



RARE FREE STANDING INDUSTRIAL PROPERTY FOR SALE  
WITH COMMERCIAL GENERAL ZONING

5117 8TH AVENUE SOUTH, GULFPORT, FL 33707



#### ADDRESS

5117 8th Avenue South  
Gulfport, FL 33707

## PROPERTY FEATURES

- 2015 Construction
- 3 roll-up doors
- Fenced yard
- 12-14' clear height

	0.25 Miles	0.5 Miles	1 Mile
Total Households:	338	1,720	7,622
Total Population:	742	3,861	16,161
Average HH Income:	\$44,571	\$41,277	\$48,941

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

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### OFFERING SUMMARY

Sale Price:	\$864,000
Building Size:	4,320 SF
Available SF:	
Lot Size:	7,560 SF
Price / SF:	\$200.00
Year Built:	2015
Zoning:	CG
Market:	Tampa - St. Petersburg
Submarket:	South Pinellas

### PROPERTY OVERVIEW

5117 8th Avenue South located in Gulfport, Florida is an excellent opportunity for an owner/user investor seeking a well maintained and newly constructed industrial property. The property is for sale and can be available within 30 day notice.

Subject property is approximately 3,456 sq ft on the interior which is comprised of approximately 200 sq ft of office and newer restroom with the balance open warehouse space. Property benefits from being fully insulated and is newer construction being built in 2015.

Walls are block construction up to about 10' with metal finishing to the roof structure with a clear height of approximately 14'. Two front roll-up doors are approximately 12' tall by 10' wide. Property does have one rollup door at the rear that is approximately 12' tall by 16' wide.

The property has an easement at the rear of the lot providing additional egress options so you can pull through building and exit towards 52nd Street South.

The property is zoned CG and could be suitable for many uses including but not limited to retail sales, indoor storage, restaurant, personal services, marine supplies, sales and service, trade shops, auto sales and service, car wash and medical marijuana dispensing and treatment centers.

### PROPERTY HIGHLIGHTS

- 2015 Construction
- 3 roll-up doors
- Fenced yard





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5117 8TH AVENUE SOUTH, GULFPORT, FL 33707



**Michael Saunders & Company.**



Licensed Real Estate Broker

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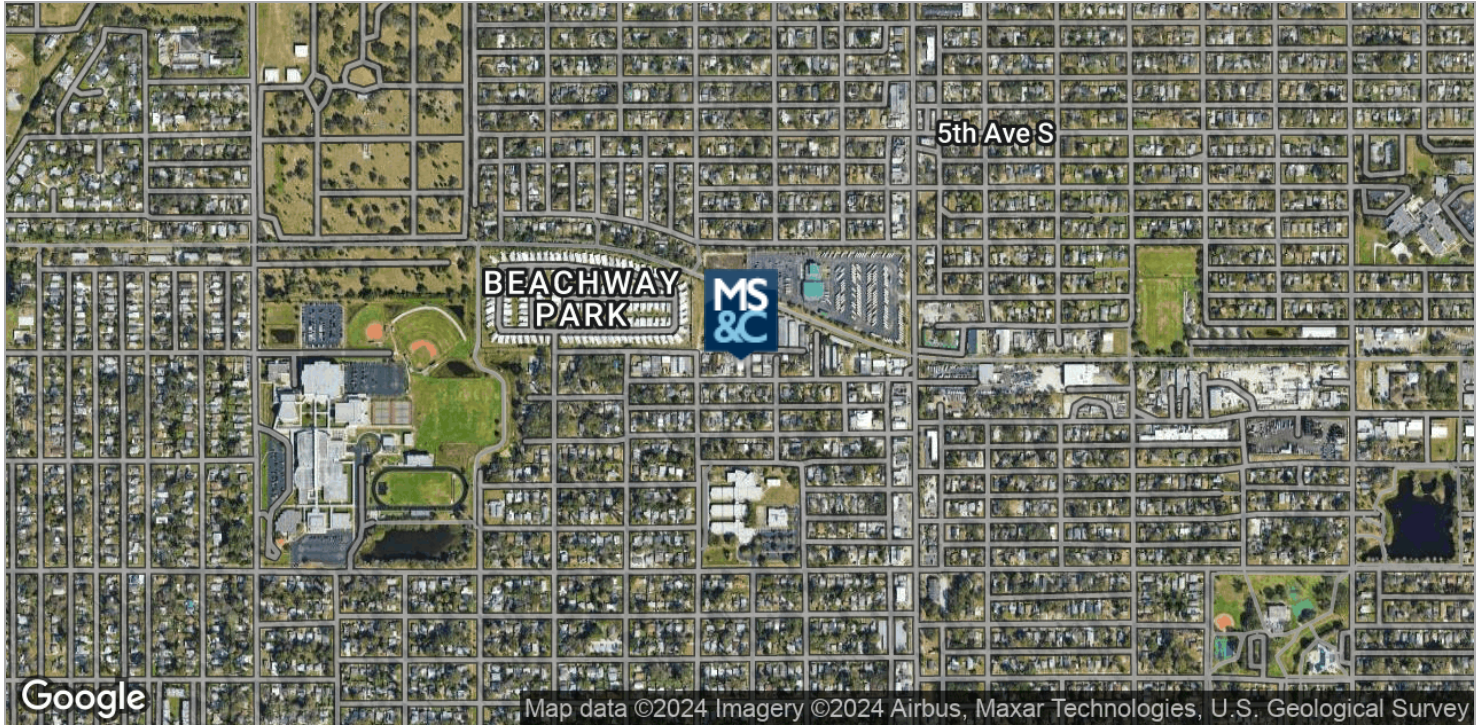
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5117 8TH AVENUE SOUTH, GULFPORT, FL 33707



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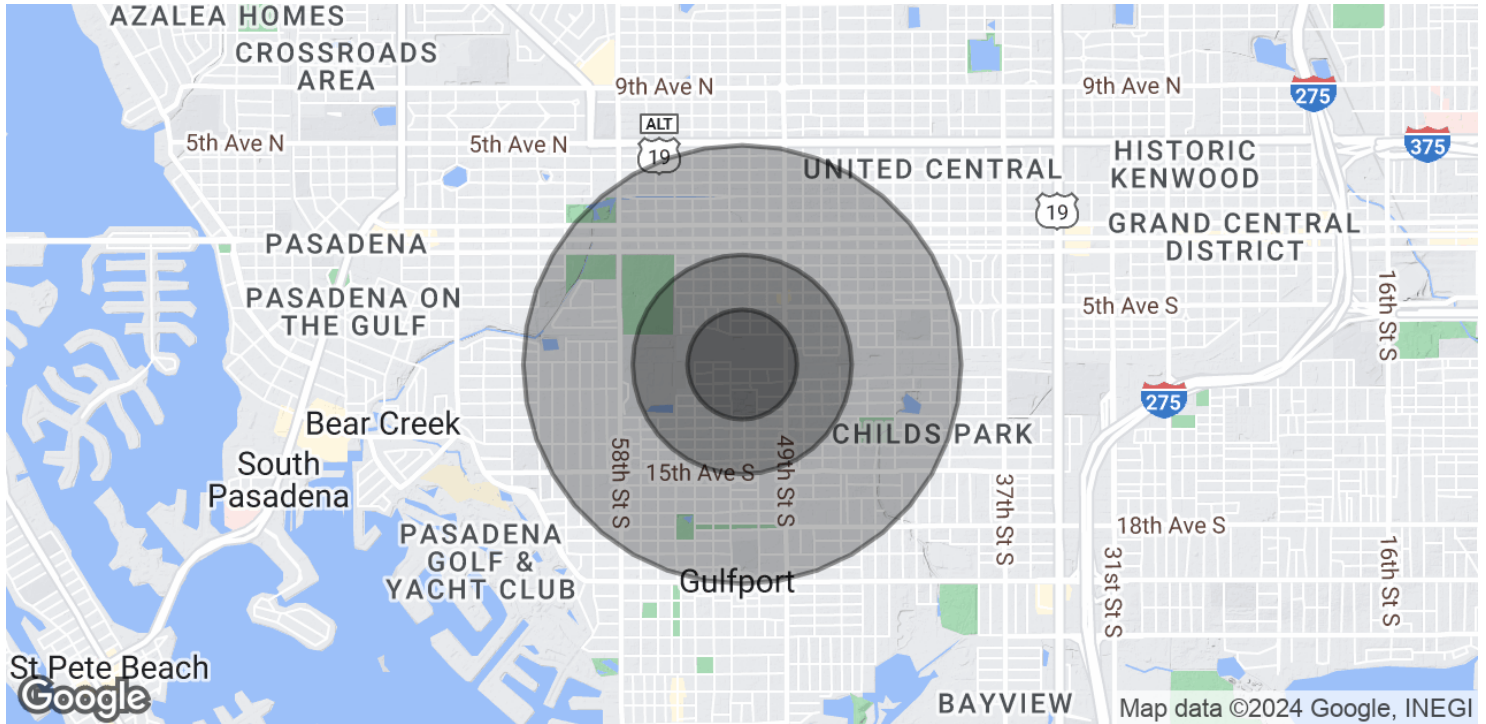




Commercial

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### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	742	3,861	16,161
Average Age	45.3	38.7	40.0
Average Age (Male)	41.0	35.4	37.7
Average Age (Female)	47.1	45.6	44.7

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	338	1,720	7,622
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$44,571	\$41,277	\$48,941
Average House Value	\$151,826	\$135,511	\$159,971

2020 American Community Survey (ACS)

Michael Saunders & Company



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### PROFESSIONAL BACKGROUND

My career in Real Estate began in 2000 when I was first licensed as a Residential Real Estate Agent. I obtained my Brokers license in 2003.

In 2008 I had the opportunity and good fortune to join a local commercial real estate firm and team with a well established commercial agent specializing in Industrial and Warehouse properties. I have continued along that path and primarily specialize in the sales and leasing of industrial and warehouse buildings and industrial land in Manatee and Sarasota Counties. My secondary specialty is office sales and leasing. I have been involved in many notable sales and leases of industrial and office properties in the past 15 years.

In January of 2022 I joined MSC Commercial. The change has been successful for me and I look forward to the future with a positive outlook for continued personal growth and business success.

I am 100% committed to Real Estate Services on behalf of my customers. I am dedicated to sharing my knowledge and experience to maximize my customer's return on their Real Estate Investments.

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