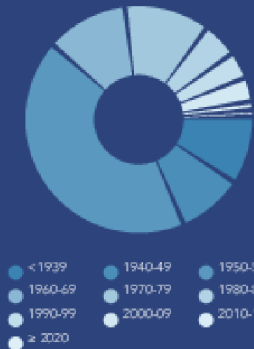
Dots show comparison to 12103 (Pinellas County)

Home Ownership

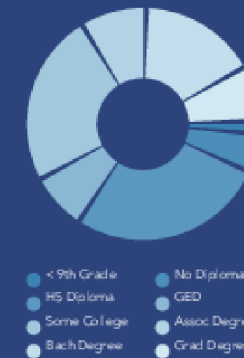


Own Rent

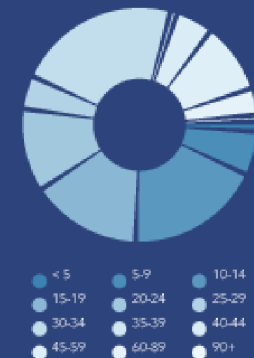
Housing: Year Built



Educational Attainment



Commute Time: Minutes



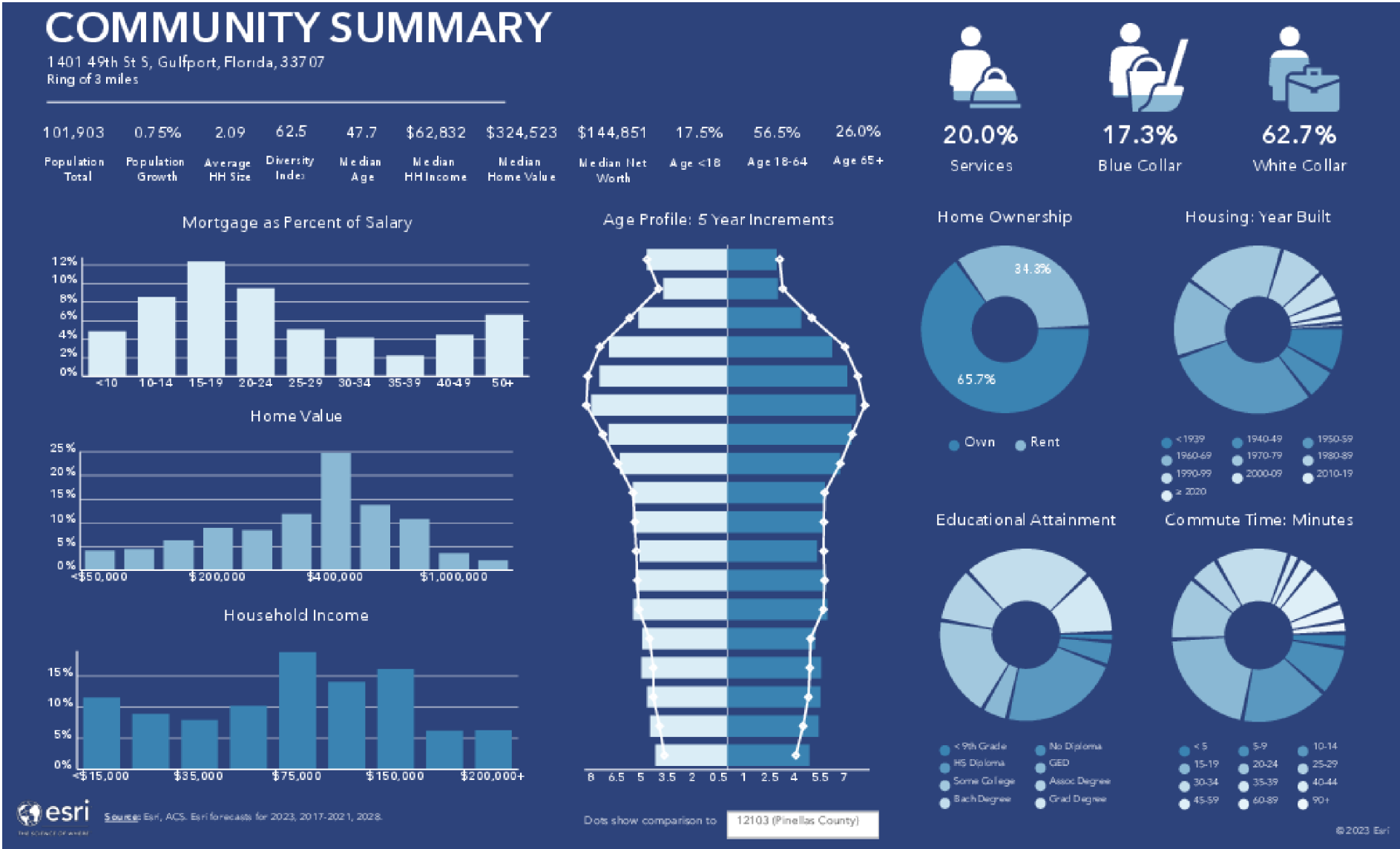
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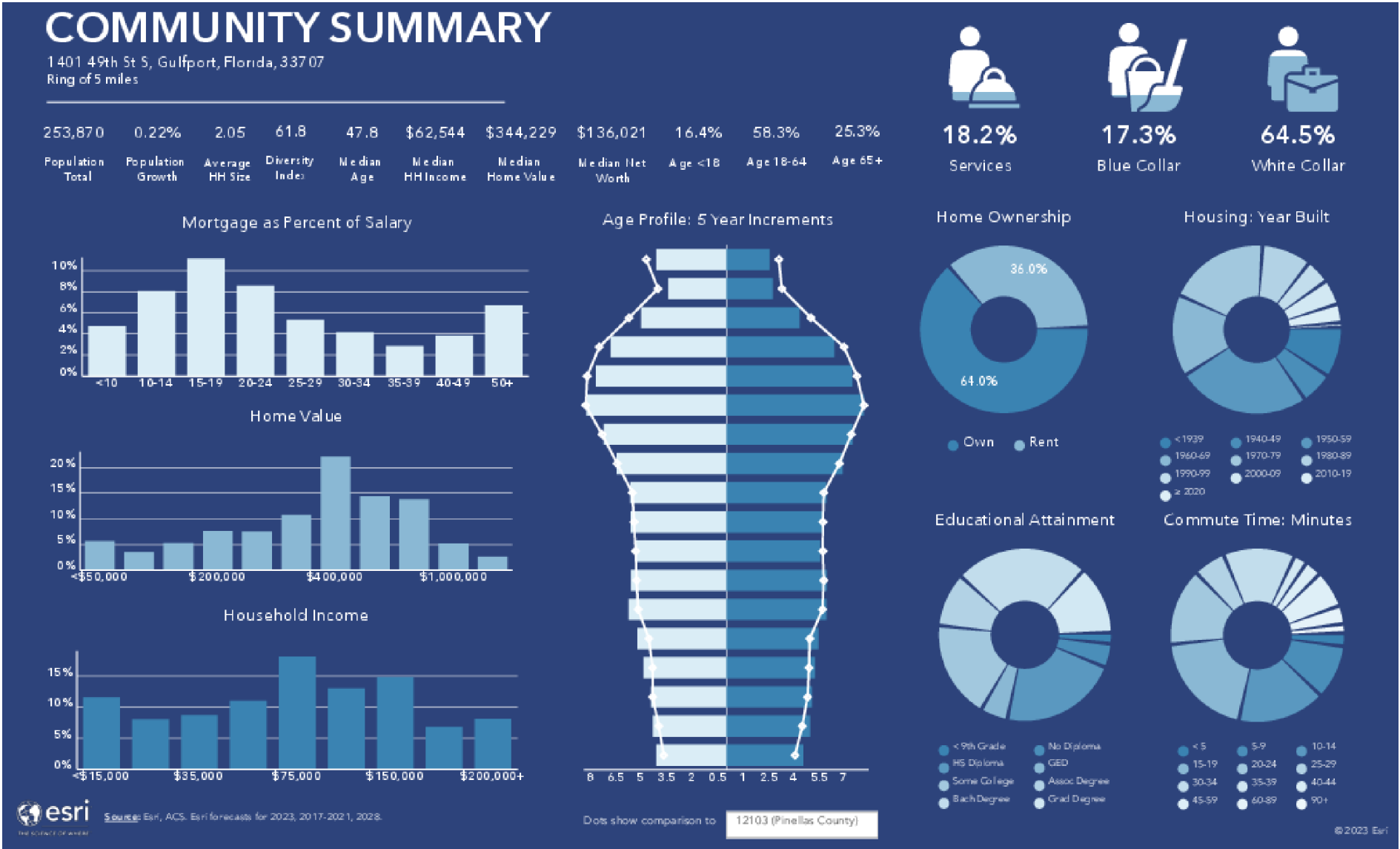
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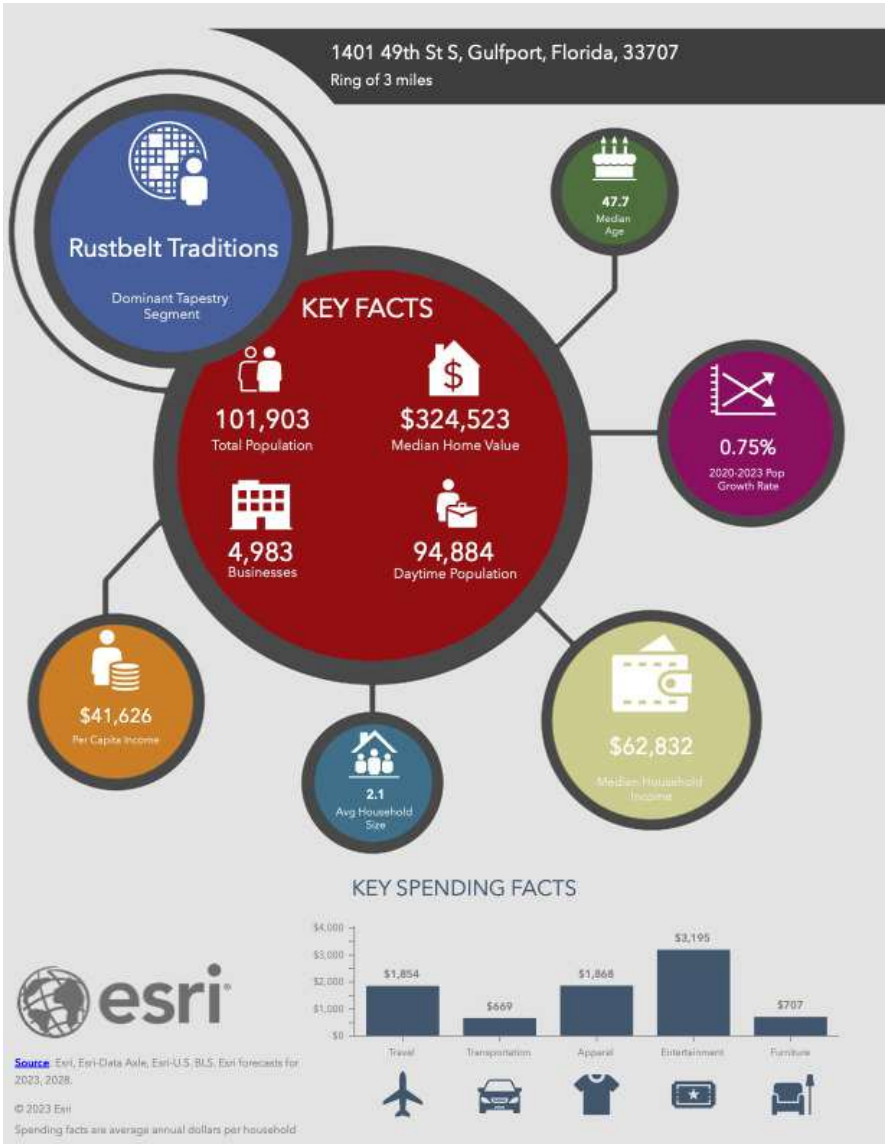
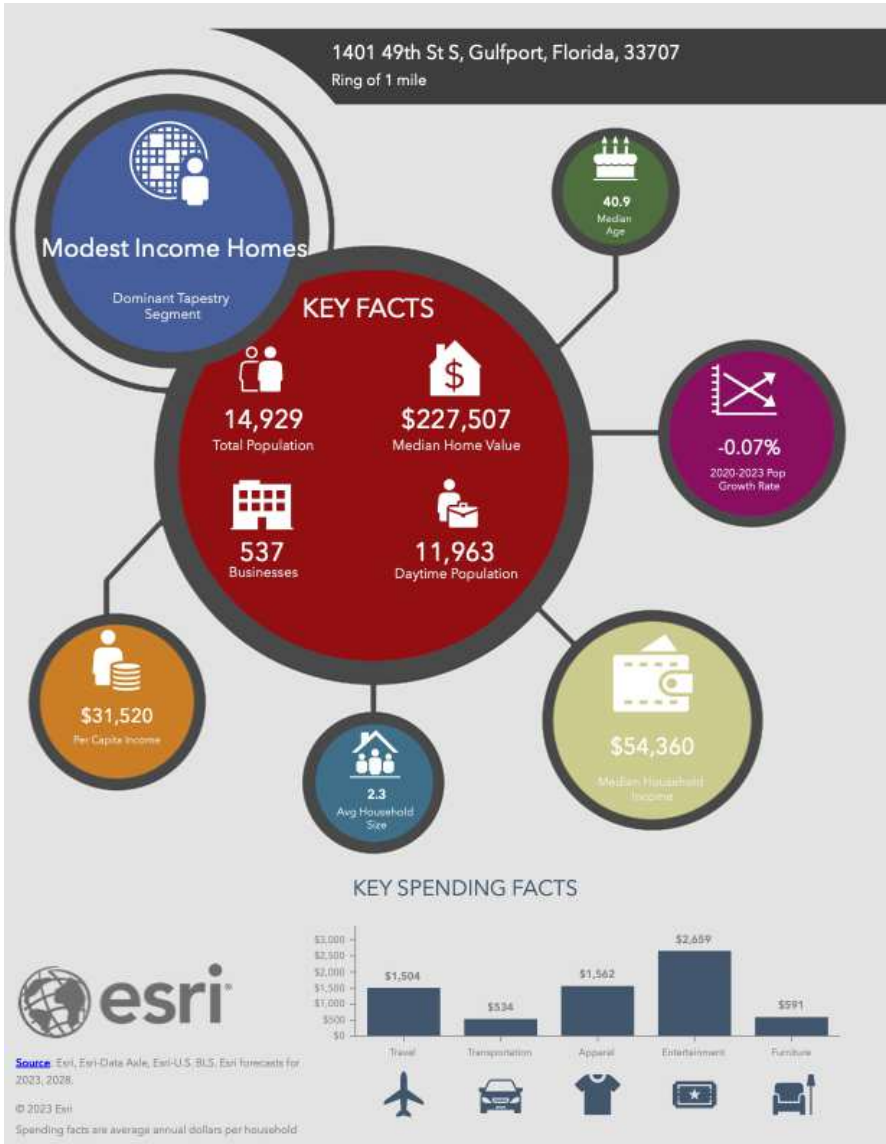




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EXECUTIVE SUMMARY



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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

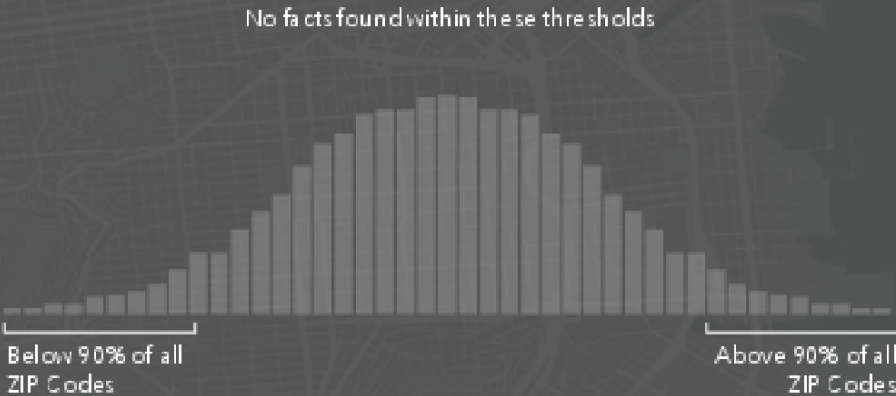
2023 Shopped at Walgreens Drug  
Store/6 Mo: Index  
Which is more than 80% of all ZIP Codes

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

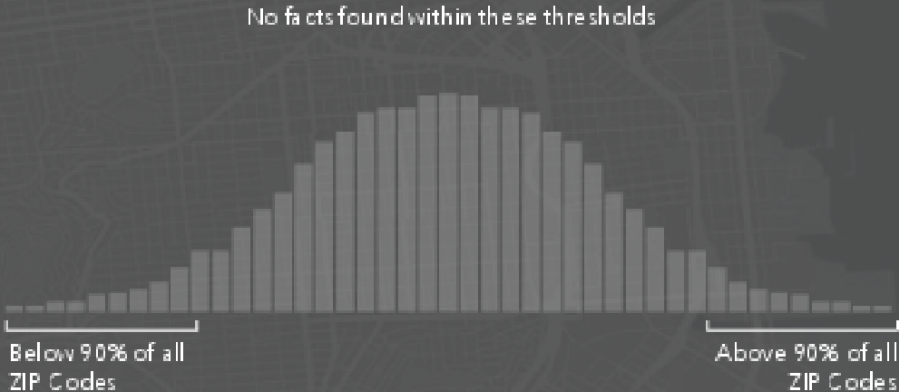
2023 Ordered Fishing/Camping Equip Online/6 Mo: Index  
Which is less than 80% of all ZIP Codes

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



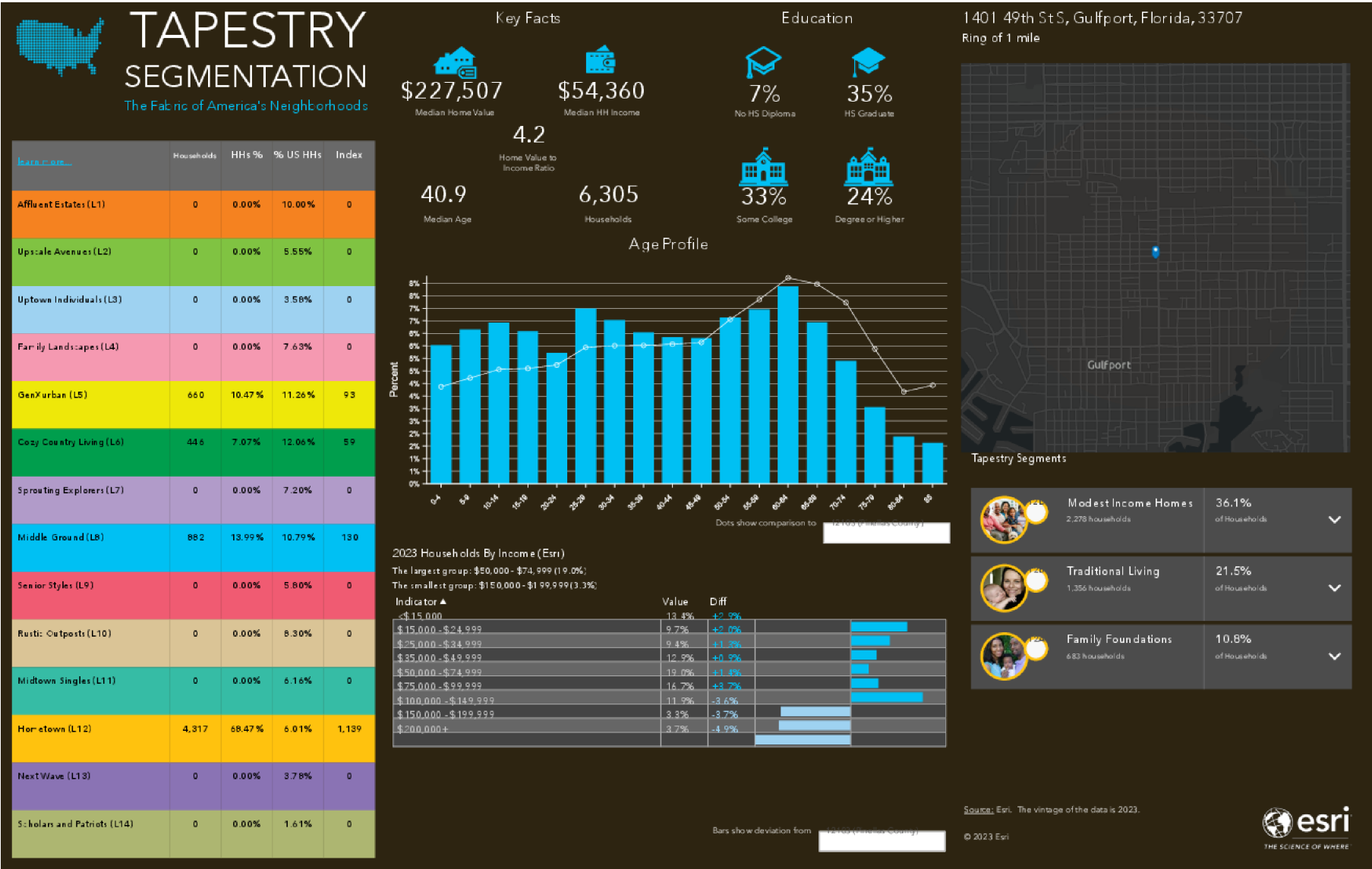
\$73,453 ↓

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

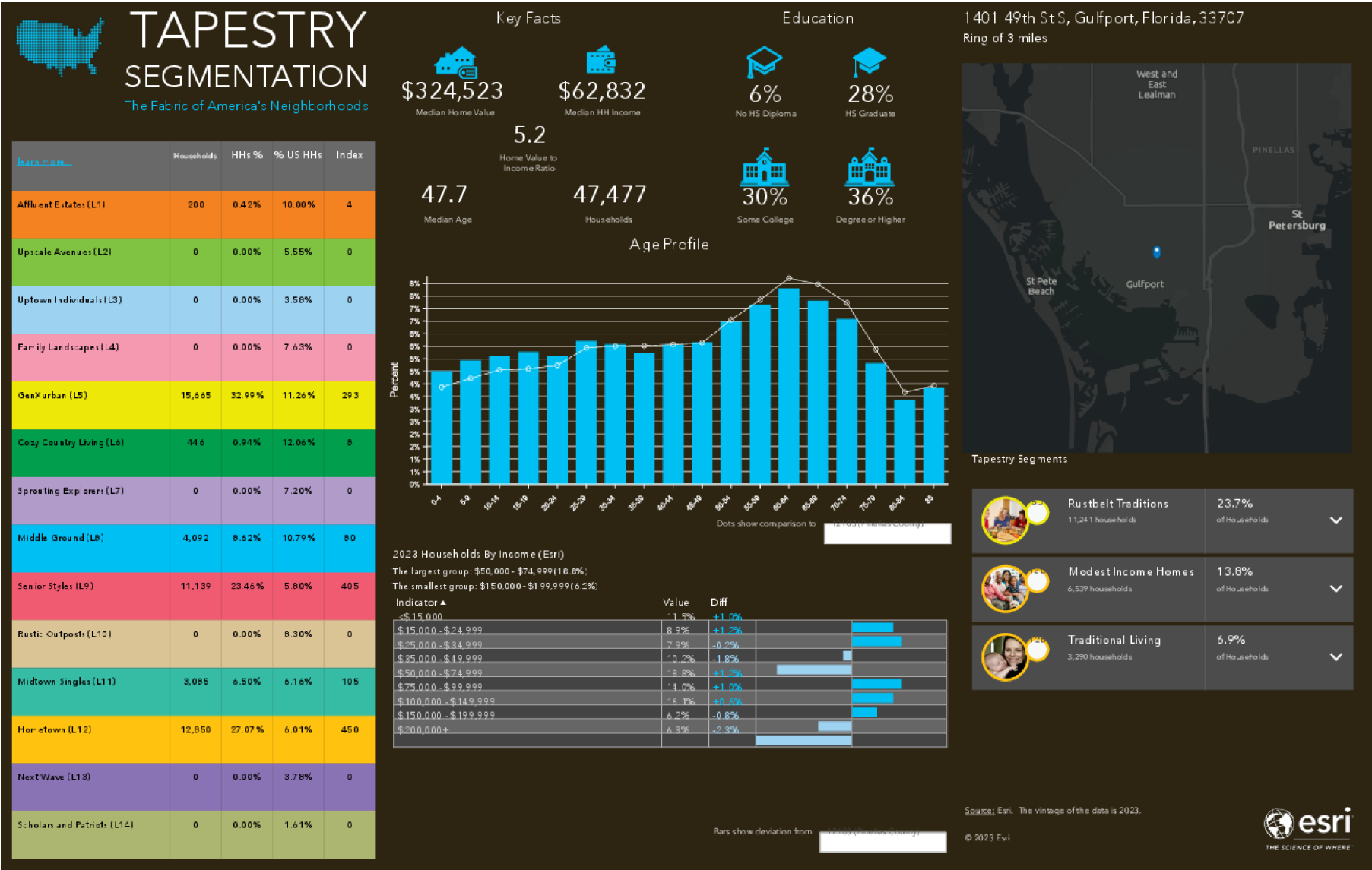
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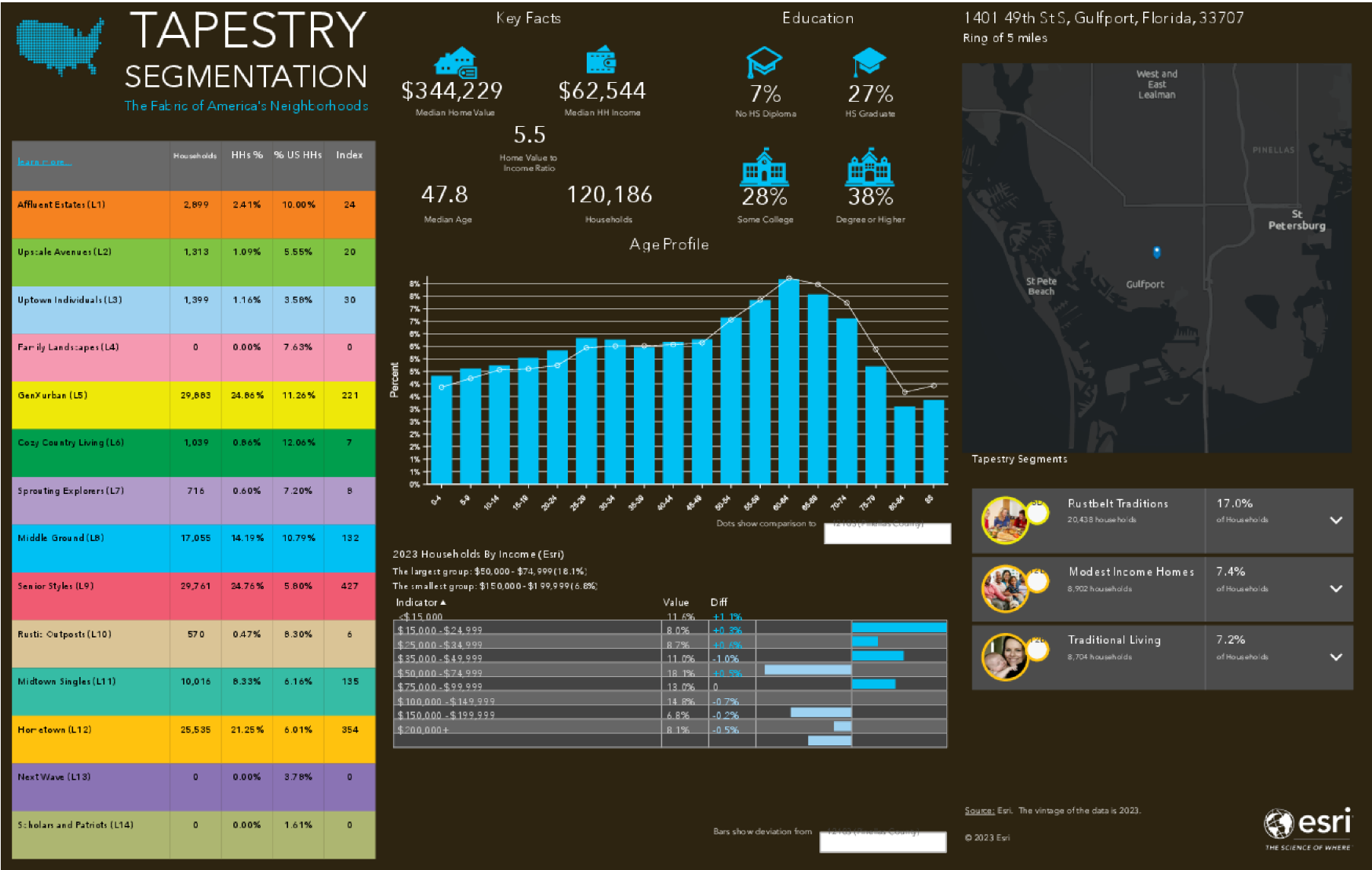






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## ADVISOR BIOGRAPHY



### SID BHATT, CCIM, SIOR

Senior Advisor

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### PROFESSIONAL BACKGROUND

Sid Bhatt, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate operating out of Tampa, Florida.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office

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For more information visit [SVNsaunders.com](http://SVNsaunders.com)

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