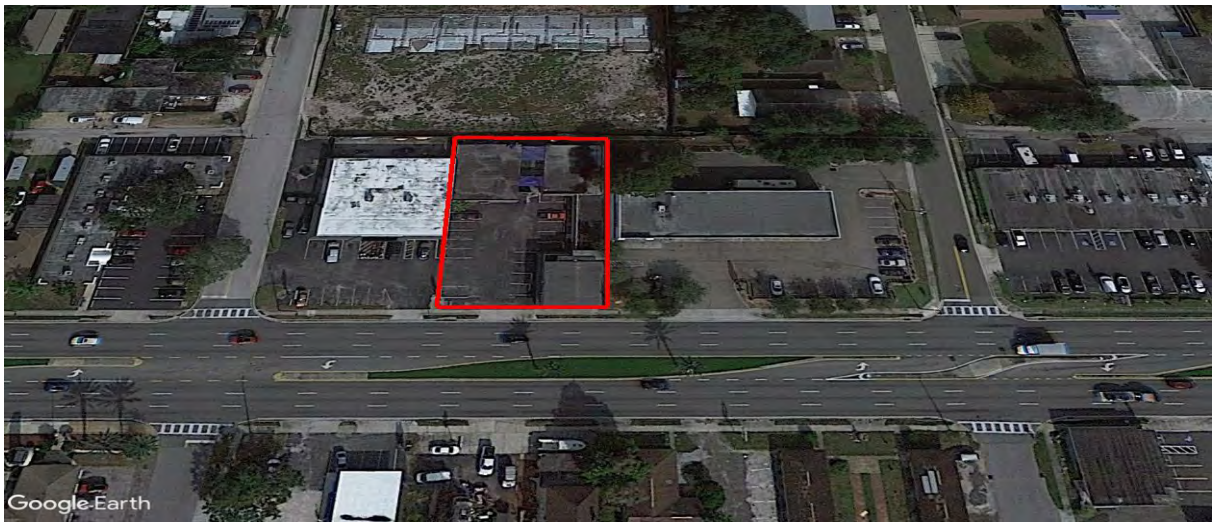
MIXED USE PINELLAS PARK BUILDINGS
FOR SALE $ 465,000

Smith & Associates Commercial

6225-6239 PARK BLVD



Value added opportunity for investor or owner user on busy six lane Park Blvd., with a daily traffic count of about 49,000

B-1 General Commercial zoning in the City Limits of Pinellas Park, with a future land use classification of CRD, or Community Redevelopment

The two buildings total about 8,345 square feet, with block construction, built in the 1960's; lot size is 17,550 square feet with 98 foot frontage, 19 parking spaces, and good visibility

There are two retail units, two 2br/1ba apartments on the second floor, two offices, a warehouse area with a rollup door, and a open space used as a gym

Currently a little less than 50% occupied, there are deferred maintenace issues that once completed, will assist in leasing the vacant units and increasing the rents

There is a concrete floor issue in the warehouse from a repaired sewer line break, a recommended roof replacement; painting, updating one of the apartments, stucco repair and exterior maintenance are some of the other likely upgrades

please see attached rent roll and expense information

Smith & Associates does not guarantee any representations. Important facts should be confirmed by the Buyer

PAT CALHOON, COMMERCIAL BROKER

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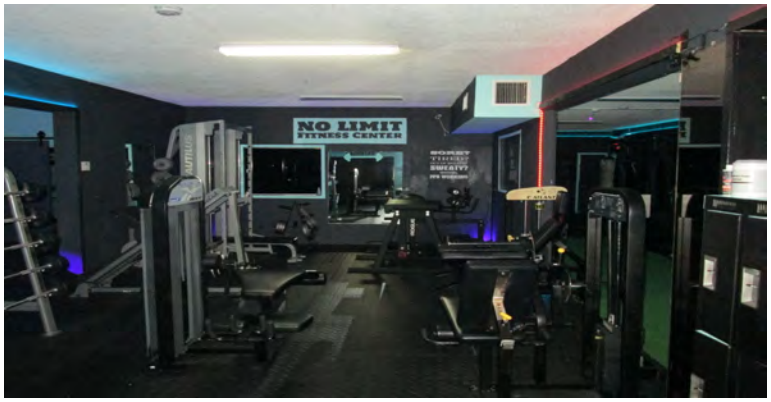

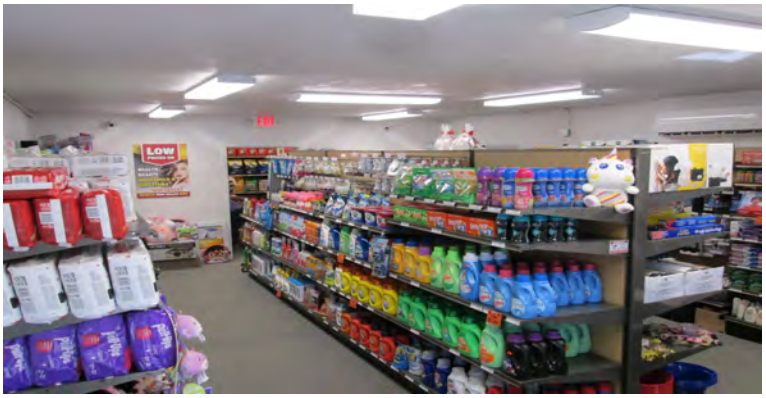

6225-6239 PARK BLVD RENT ROLL

UNIT	*TENANT*	*RENT*	*PROJECTED RENT*	*EXPIRATION DATE*	*SQUARE FEET*
6225	RETAIL SHOP	$ 625		10/31/21	880
6227	SIGN COMPANY	$ 500		MO-TO-MO	720
6229	2BR/1BA APT	VACANT	$ 625		720
6231	2BR/1BA APT	VACANT	$ 625		720
6233A	WAREHOUSE	VACANT	$ 600		1961
6233B	OFFICE	VACANT	$ 350		472
6233C	OFFICE	VACANT	$ 350		472
6239	GYM	$ 1,642		10/31/21	2400

INCOME/EXPENSE INFORMATION

CURRENT INCOME	18,768
REAL ESTATE TAXES	6,329
INSURANCE	1,370
WATER/SEWER/GARBAGE	2,500
TOTAL CURRENT EXPENSES	10,199

The above proforma reflects an owner managed scenario using the current rent roll and expenses, which of course will vary once renovated and fully leased

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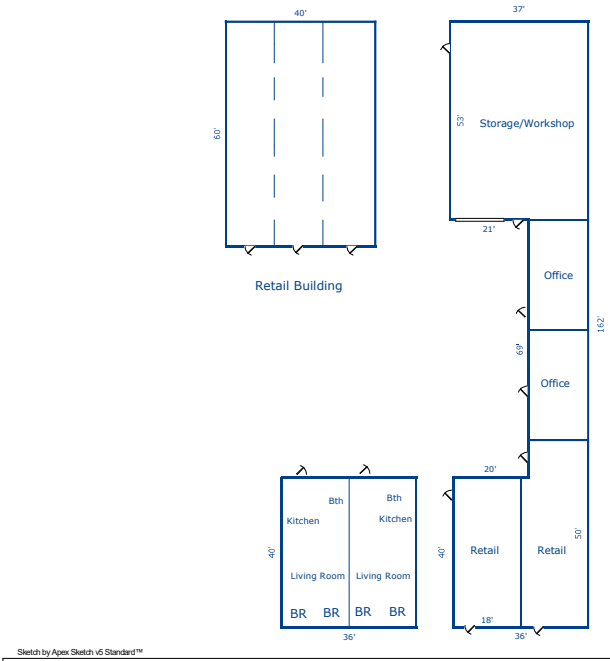

Sketch by Apex Sketch v5 Standard™ Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GBA1	East Building	4505.00	
	West Building	2400.00	
	2nd Floor Apartments	1440.00	8345.00
OTH	Retail Unit	720.00	
	Retail Unit	880.00	
	Office	472.00	
	Office	472.00	
	Storage/Workshop	1961.00	4505.00
Net BUILDING Area		(rounded)	8345

BUILDING AREA BREAKDOWN

Breakdown			Subtotals
East Building			
37.0	x	53.0	1961.00
69.0	x	16.0	1104.00
36.0	x	40.0	1440.00
West Building			
40.0	x	60.0	2400.00
2nd Floor Apartments			
36.0	x	40.0	1440.00
5 Items		(rounded)	8345

BUILDING PLAN

Demographic Summary Report

6225-6239 Park Blvd N, Pinellas Park, FL 33781

Building Type: **General Retail**
Secondary: **Storefront**
GLA: **7,383 SF**
Year Built: **1971**

Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**

Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	15,169		120,049		284,059	
2020 Estimate	14,554		115,560		273,936	
2010 Census	13,358		108,288		259,030	
Growth 2020 - 2025	4.23%		3.88%		3.70%	
Growth 2010 - 2020	8.95%		6.72%		5.75%	
2020 Population by Hispanic Origin	2,093		14,403		30,622	
2020 Population	14,554		115,560		273,936	
White	12,122	83.29%	97,004	83.94%	230,929	84.30%
Black	740	5.08%	6,140	5.31%	17,094	6.24%
Am. Indian & Alaskan	72	0.49%	536	0.46%	1,234	0.45%
Asian	1,125	7.73%	8,602	7.44%	17,344	6.33%
Hawaiian & Pacific Island	53	0.36%	209	0.18%	430	0.16%
Other	442	3.04%	3,070	2.66%	6,906	2.52%
U.S. Armed Forces	3		127		366	
Households						
2025 Projection	5,881		50,892		123,124	
2020 Estimate	5,642		49,077		118,925	
2010 Census	5,142		46,199		112,994	
Growth 2020 - 2025	4.24%		3.70%		3.53%	
Growth 2010 - 2020	9.72%		6.23%		5.25%	
Owner Occupied	3,847	68.19%	35,312	71.95%	84,845	71.34%
Renter Occupied	1,795	31.81%	13,765	28.05%	34,080	28.66%
2020 Households by HH Income	5,642		49,078		118,924	
Income: <$25,000	1,300	23.04%	12,287	25.04%	27,767	23.35%
Income: $25,000 - $50,000	1,540	27.30%	13,574	27.66%	32,128	27.02%
Income: $50,000 - $75,000	1,222	21.66%	9,113	18.57%	22,862	19.22%
Income: $75,000 - $100,000	631	11.18%	5,769	11.75%	15,341	12.90%
Income: $100,000 - $125,000	389	6.89%	3,448	7.03%	8,894	7.48%
Income: $125,000 - $150,000	257	4.56%	1,865	3.80%	4,665	3.92%
Income: $150,000 - $200,000	207	3.67%	1,801	3.67%	4,234	3.56%
Income: $200,000+	96	1.70%	1,221	2.49%	3,033	2.55%
2020 Avg Household Income	$61,710		$62,711		$64,298	
2020 Med Household Income	$49,462		$46,820		$49,560	

11/23/2020

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