

# Freestanding FOR LEASE



TAMPA  
COMMERCIAL  
REAL ESTATE

## 4751 66th St N, St Petersburg. FL 33709



- NNN—Free Standing Single Tenant Building for lease
- Use: Medical Office, Office, Retail
- 5,485sf building on 0.84 Acres.
- Available March 1, 2023. Currently occupied by a regional clinical trials operator that has been very successful at this location and has outgrown the space
- Excellent exposure on a busy main road with a highly visible Pylon sign. Traffic Count: 45,500 cars/day
- Outparcel to a shopping center. Formerly, a Denny's Restaurant. Completely renovated for current use.
- Exceptional parking—66 spaces (13/1,000sf).
- Parcel ID: 05 31 16 70002 200 2503

- Frontage on 66th st: 163 ft Depth: 225 ft
- Ingress and egress from 3 streets:  
66th St N, 48th Ave N and 46th Ave N
- Traffic Count: 44,000/day. On Bus route

*A terrific building for a user that can benefit from strong retail exposure*

**Video:** [Video Link](#)

For more information please contact:  
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Information is from sources deemed reliable. Broker is not responsible for errors & omissions

Address: 4751 66th St N



The property is located in Pinellas County, FL.

Pinellas County has the highest population density of all counties in the state of Florida

### Demographics:

2021	1 Mile	3 Mile	5 Mile
POPULATION	16,149	116,249	270,896
HOUSEHOLDS	6,329	48,822	119,289
MED AGE	44.5		
MED HH INCOME	\$50,736	\$53,950	\$55,462
AV HH INCOME	\$67,216	\$70,742	\$75,390

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### Prime Commercial Corridor

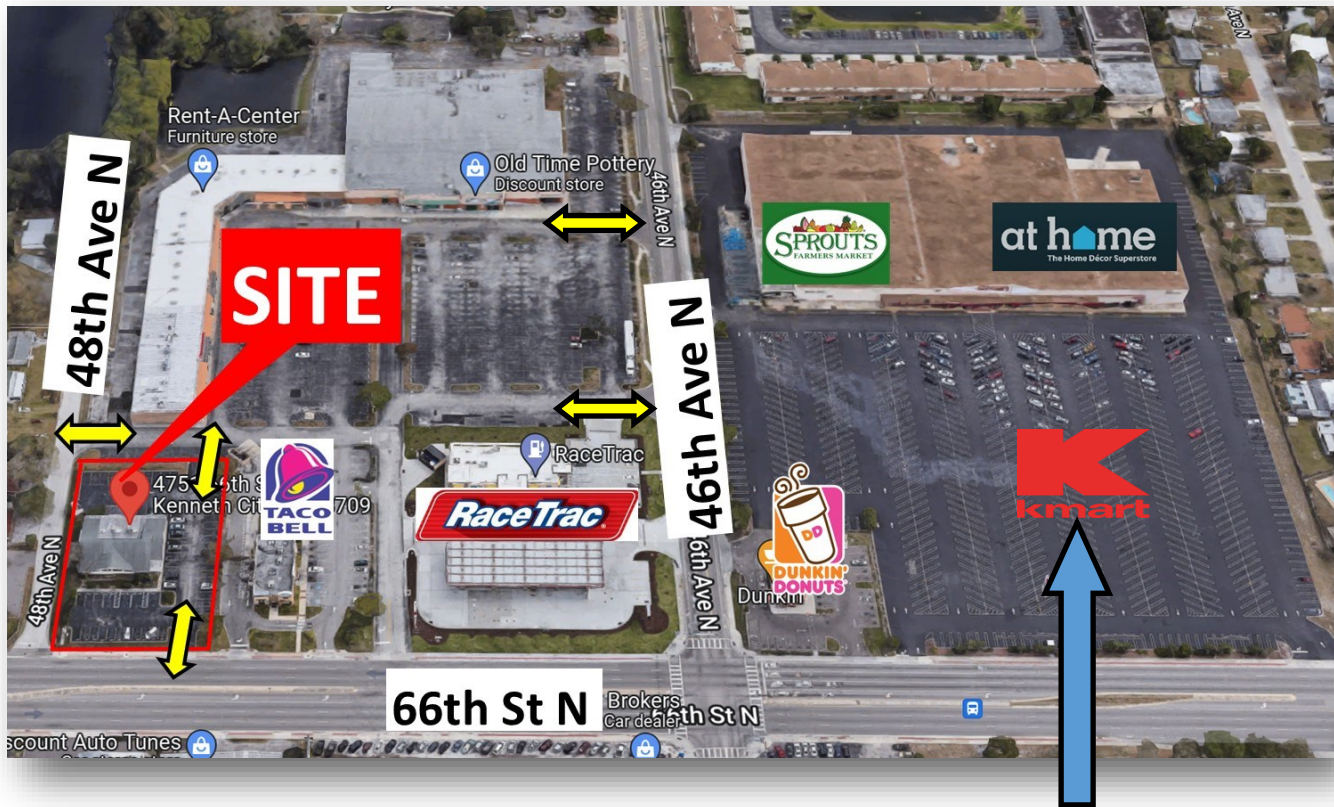


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The last remaining K Mart store was located across 46th Ave N. The former K Mart property is 120,699 sf and sits on 10.9 acres. It was purchased at the end of 2021 and it is currently being redeveloped into a multi-tenant retail center. The anchor tenants are Sprouts Farmers Market and At Home Home Décor Superstore.

Other new developments are also underway in the area. The redevelopment in the neighborhood will attract a higher income demographic. Hollins High School is on the same block.



The property is well shielded against hurricane wind and water storm damage.

The exterior walls of this building are concrete block construction. The building is located inland in Zone X which is away from the water and outside of the flood plain.

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### Exceptional Parking



- Parking: 66 spaces
- 13 parking spaces/1,000 sf

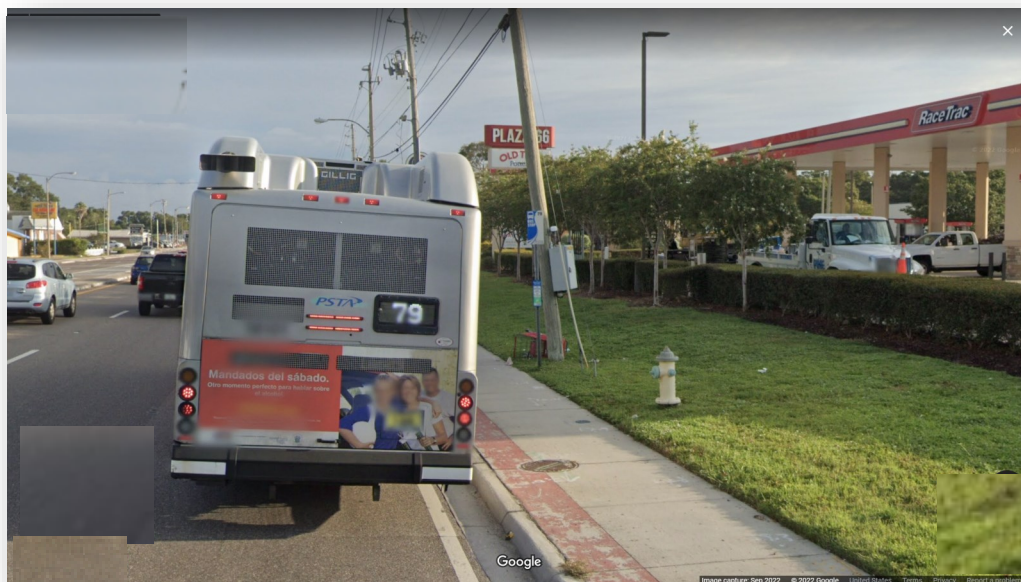


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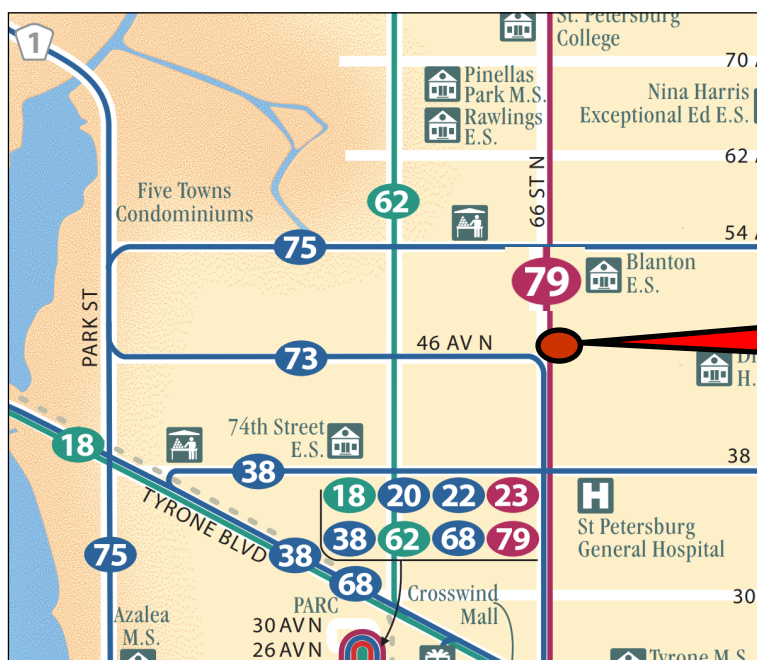
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### On Bus Route



Bus stop at Racetrac (same block)

On Bus routes 79 and across the street from route 73



**SITE**

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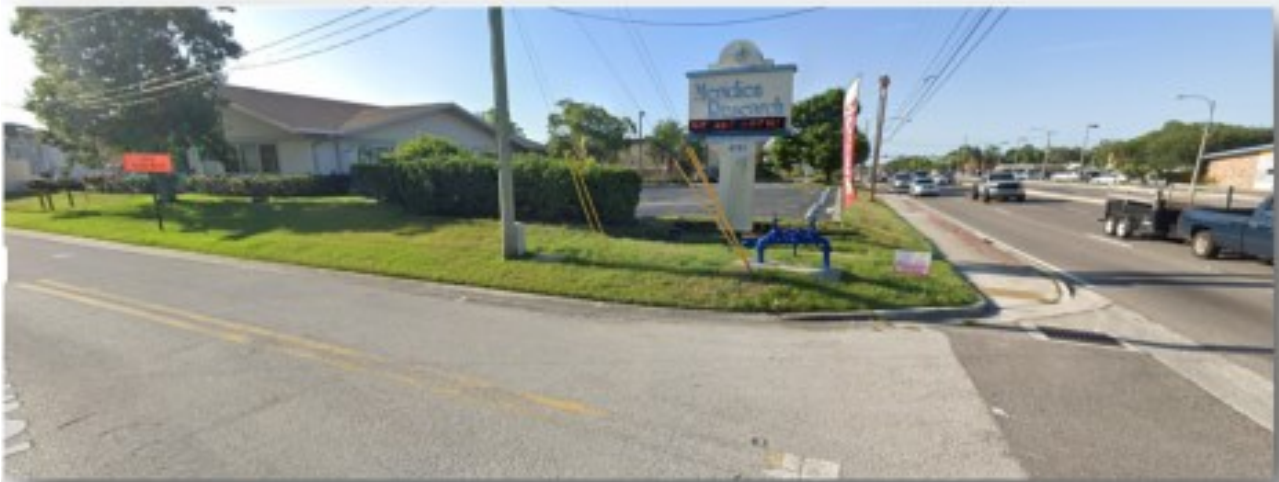


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Pylon Sign on 66th

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## Interior photos



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## Floorplan



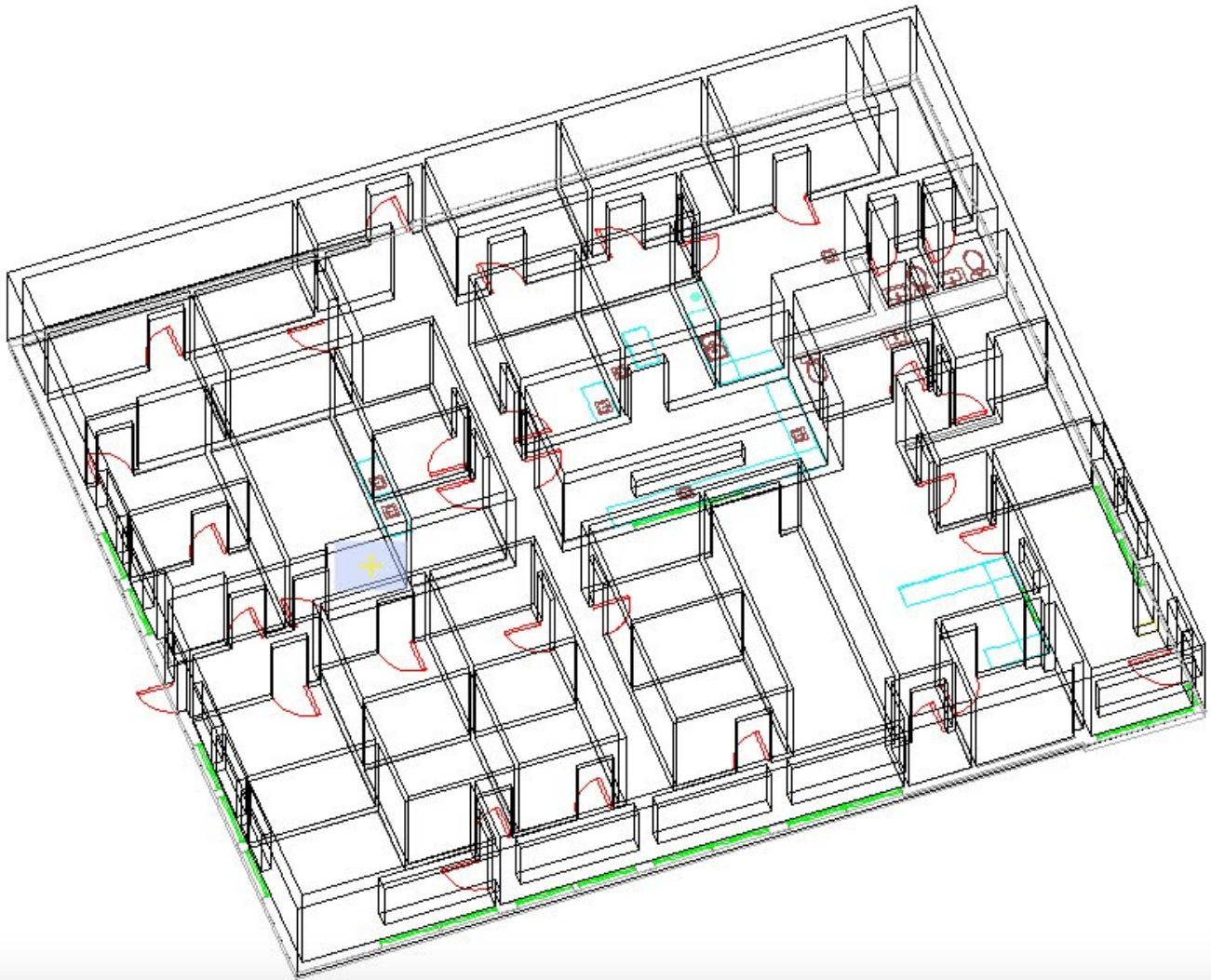
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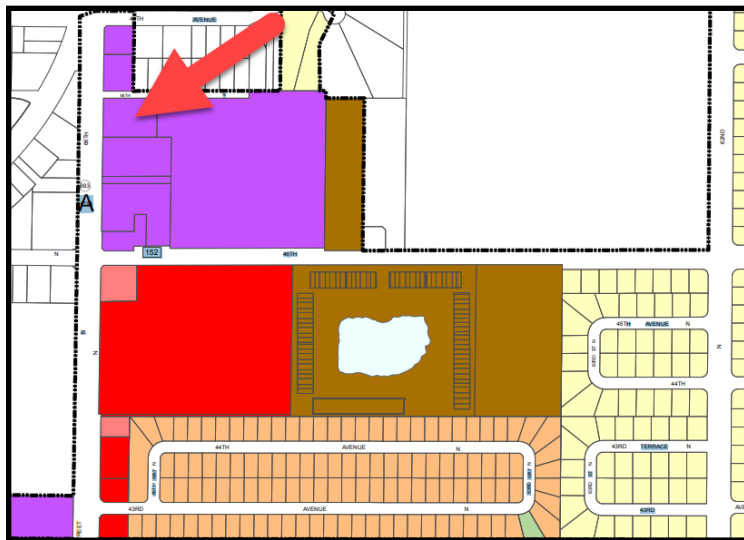
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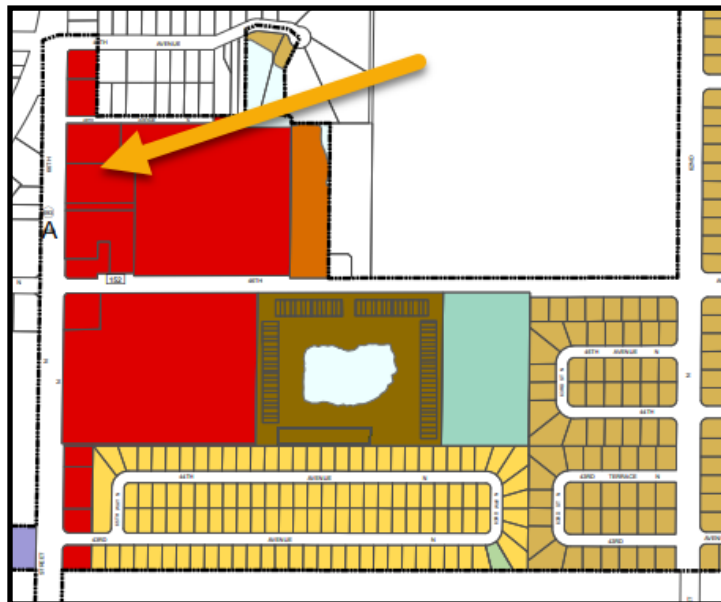
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### Legend

#### Zoning

- RS-5.0 Residential Single-Family
- RS-7.5 Residential Single-Family
- RM-10 Residential Multi-Family
- RM-15 Residential Multi-Family
- GO General Office
- CL Community Store
- CG General Commercial
- CG-2 General Commercial**



### Legend

#### Future Land Use Map LU-2

- Residential Low
- Residential Urban
- Residential Medium
- Residential High
- Residential/Office General
- Commercial General**

Zoning allows Medical Office, Retail, Professional Office

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## **CG-2, GENERAL COMMERCIAL DISTRICT**

### **Office uses limited to:**

- 1.Real estate;
- 2.Travel agencies;
- 3.Medical, dental and eye doctors & similar health-related professions;
- 4.Prof services, including accountant, lawyer, architect, engineer etc.;
- 5.Brokerage houses;
- 6.Financial institutions;
- 7.Studio schools, such as art, sculpture, dance, pottery etc
- 8.Automotive service facilities, excl body repair/painting;
- 9.Office reproduction services;
- 10.Similar facilities related to office uses.

### **General commercial uses limited to:**

- 1.Barbershops and beauty parlors;
- 2.Laundry and dry-cleaning pickup facilities;
- 3.Shoe repair;
- 4.Tailors;
- 5.Pharmacy;
- 6.Bakery, selling at retail on premises;
- 7.Hardware store;
- 8.Florist;
- 9.Food stores;
- 10.Restaurants;
- 11.Variety stores, sundries;
- 12.Stationery, books, tobacco shops;
- 13.Financial institutions;
- 14.Novelty stores;
- 15.Television and appliance stores, sales and service;
- 16.Department store;
- 17.Furniture store;
- 18.Specialty shops: Clothing
- 19.Photographic supplies and studio

## **CG-2, GENERAL COMMERCIAL DISTRICT (cont)**

### **(cont) General commercial uses limited to:**

- 20.Sporting goods store;
- 21.Antique shop;22.Gift shops;
- 23.Fast-food service, snack bars, nondrive-in;
- 24 Drugstore;
- 25.Supermarket;
- 26.Sale of intoxicating beverages, regardless of alcoholic content, for consumption on- or off-premises;
- 27.Similar general commercial uses.

### **Outdoor storage commercial uses limited to:**

- 1.Shops and offices for contractors and building trades;
- 2.Garden supplies and plant nurseries.

### **Commercial recreation uses limited to:**

- 1.Billiard and pool halls;
- 2.Bowling alleys;
- 3.Health clubs;
- 4.Gymnasiums;
- 5.Minature golf courses;
- 6.Amusement arcades;
- 7.Movie theaters.

### **Institutional uses limited to:**

- 1.Public and private schools of general & special education;
- 2.Hospitals and nursing homes;
- 3.Churches, synagogues and other places of worship.

### **Drive-in commercial uses limited to:**

- 1.Drive-in food and drink;
- 2.Gas and service stations;
- 3.Marinas and marine repair facilities.