

Freestanding Medical FOR LEASE



TAMPA
COMMERCIAL
REAL ESTATE

4751 66th St N, St Petersburg. FL 33709



- NNN—Free Standing Single Tenant Building for lease
- 5,485 sf building on 0.84 Acres.
- Current build-out: Medical.
- Zoning allows Retail/Office/Restaurant.
Prior clinical trials tenant was very successful at this location and expanded to a 9,000 sf building
- Excellent retail-type exposure on a busy main road
- Highly visible Pylon sign.
- In front of a shopping center.
- Exceptional parking—66 spaces (13/1,000sf).

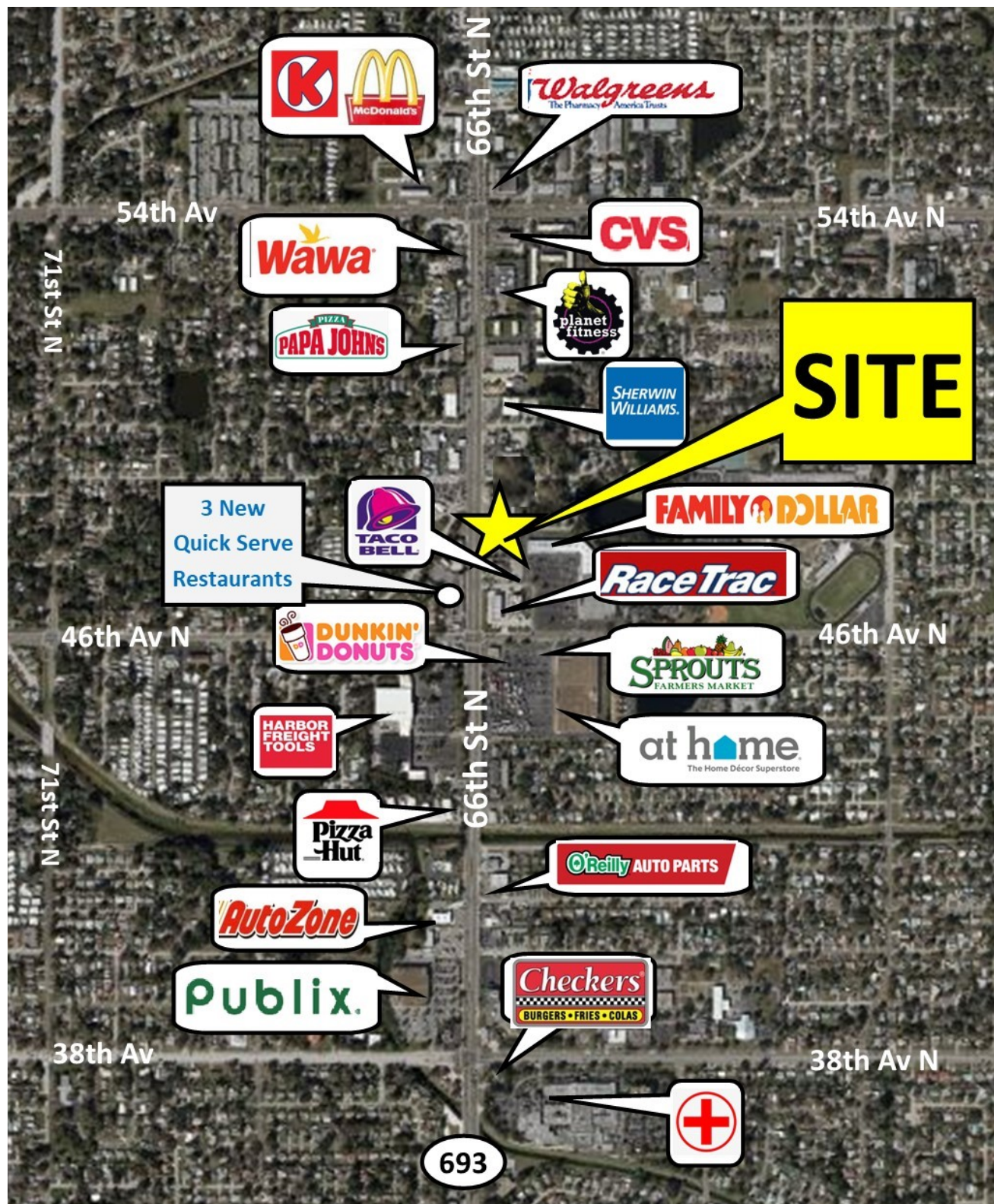
- Frontage on 66th st: 163 ft Depth: 225 ft
- Easy access: Left-in, left-out, right-in, right-out thru shopping center.
- High profile commercial corridor with lots of new development coming
- Traffic Count: 44,000/day. On Bus route

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

For more information please contact:
Steven Silverman, Broker Owner (813)785-3665
Steven@TampaCommercialRealEstate.com
www.tampacommercialrealestate.com

Address: 4751 66th St N

Prime Commercial Corridor



TAMPA COMMERCIAL REAL ESTATE

Steven Silverman Broker (813)785-3665
Steven@TampaCommercialREalEstate.com

Information is from sources deemed reliable. Broker is not responsible for errors & omissions

Address: 4751 66th St N

Exceptional Parking



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



TAMPA COMMERCIAL REAL ESTATE

For more information please contact:
Steven Silverman, Broker (813)785-3665
Steven@TampaCommercialREalEstate.com
www.TampaCommercialRealEstate.com

Address: 4751 66th St N

Easy Access to Busy Main Roads -Multiple points of Ingress and Egress



1.7M people passed by the site in 2022 for a total of 17.9M impressions

On average people passed by the site 10 times in a year — a lot of repeat traffic!

A majority of the nearby tenants are ranked very high in terms of visits within their category

- Publix on 66th St N had 811,500 visits in 2022 which ranks that location in the top 20% of visits to Supermarkets in Florida
- The Planet Fitness on 66th St N had 383,600 visits in 2022 which ranks that location in the top 20% of visits to gyms in Florida

TAMPA COMMERCIAL REAL ESTATE

Steven Silverman Broker (813)785-3665
Steven@TampaCommercialREaEstate.com

Address: 4751 66th St N

DEMOGRAPHICS:

Located in Pinellas County, FL.

Pinellas County has the highest population density of any county in the state of Florida

1. DRIVE-TIME: Americans spend an average of 34 minutes on the road to a doctor's office or other medical entity



Map: 30 Min Drive-Time to Site

2022	30 MIN Drive Time
POPULATION	997,772
HOUSEHOLDS	461,687
MED AGE	48.3
MED HH INCOME	\$64,963
AV HH INCOME	\$97,042

2. RADIUS:



2022	3 Mile	5 Mile
POPULATION	109,115	269,011
HOUSEHOLDS	47,418	122,955
MED AGE	47.3	49.6
MED HH INCOME	\$60,570	\$61,486
AV HH INCOME	\$98,563	\$103,304

TAMPA COMMERCIAL REAL ESTATE

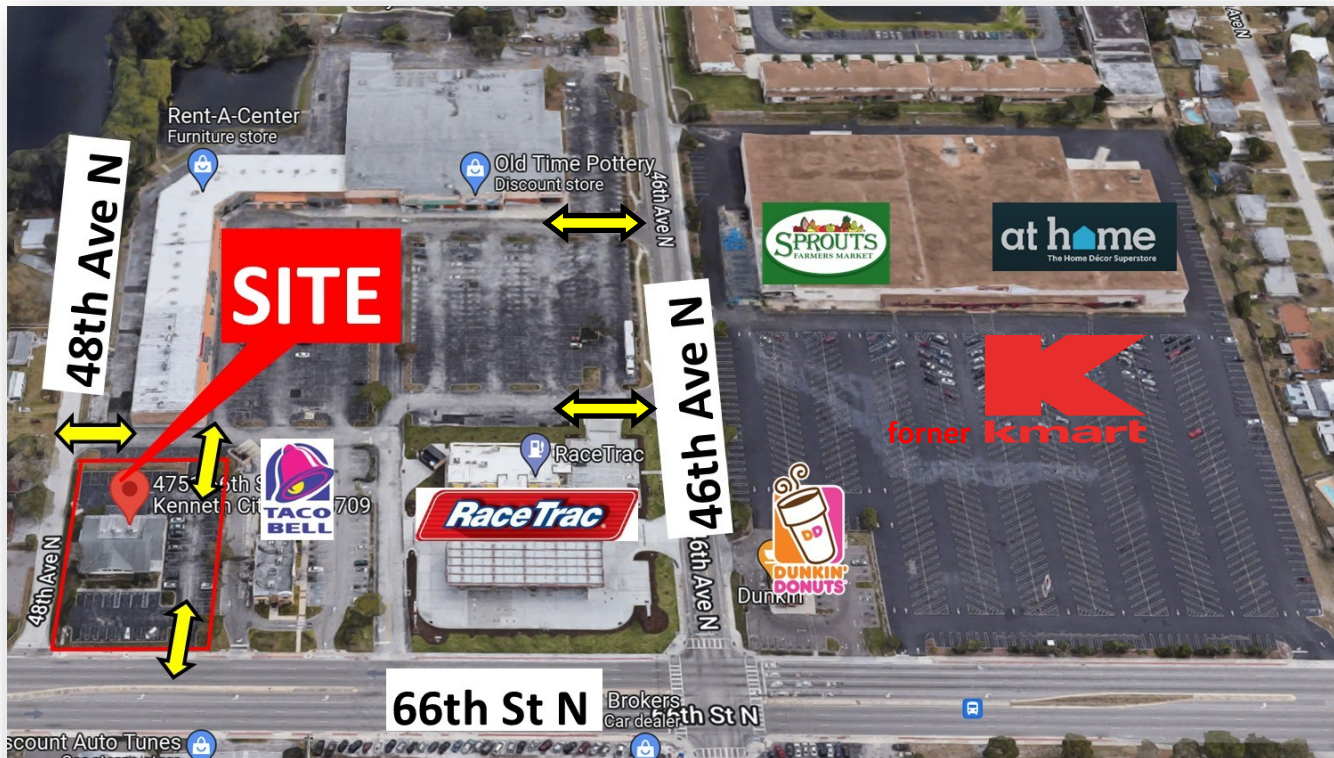
Steven Silverman Broker (813)785-3665

Steven@TampaCommercialREalEstate.com

Information is from sources deemed reliable. Broker is not responsible for errors & omissions

Address: 4751 66th St N

Area Development



The last remaining K Mart store (120,699 sf on 10.9 acres) was located across 46th Ave N. It is currently being redeveloped into a multi-tenant retail center with Sprouts Farmers Market and At Home Décor Superstore as anchors.



Hollins High School is on the same block

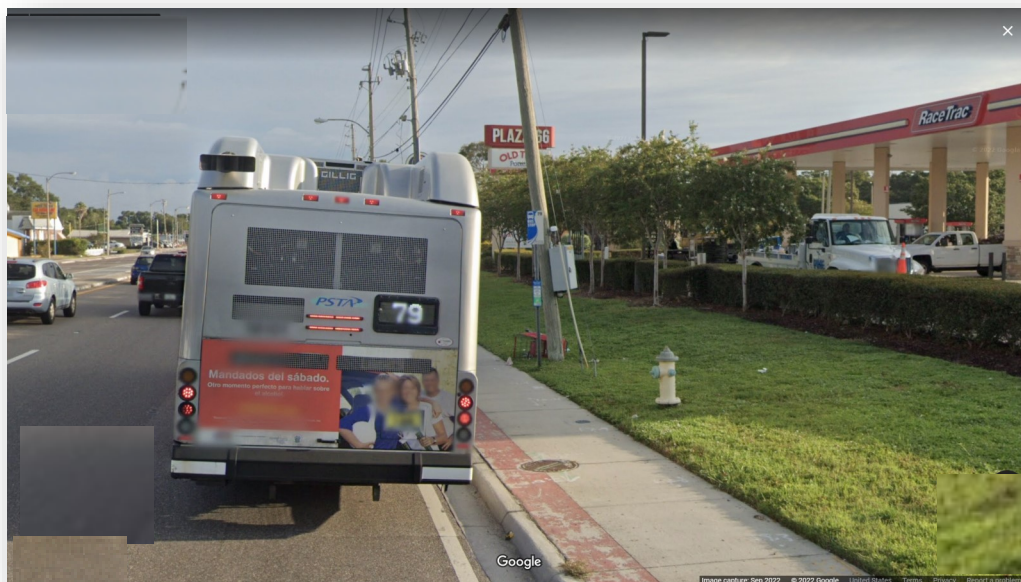


Three Quick Serve Restaurants coming across 66th St N.

TAMPA COMMERCIAL REAL ESTATE

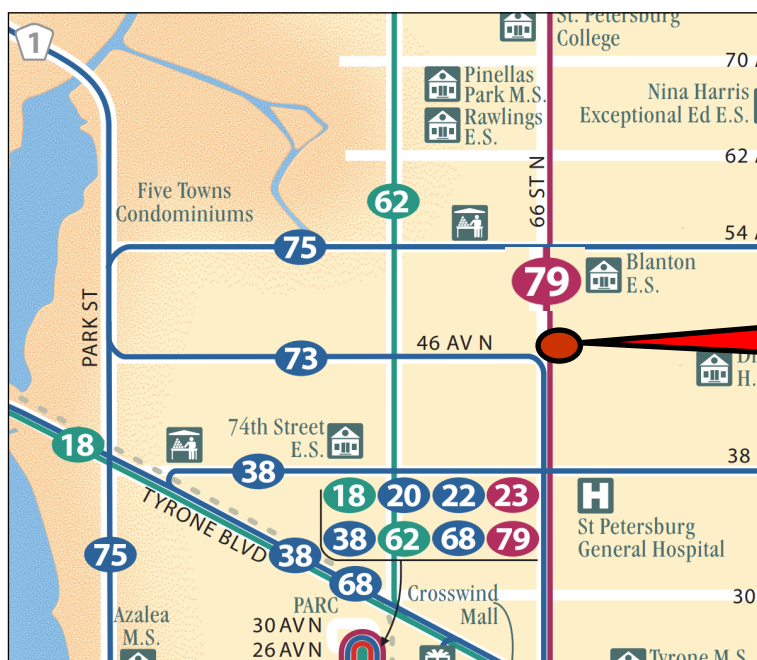
Address: 4751 66th St N

On Bus Route



Bus stop at Racetrac (same block)

On Bus routes 79 and across the street from route 73



SITE

For more information please contact:
Steven Silverman, Broker (813)785-3665
Steven@TampaCommercialREalEstate.com
www.TampaCommercialRealEstate.com

TAMPA COMMERCIAL REAL ESTATE

Address: 4751 66th St N



For more information please contact:
Steven Silverman, Broker (813)785-3665
Steven@TampaCommercialREalEstate.com
www.TampaCommercialRealEstate.com

ESTATE

Address: 4751 66th St N



Pylon Sign on 66th

TAMPA COMMERCIAL REAL ESTATE

Steven Silverman Broker (813)785-3665
Steven@TampaCommercialREalEstate.com

Information is from sources deemed reliable. Broker is not responsible for errors & omissions

Address: 4751 66th St N

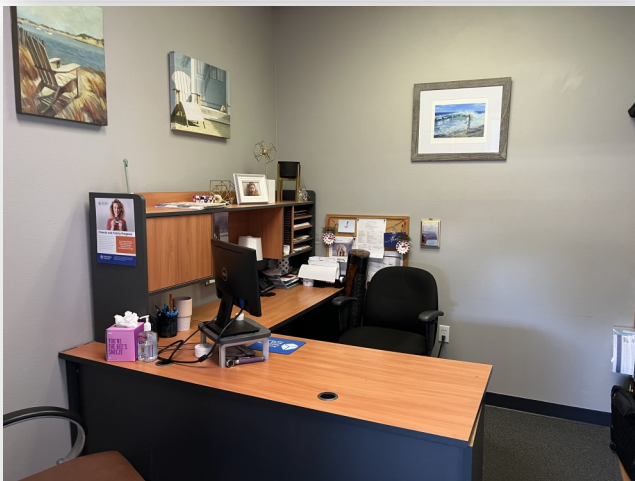
Interior photos



TAMPA COMMERCIAL REAL ESTATE

Address: 4751 66th St N

Interior photos



TAMPA COMMERCIAL REAL ESTATE

Information is from sources deemed reliable. Broker is not responsible for errors & omissions

Address: 4751 66th St N

Interior photos



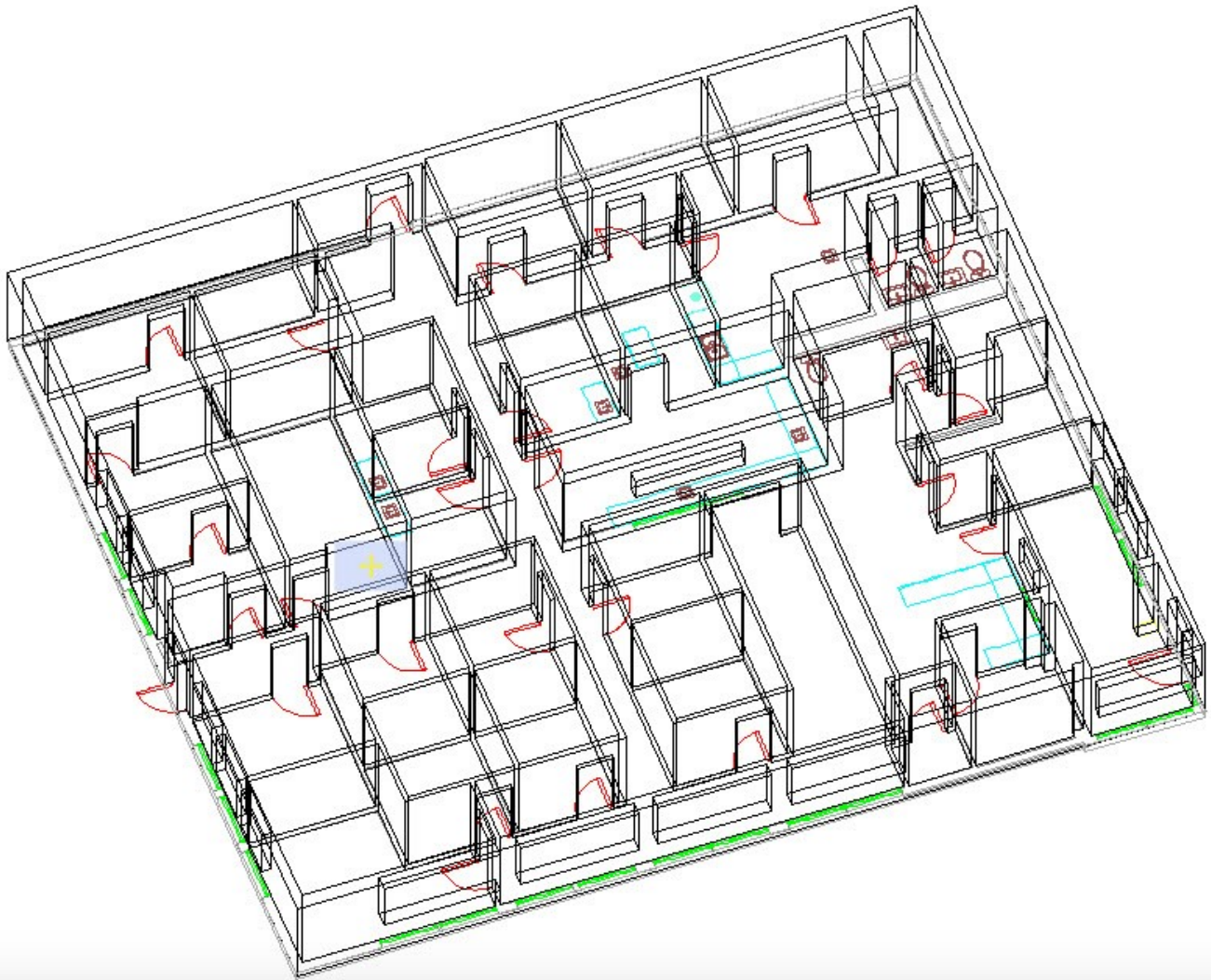
TAMPA COMMERCIAL REAL ESTATE

Floorplan



Steven Silverman Broker (813)785-3665
Steven@TampaCommercialREalEstate.com

Address: 4751 66th St N

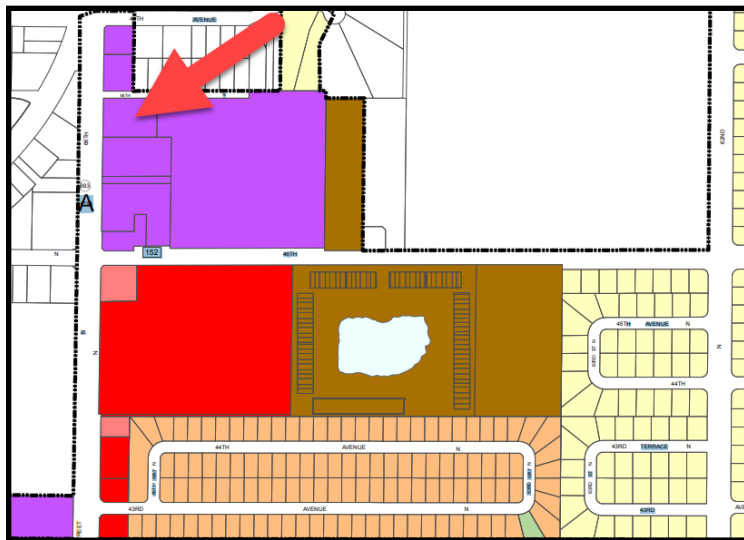


TAMPA COMMERCIAL REAL ESTATE

Steven Silverman Broker (813)785-3665
Steven@TampaCommercialREalEstate.com

Information is from sources deemed reliable. Broker is not responsible for errors & omissions

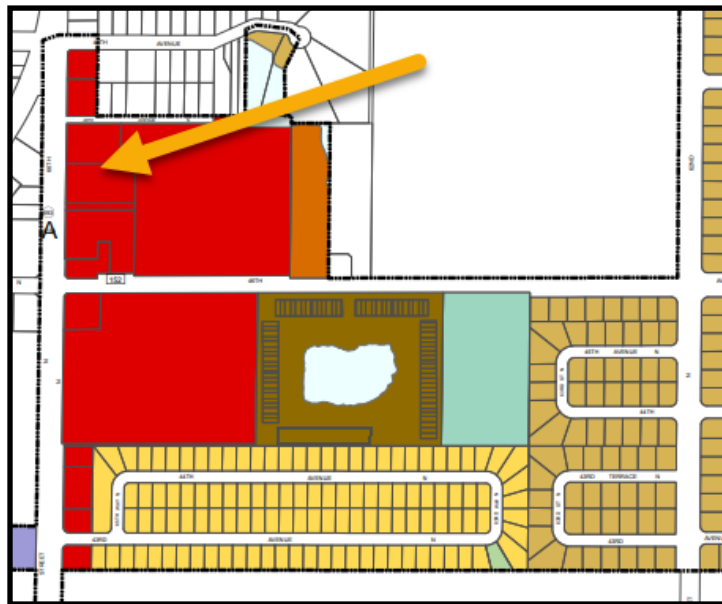
Address: 4751 66th St N



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

TAMPA COMMERCIAL REAL ESTATE

Steven Silverman Broker (813)785-3665
Steven@TampaCommercialREalEstate.com

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.