

NEELD GORDON COMMONS

SAINT PETERSBURG, FL



OFFERING MEMORANDUM

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NEELD GORDON COMMONS

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

Live on the Market * The Neeld Gordon Commons *
New to the Market > Historic Multi-Use Building

Our Offering is an Opportunity for a 1926 classic structure. The Site consists of a 10,320 sf building on land mass of 14,000 SF.

The site appears to have 14 ft clear height ceiling with some 18 ft height areas.

The Space is mostly open with some divisions for offices and showrooms. The Site has front and rear parking plus excellent sign options. The building has 4 roll-ups, plus three dock-high on the railroad trackside. All roll-ups are accessible by large trucks.

It should be noted that this site is one of the rare sites with Rail access.

The location is superb - sitting in the northeast quadrant of the city and accessible by nearby major corridors. The property is in an industrial area known as Mack's Industrial Zone that runs along the railroad line from 5th Avenue North to 38th Avenue North in the

OFFERING SUMMARY

Sale Price:	\$1,390,000
Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	1
Available SF:	10,302 SF
Lot Size:	14,000 SF
Building Size:	10,320 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,806	52,806	113,443
Total Population	12,892	121,524	264,651
Average HH Income	\$46,488	\$52,146	\$54,559



Property Description



PROPERTY DESCRIPTION

The Zoning is Industrial traditional, which allows for many popular uses that are only allowed in this type of zoning. Attractive uses such as Fitness Concepts, Breweries, Distilleries, Dog Care Facilities, Artist Complexes, and Coffee Roasters.

Many traditional uses are also permitted like Assembly, Manufacturing, Showroom Office, Distribution, Flex, Equipment Storage, and more.

There is a slight possibility for aggressive Uses such as Retail, Showroom, Restaurants, Cafe, Salons, Venue, and Galleries. Some of these may be possible as an accessory use, or thru special variance thru the city.

The building is super cool vintage. The structure was built in 1926 during St Pete's Boom, the all-wood historical framework has not changed that much in 94 years. Put your business in a piece of St Petersburg History.

Recently, there have been momentous renovations done to the exterior and to the interior, please see the pictures.

LOCATION DESCRIPTION

Location Description: The location is 19th Street North on the 1200 Block at 1258. The address is right off the southwest hard corner of 13th Avenue North and 19th Street North.

The property is a few blocks from two major corridors - 9th Avenue North and 16th Street North and that lighted intersection.

The location is only 3 minutes to the Interstate, 4 minutes to US HWY 19 North, and 5 minutes to 4th Street North.

Downtown, the Hospitals, and Universities are 6 minutes away.



Property Details

Sale Price

\$1,390,000

Lease Rate

\$14.00 SF/YR

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	IT
Lot Size	14,000 SF
APN #	13-31-16-54126-000-0100
Lot Frontage	100 ft
Lot Depth	140 ft
Corner Property	No
Power	Yes
Rail Access	Yes

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Gas / Propane	Yes
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LOCATION INFORMATION

Building Name	NEELD GORDON COMMONS
Street Address	1258 19th Street North
City, State, Zip	Saint Petersburg, FL 33713
County	Pinellas
Market	Tampa Bay Metro
Sub-market	St Petersburg
Cross-Streets	13th Avenue North

BUILDING INFORMATION

Building Size	10,320 SF
Number of Cranes	0
Year Built	1926
Year Last Renovated	2013



Additional Photos



NEELD GORDON COMMONS

LOCATION INFORMATION

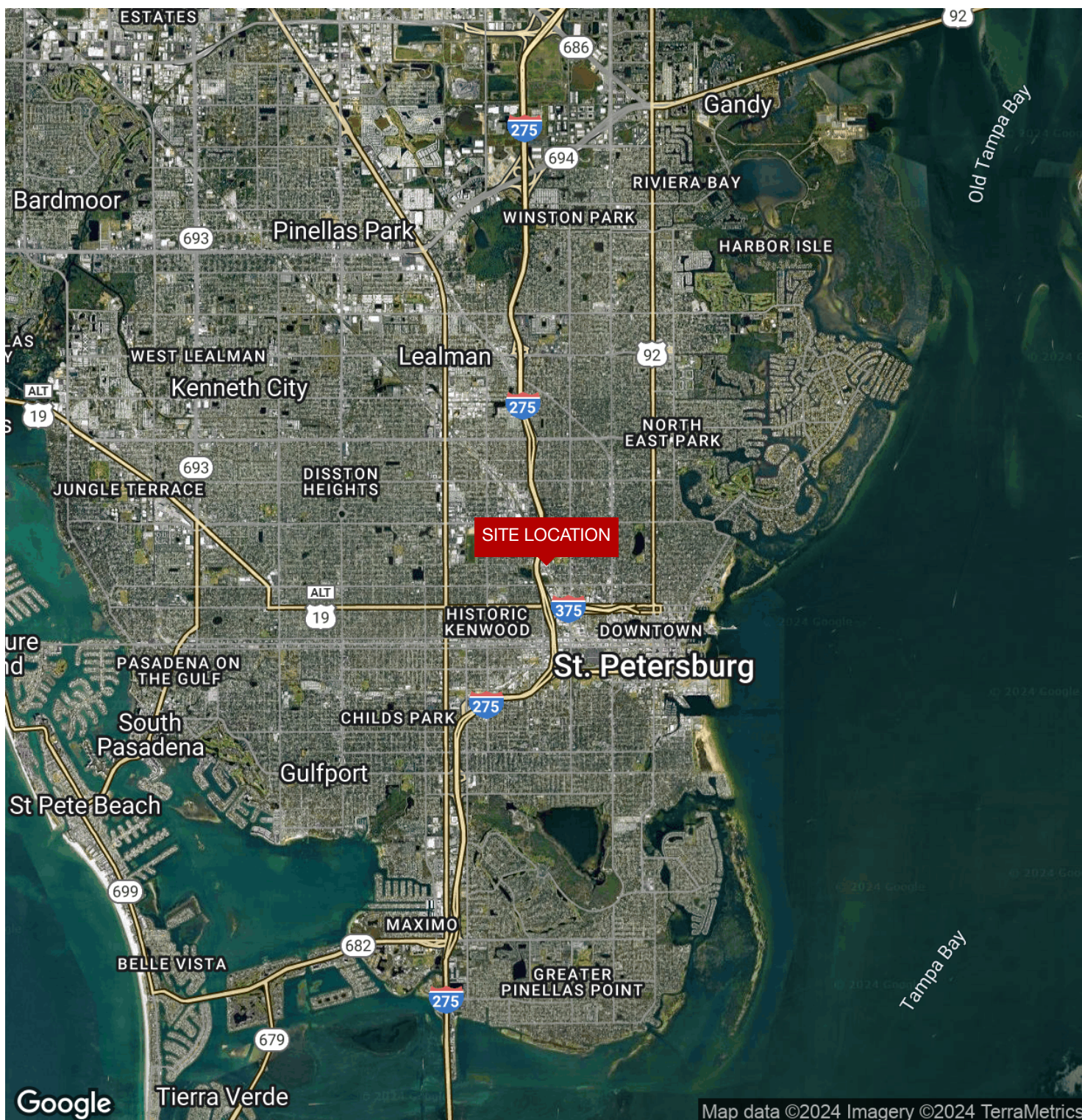
2

REGIONAL MAP

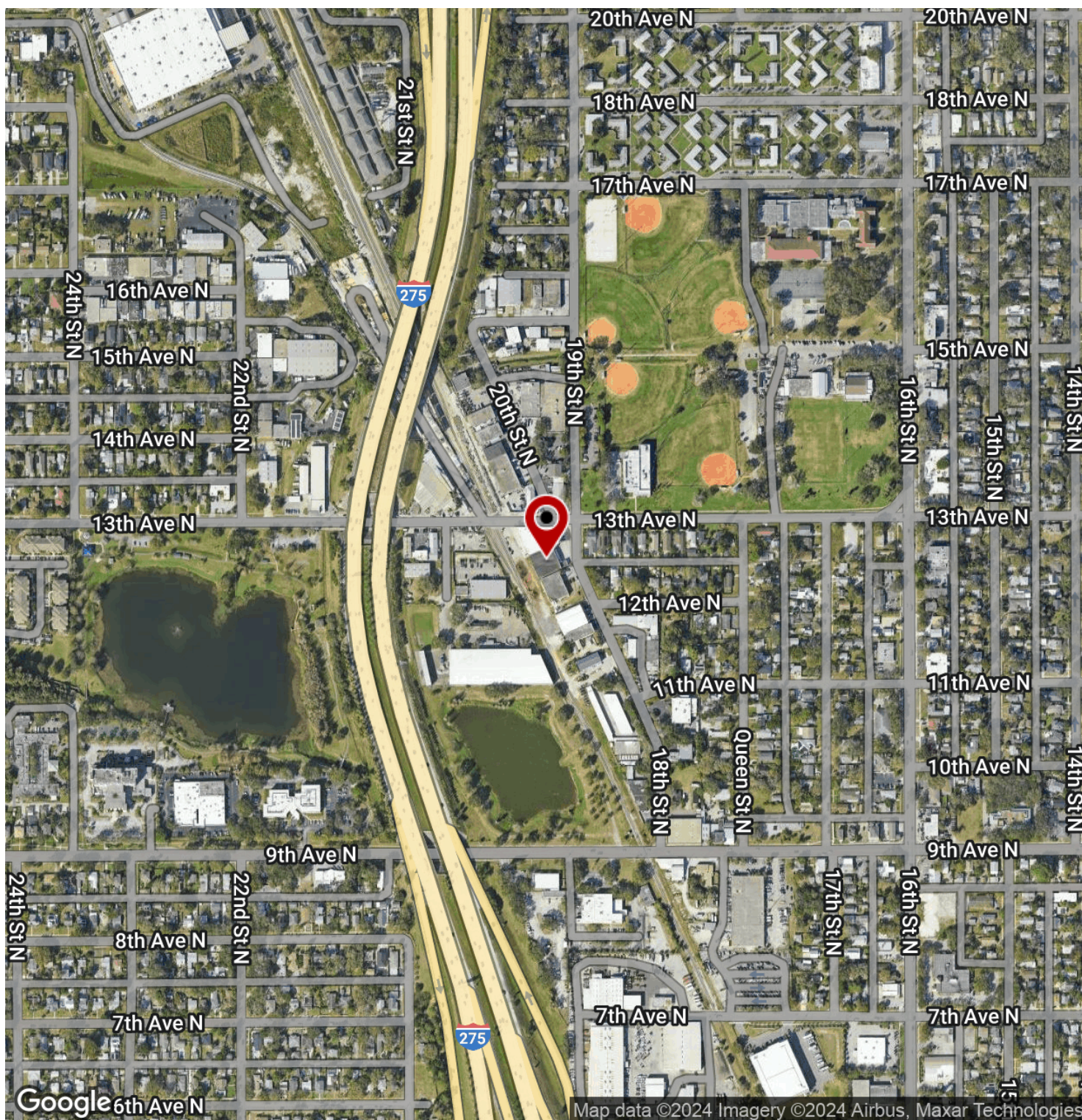
LOCATION MAP

AERIAL MAP

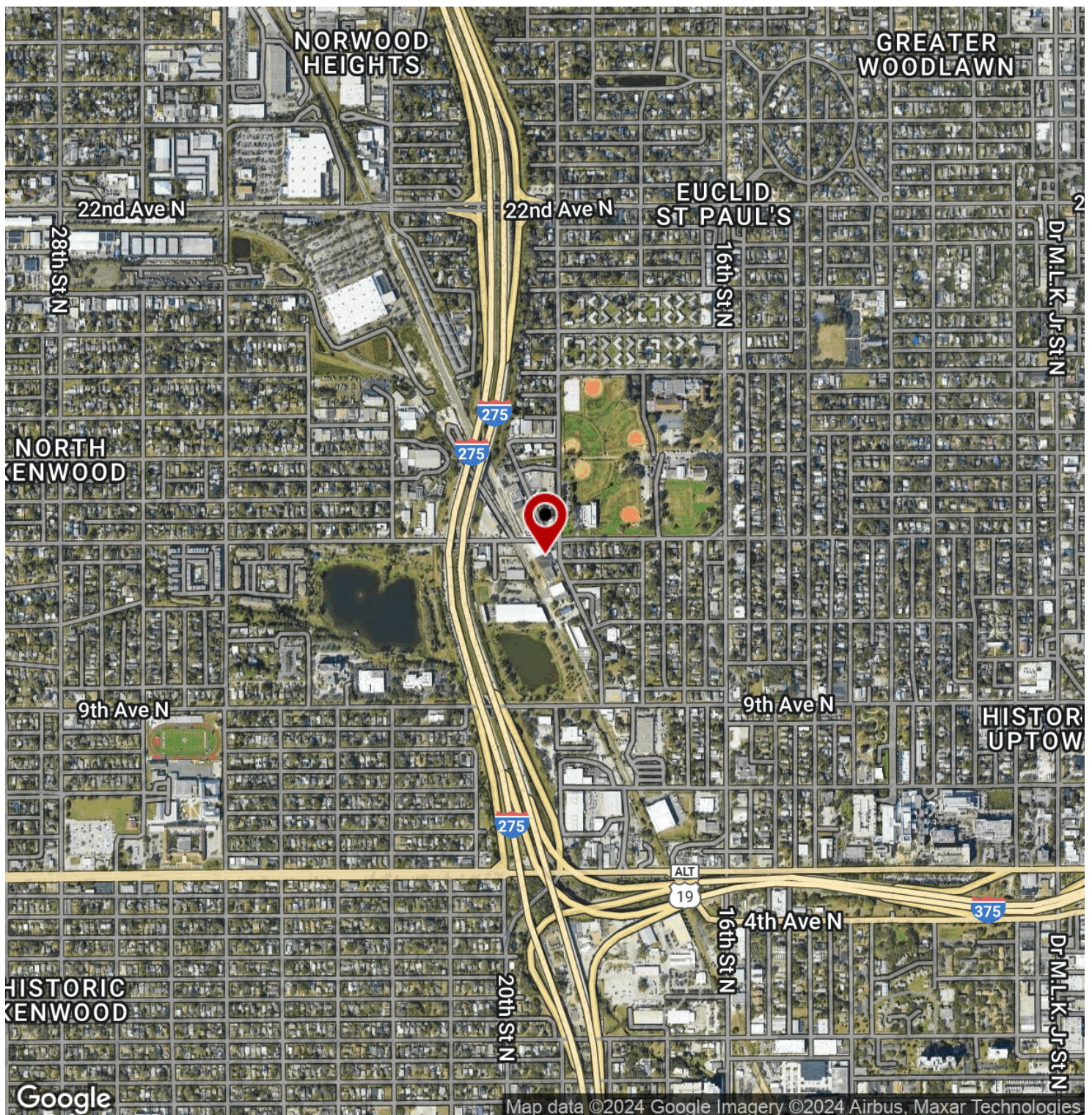
Regional Map



Location Map



Aerial Map



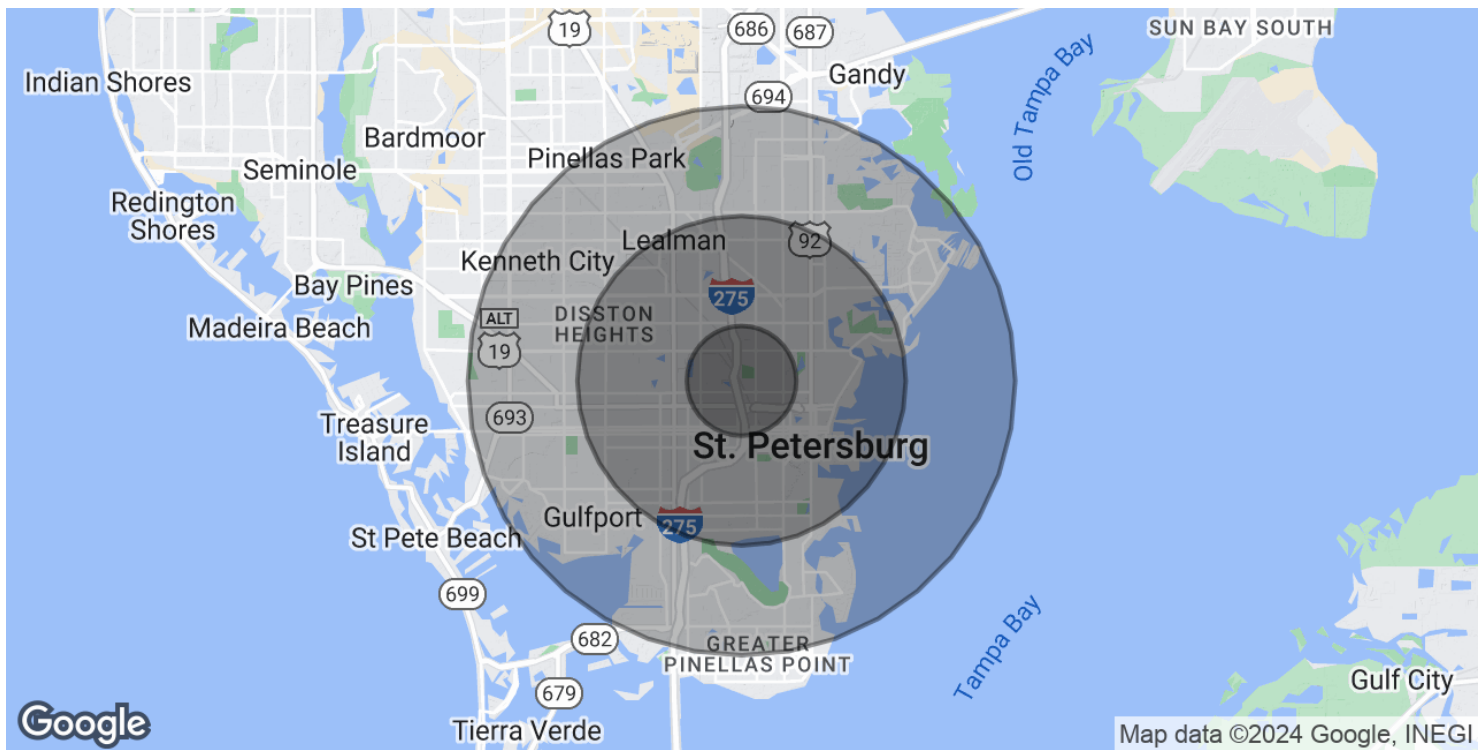
NEELD GORDON COMMONS

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,892	121,524	264,651
Average Age	40.7	40.0	41.6
Average Age (Male)	39.1	38.9	39.8
Average Age (Female)	41.7	40.7	43.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,806	52,806	113,443
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$46,488	\$52,146	\$54,559
Average House Value	\$203,046	\$197,813	\$204,337

2020 American Community Survey (ACS)

