



Retail space and Outparcel For Lease

Park Plaza

7400 49th St N, Pinellas Park, FL 33781

For More Information:

813-254-6756 | EXT 19

Scott Shimberg | scott@baystreetcommercial.com

Michael Braccia, P.A. | mike@baystreetcommercial.com





Park Plaza

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Executive Summary



OFFERING SUMMARY

Available SF:

Lease Rate: \$19.00 NNN -
\$55,000.00 per year
(Ground; NNN)

Building Size: 161,295 SF

Zoning: B1 - General
Commercial

Market: FL-Tampa/St.
Petersburg

Submarket: Mid-Pinellas

Traffic Count: 39,177

PROPERTY OVERVIEW

Park Plaza is a high traffic center at the corner of Park Boulevard and 49th Street North. There is highly visible signage on both 49th and Park Boulevard. Abundant parking (412 spaces). Traffic Count: 39,177 (49th Street N). This is one of the hottest retail centers in Pinellas County. Neighboring tenants include CVS, Pete and Shorty's Restaurant, Dollar General, Firestone, Suntrust Bank, the MD Oriental Market store, and many more.

Estimated CAM: \$3.12

LOCATION OVERVIEW

Located at the signalized intersection of Park Boulevard and 49th Street North in Pinellas Park.



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Available Spaces

Lease Rate: \$28.00 NNN - \$55,000.00 - PER YEAR (GROUND; NNN)

Total Space

Lease Type:

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
7400 49th Street N	Retail Pad	\$55,000 PER YEAR	Ground Lease	1 ACRE	Negotiable	Ground lease for retail or office
7690 49th Street	Strip Center	\$19.00 SF/YR	NNN	1,600 SF	Negotiable	Available February 1, 2022 - 1,600 SF retail space. Formerly home to a tax office. The front of the space is a large open area and there are 2 private offices, a large break room, 2 restrooms, and a storage/data closet. Initial estimated monthly rent: \$3,141 (includes base rate + CAM + sales tax)

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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

4

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Suite 7690 - 1,600 SF



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5

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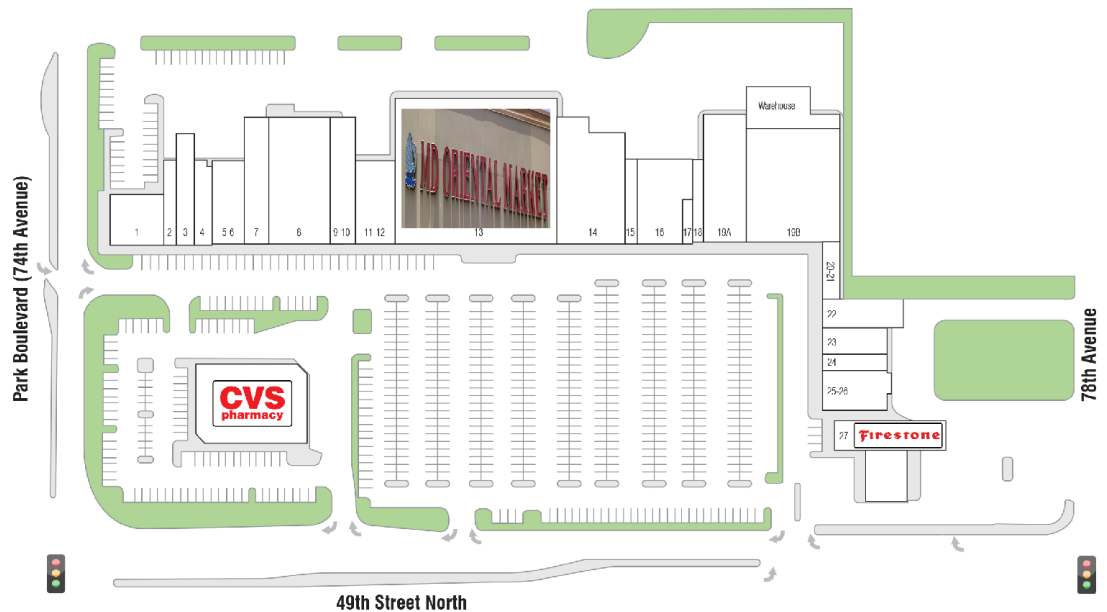
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Custom Page

Park Plaza | 7400-7700 49TH STREET N. | PINELLAS PARK, FL 33781

REF #	Square Footage	Width	Depth
4	600	12	50
5-6	1,520	12	50
7	4,000	40	100
8	18,000	120	150
9-10	1,425	14.25	100
11-12	5,000	50	100
13	33,490	irregular	
14	11,929	irregular	
15	1,500	15	100
16	6,000	54	100
17	600	12	50
18	1,400	14	100
19	19,882	irregular	
19A	7,904	52	152
20-21	1,470	70	21
22	3,600	30	120
23	2,560	32	80
24	1,600	20	80
25-26	3,840	48	80
27	9,775	irregular	
WAREHOUSE	4,200	50	84
CVS	12,900	95	137



Stuart S. Golding Co.

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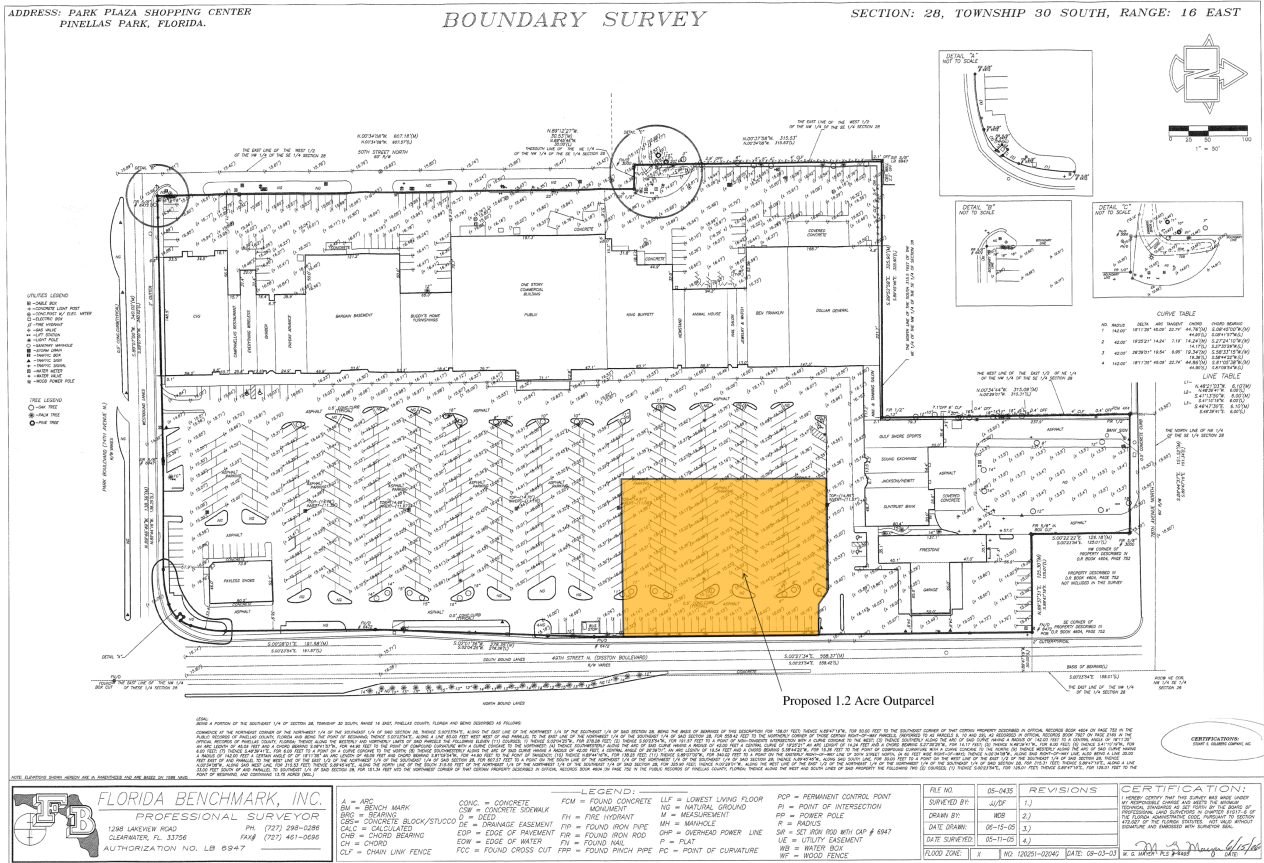
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Outparcel

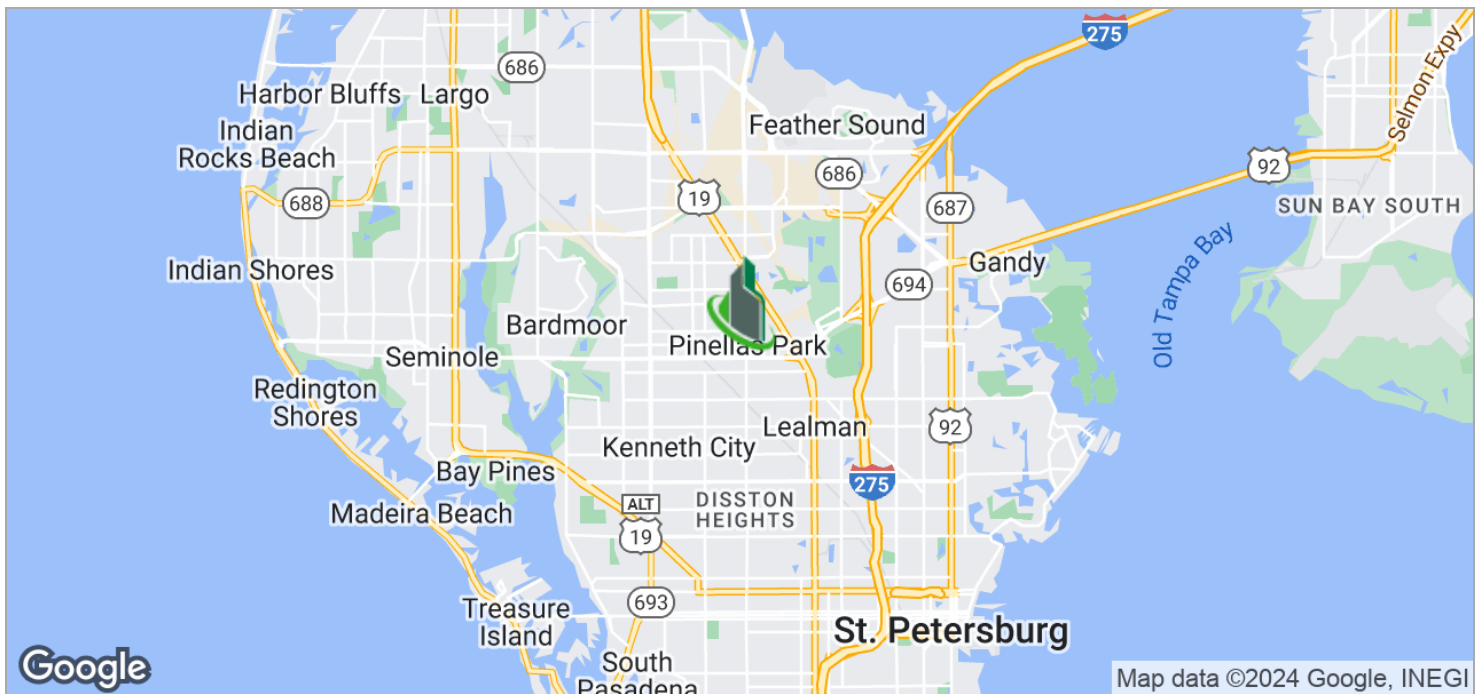




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Location Maps



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8

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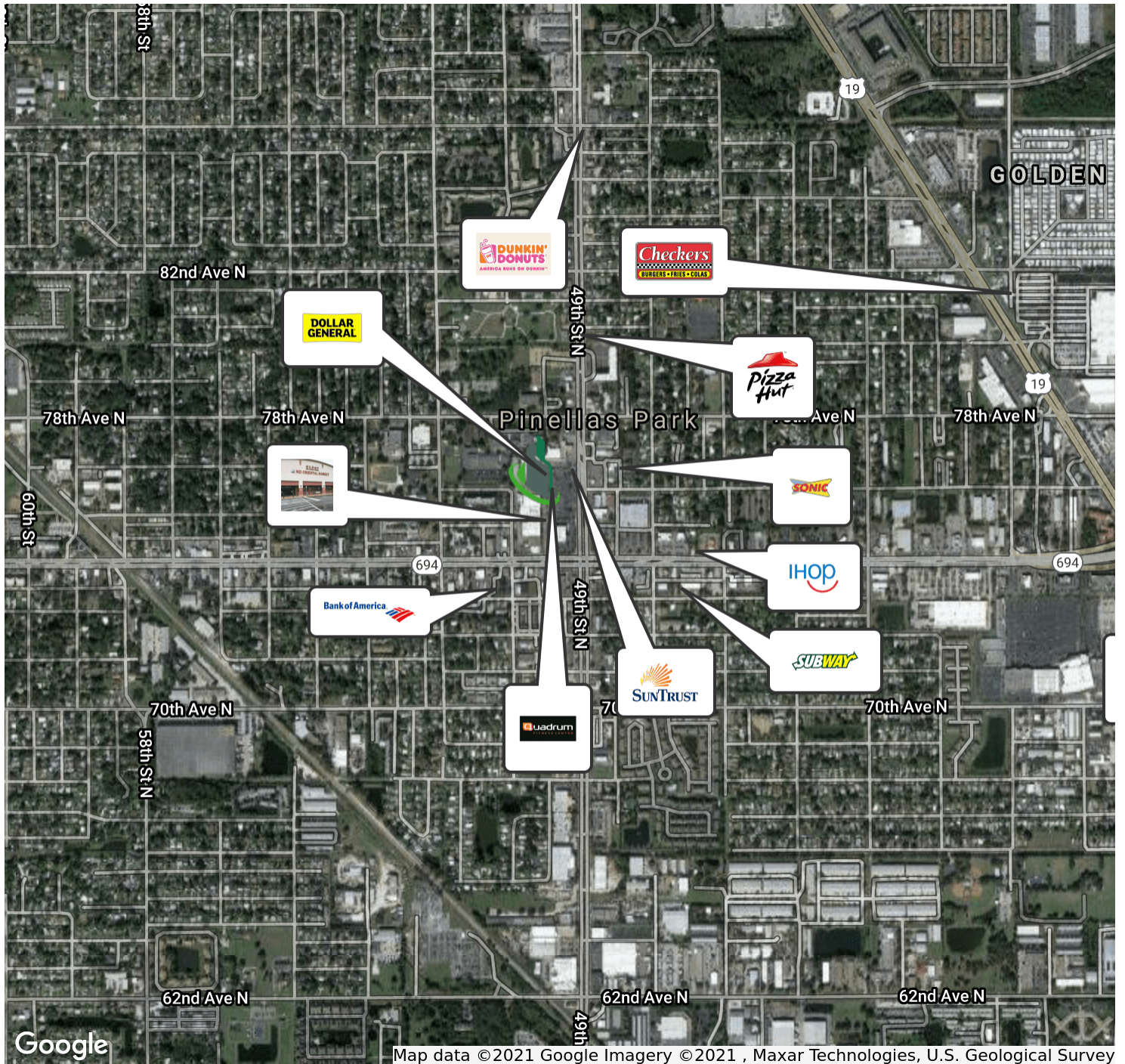




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Retailer Map

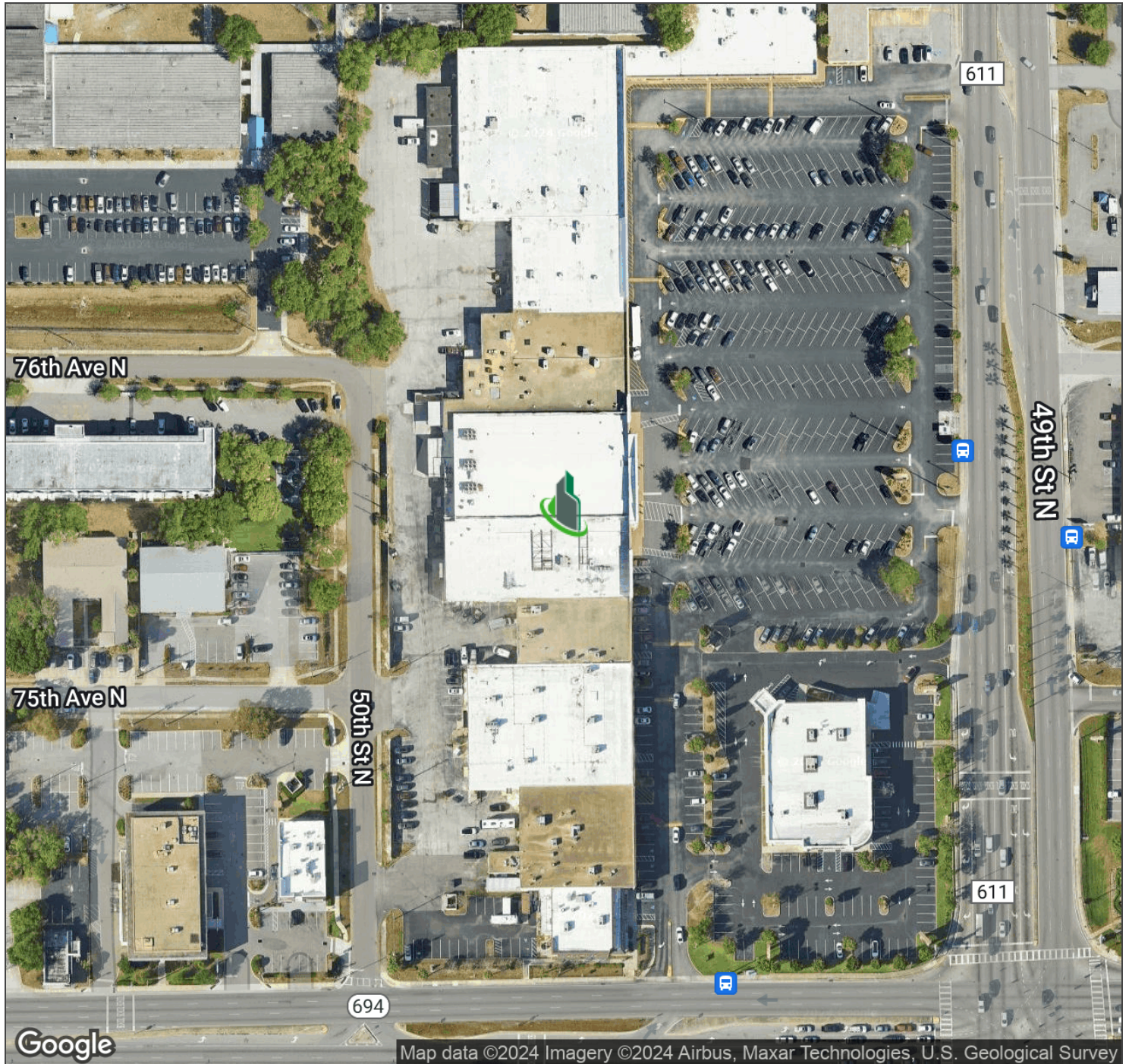




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Aerial Map



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10

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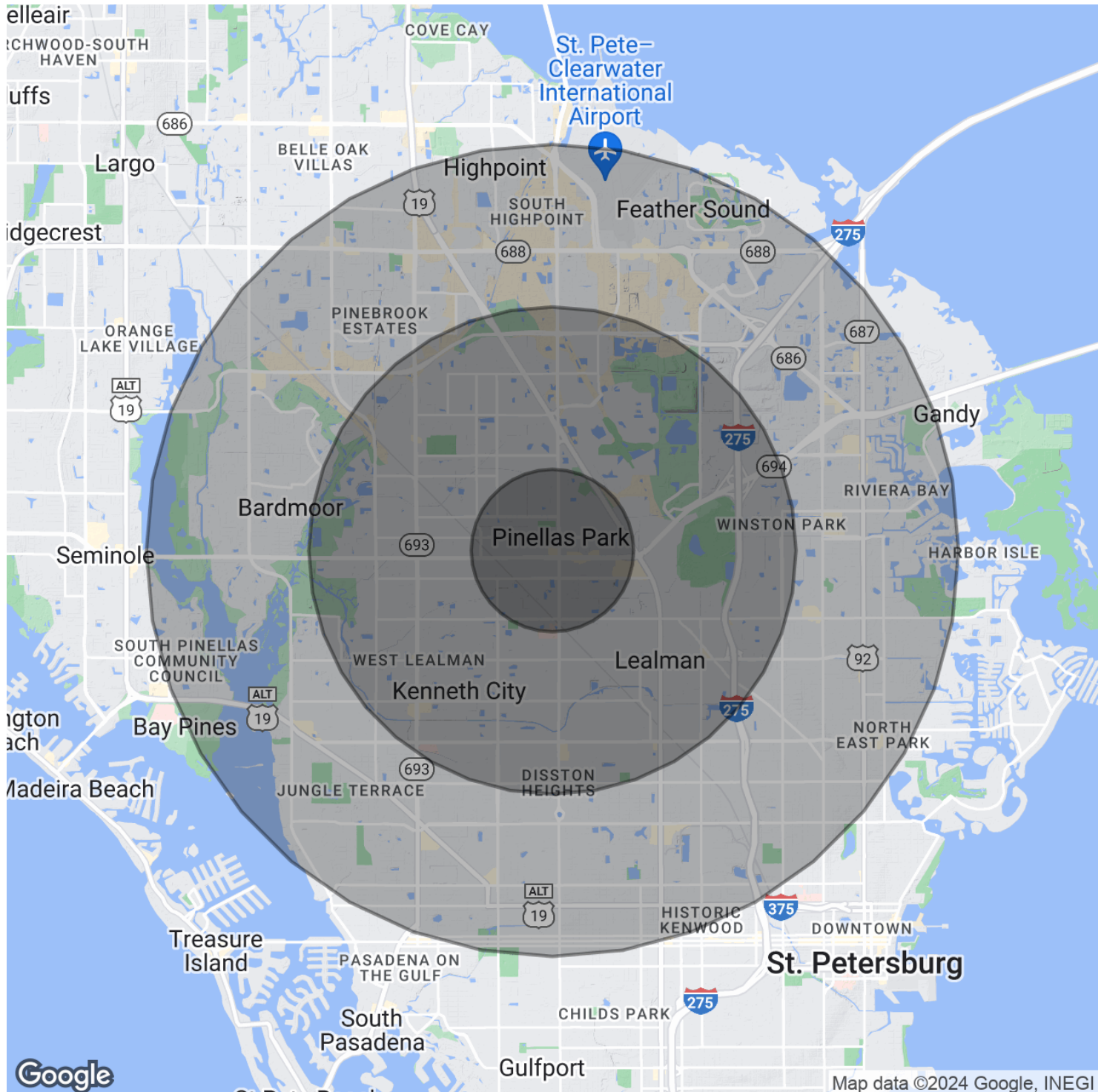




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Demographics Map & Report



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11

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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,429	101,209	265,459
Average age	38.8	43.3	42.6
Average age (Male)	39.5	42.5	41.3
Average age (Female)	38.3	44.2	43.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,245	42,868	112,288
# of persons per HH	2.6	2.4	2.4
Average HH income	\$48,329	\$49,176	\$53,239
Average house value	\$147,382	\$168,846	\$178,808

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	12.6%	8.6%	8.5%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	11,194	85,410	222,092
% White	83.4%	84.4%	83.7%
Total Population - Black	1,003	5,105	17,705
% Black	7.5%	5.0%	6.7%
Total Population - Asian	879	7,409	15,861
% Asian	6.5%	7.3%	6.0%
Total Population - Hawaiian	0	87	106
% Hawaiian	0.0%	0.1%	0.0%
Total Population - American Indian	46	215	673
% American Indian	0.3%	0.2%	0.3%
Total Population - Other	48	1,218	3,437
% Other	0.4%	1.2%	1.3%

TRAFFIC COUNTS

Park Blvd & 49th St N	39,177/day
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** Demographic data derived from 2020 ACS - US Census*

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