

Former CVS in Pinellas Park, Fla.

10,856 SF Freestanding Retail  
7101 Park Blvd.



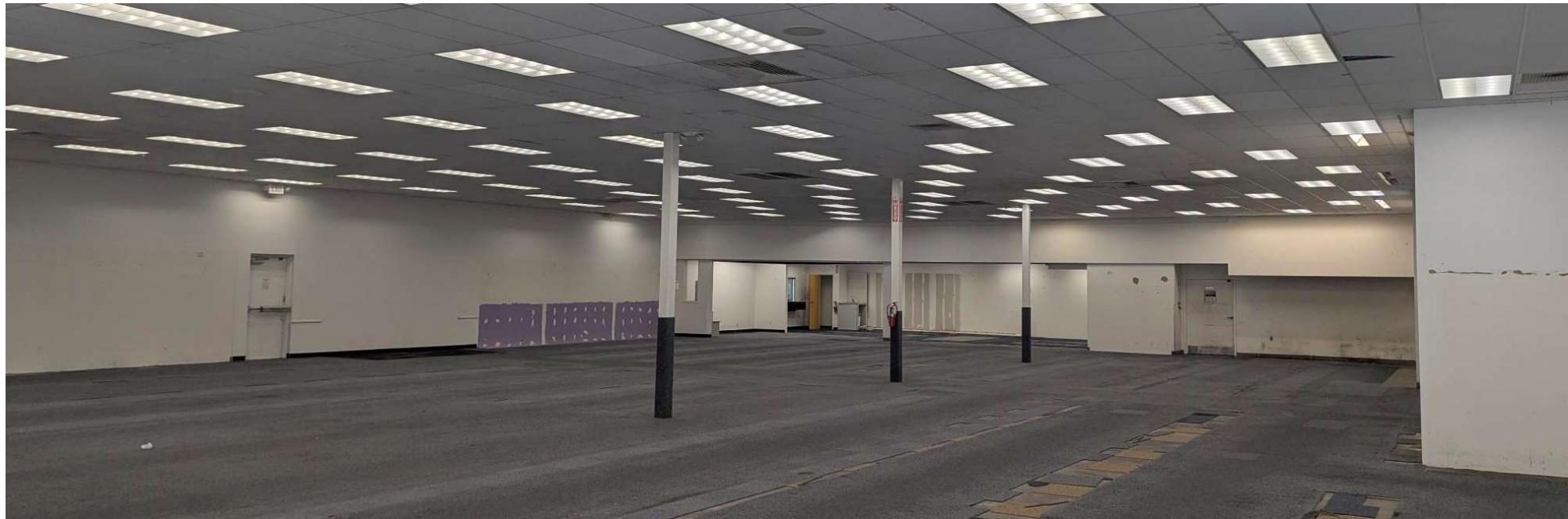
FOR SUBLEASE: \$22 SqFt/Yr/NNN

Dee Maret, CCIM | 727-641-5736



## Property Description

Freestanding Retail | 7101 Park Blvd | Pinellas Park, Fl



## Property Summary

Lease Rate:	\$18/SqFt/Yr/NNN
Building Size:	10,856 SF
Sector Type:	Retail – Freestanding
Flood Zone:	X
Roof:	Flat
Zoning:	B-1 General Commercial
Lot Size:	1.82 Acres
Tax ID:	30 30 16 03816 000 0010

## Property Overview

This former CVS store is situated on the northwest corner of Park Boulevard and Belcher Road in Pinellas Park, Fla. The 1.82-acre parcel, with 40 parking spaces, is zoned B-1 (General Commercial) and offers three curb cuts and four points of access and 585 feet of total street frontage. The store, 10,856 square feet of solid block construction, was built in 2001. CVS, which has been adapting to changing consumers' buying patterns, is offering this space for sublease until January 2028. The property lies in the desirable Flood Zone X and suffered no damage from either of the 2024 hurricanes. The HVAC units are roof-mounted and all public utilities are on site. The building is fully sprinklered and the subtenant also gets 1,495 square feet of upper-level bonus space. Other attributes include 2 prominent pylon signs and a drive-thru for customer convenience. The average daily traffic count on Park Boulevard is an impressive 52,000.

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## Area Description

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## Location Overview

Pinellas Park is a centrally located city in Pinellas County and is the fourth largest city in Pinellas at 53,093. The mid-Pinellas retail submarket contains 12.2 million square feet of inventory. The former CVS store is part of a community shopping center anchored by Publix and Lowe's. Sam's Club is directly across Belcher Road.

## Drive Times

Bardmoor Golf & Tennis Club:	9 min
St. Pete/Clearwater Airport:	15 min
Downtown St. Petersburg:	18 min
Tampa International Airport:	23 min
Downtown Clearwater:	23 min
Downtown Tampa:	26 min

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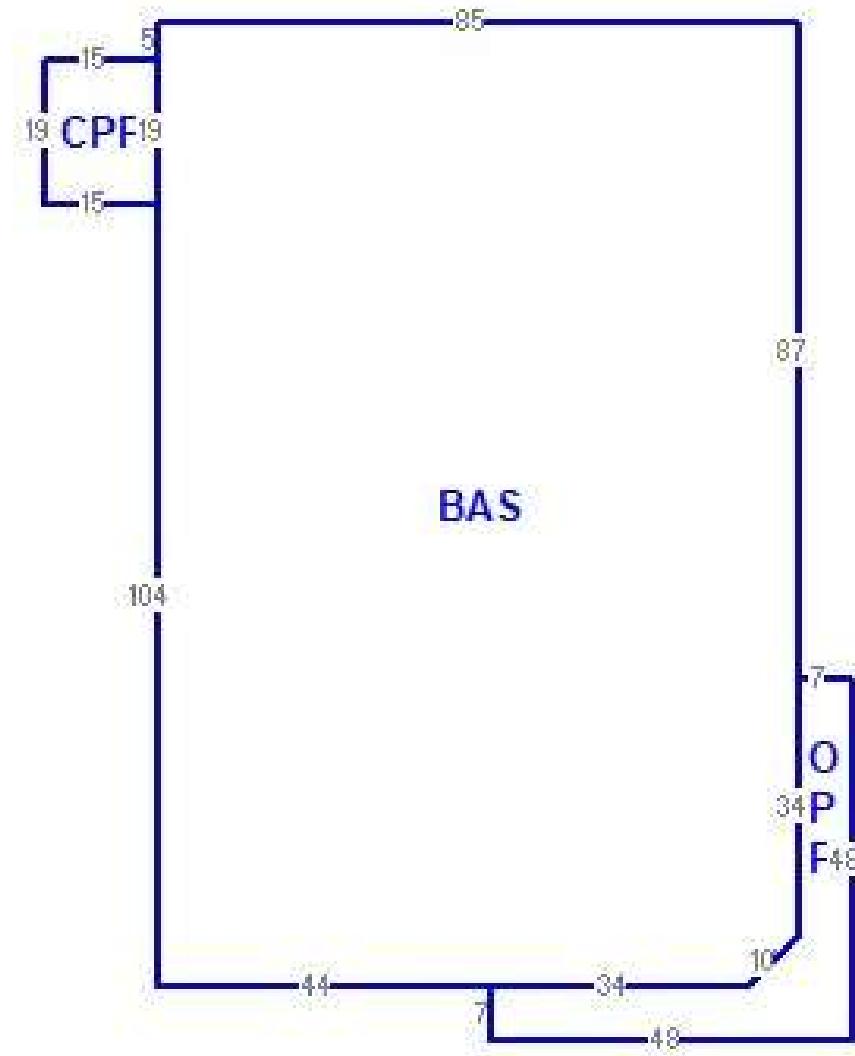
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## Building Footprint



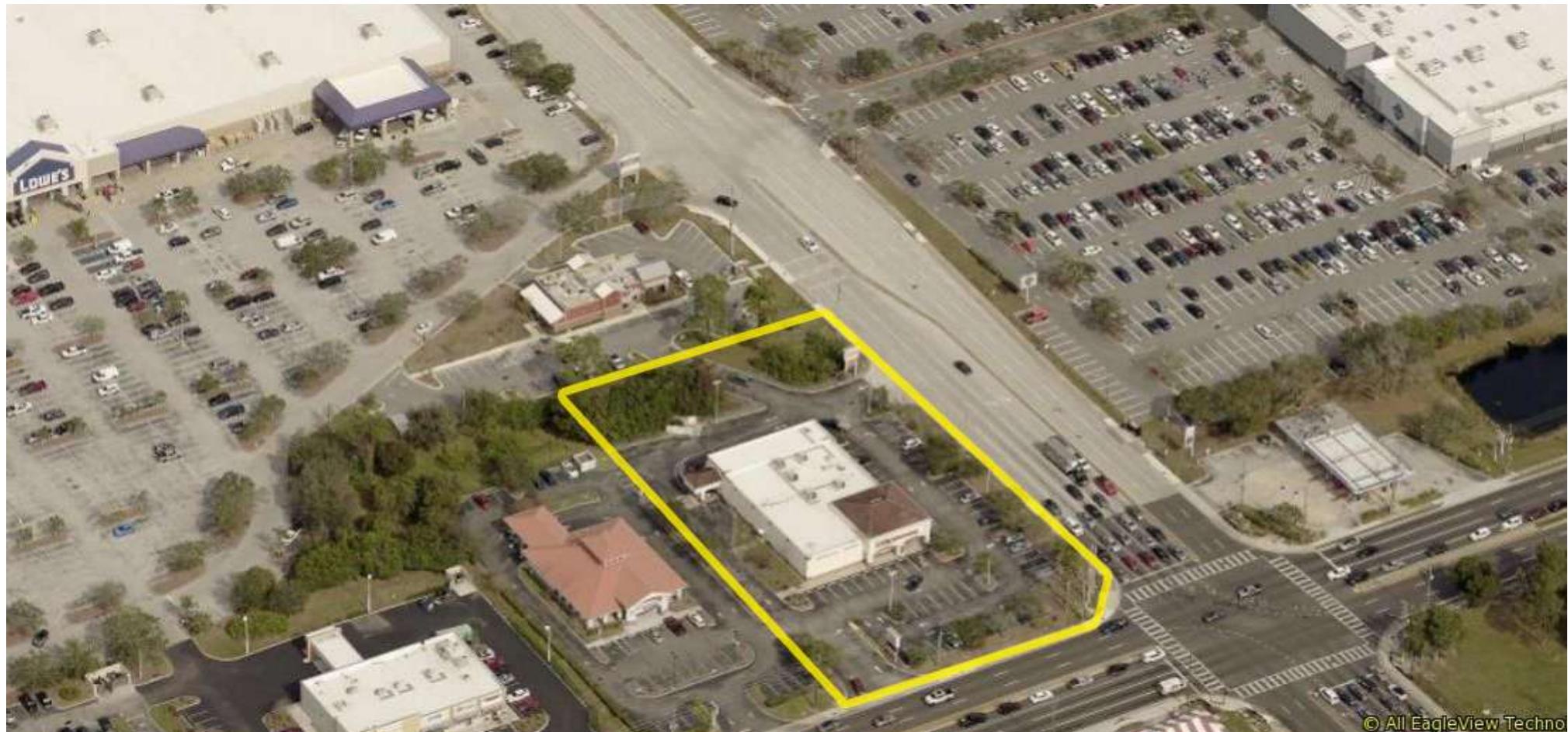
## Potential Subtenants

### **Any mini-box retailer or specialty tenant, including:**

- Gourmet or Specialty Grocer
- Beer, Wine and Spirits store
- Brewpub or Microbrewery
- Health and Fitness Facility
- Indoor Recreation Facility or Playground
- Golf Simulation Shop or similar Sports Center
- Tools and Equipment Sales
- Apparel Sales
- Beauty Salon
- Office Supply Store
- Motorcycle, Golf Cart or Boating Sales and Showroom
- Private School
- Home Furnishings and Interior Design
- Art Gallery
- Day Care Center
- Funeral Home
- Light Repair and Assembly Facility
- MedSpa Beauty Clinic and Cosmetic Surgery
- Medical and Dental Office

## Aerial Photo

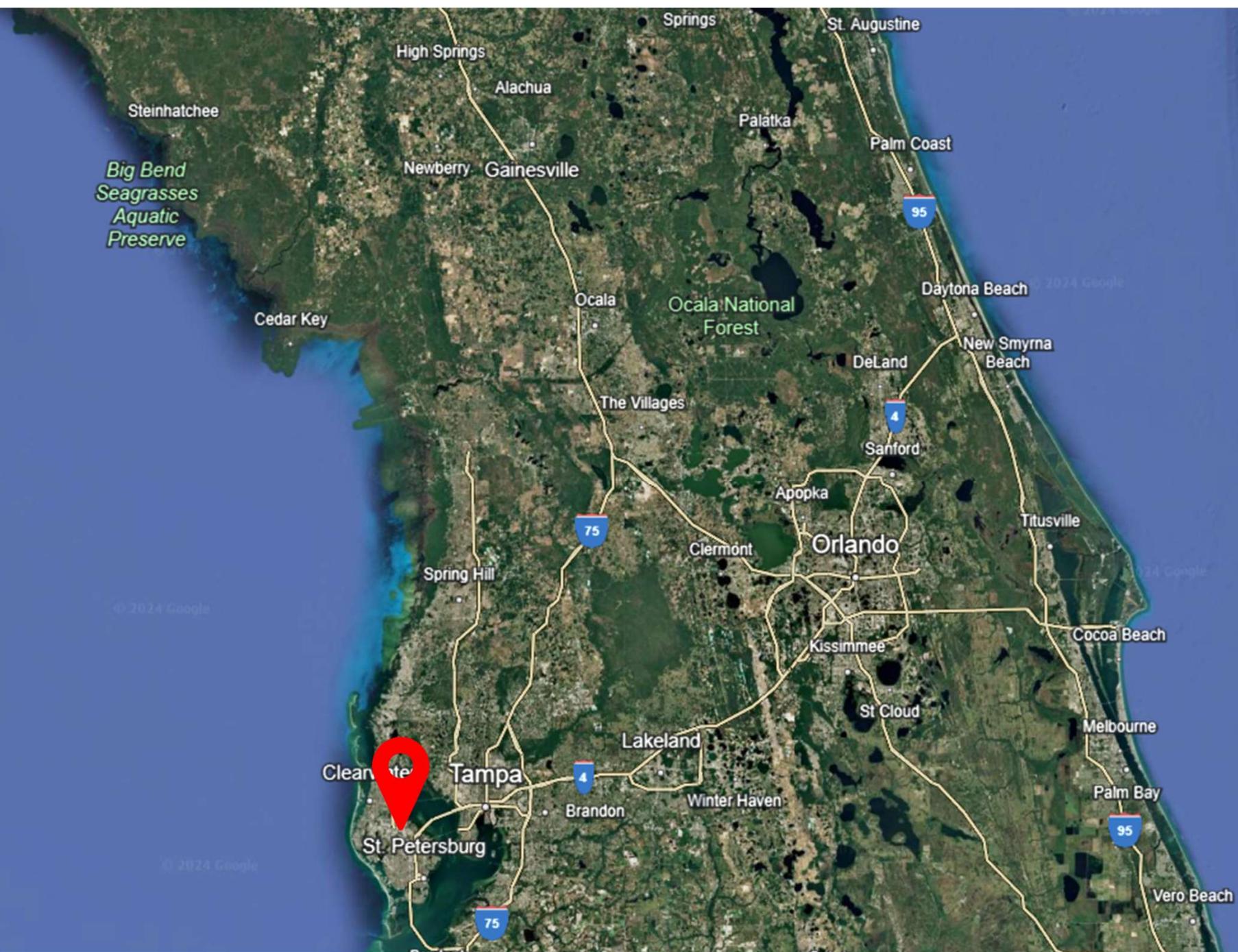
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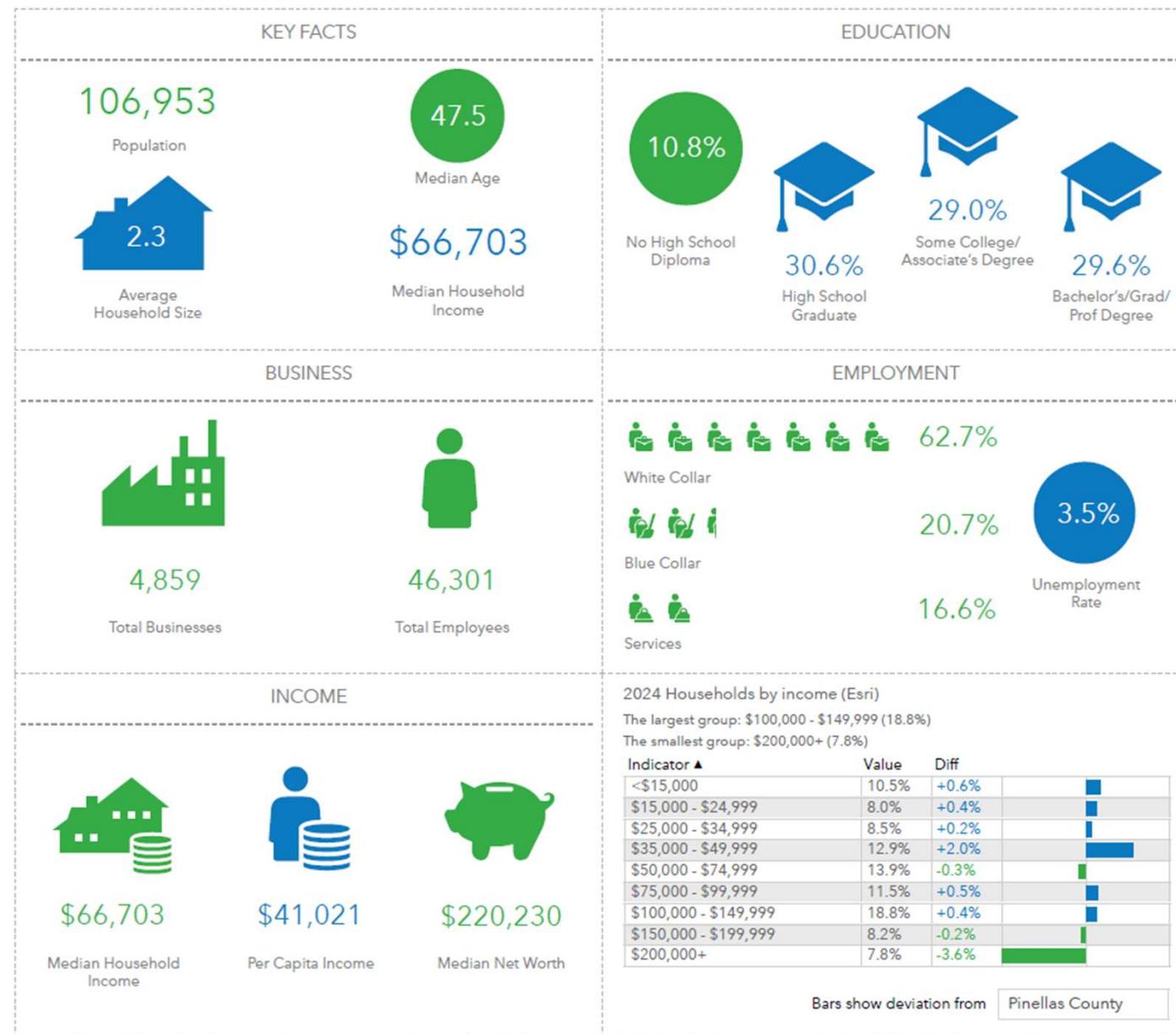
## Regional Map

Freestanding Retail | 7101 Park Blvd | Pinellas Park, FL



## Key Facts – 3 Mile Range

Freestanding Retail | 7101 Park Blvd | Pinellas Park, FL



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axe (2024). © 2024 Esri

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## Contacts

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