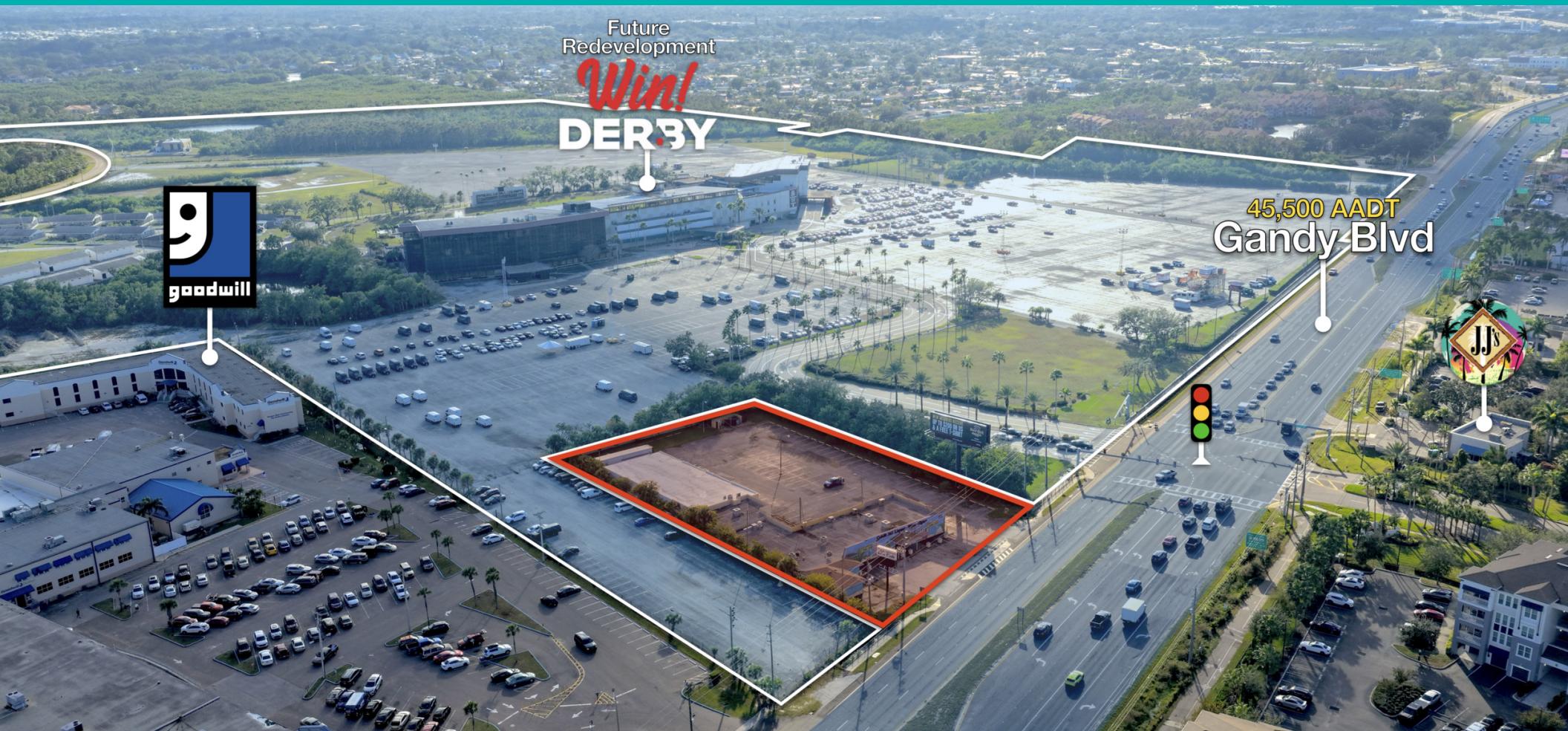


Offering Memorandum



GANDY RETAIL LAND

10568 GANDY BLVD, ST PETERSBURG, FL 33702

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com

Aerial



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GANDY RETAIL LAND // 10568 GANDY BLVD ST PETERSBURG, FL 33702

Eshenbaugh
LAND COMPANY

The Dirt Dog



Property Description

PROPERTY DESCRIPTION

The opportunity is to acquire 1.5+/- acres for redevelopment located at the entrance to Derby Lane. The value is in the land, as the building needs to be demolished due to mold and flooding damage. The property is within the AE Flood Zone and has a billboard lease in place generating in excess of \$5,000 annually. The property dimensions are approximately 200' width by 300' depth.

LOCATION DESCRIPTION

The property is located at 10568 Gandy Blvd. in St. Petersburg, FL. It is on the south side of the road and is wrapped by Derby Lane on 3 sides.

MUNICIPALITY

St Petersburg

PROPERTY SIZE

1.5 Acres

ZONING

C-2

FUTURE LAND USE

Commercial General

PARCEL ID

17-30-17-00000-340-0600

PROPERTY OWNER

427 Capital, LLC

PRICE

\$2,500,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Senior Advisor/Managing Partner

813.287.8787 x104

Ryan@TheDirtDog.com

Aerial

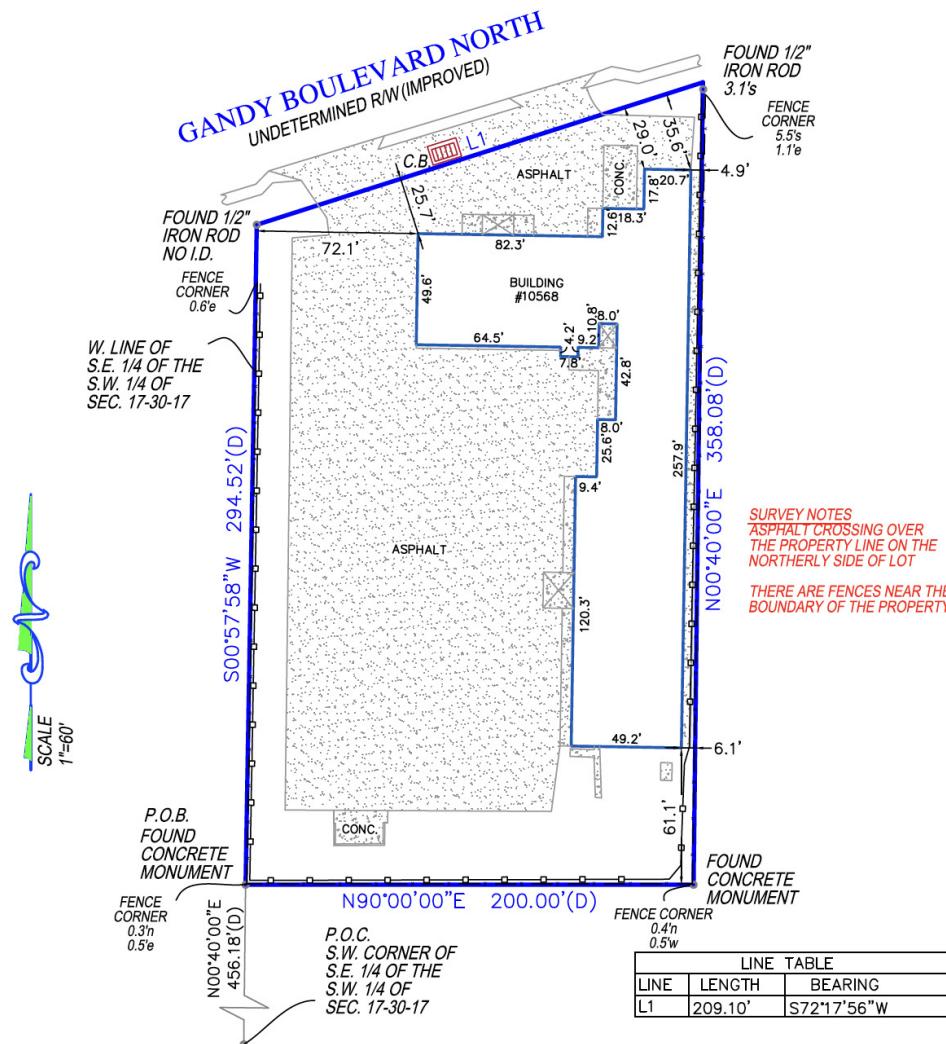


Aerial



Survey

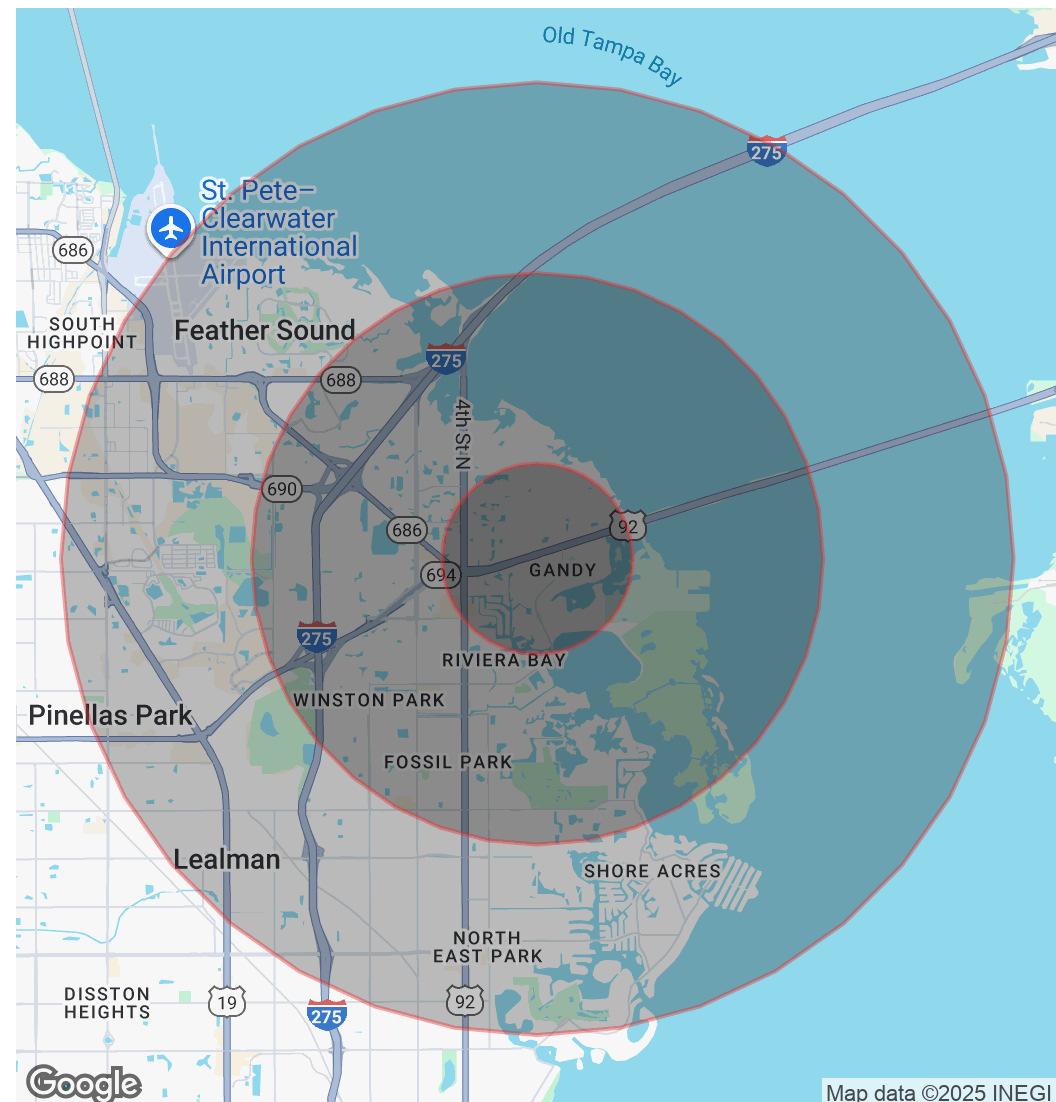
BOUNDARY SURVEY



Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,144	47,676	125,206
Average Age	40	42	45
Average Age (Male)	40	42	44
Average Age (Female)	41	43	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,161	24,418	60,265
# of Persons per HH	1.8	2	2.1
Average HH Income	\$85,867	\$92,570	\$102,725
Average House Value	\$290,575	\$330,059	\$365,430

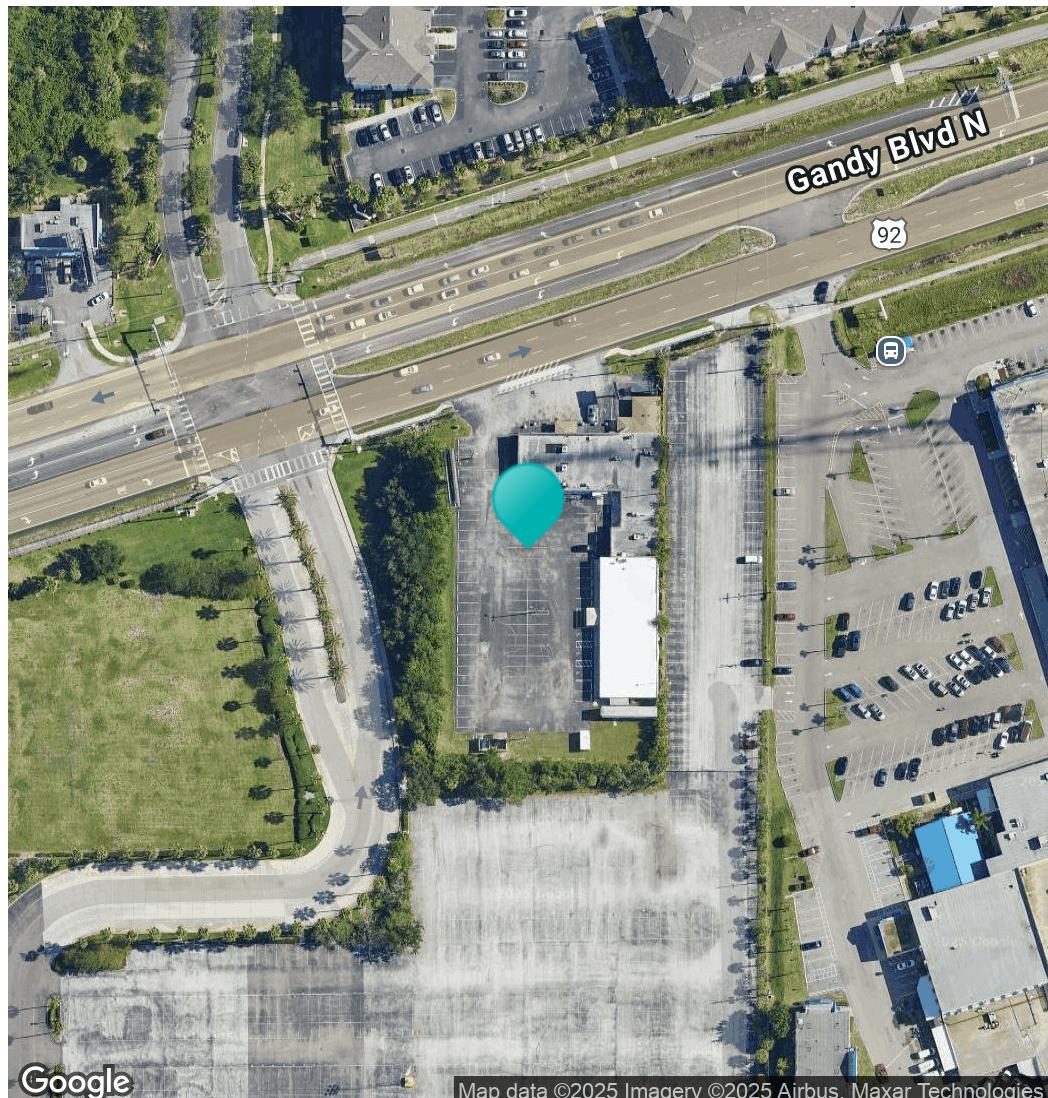
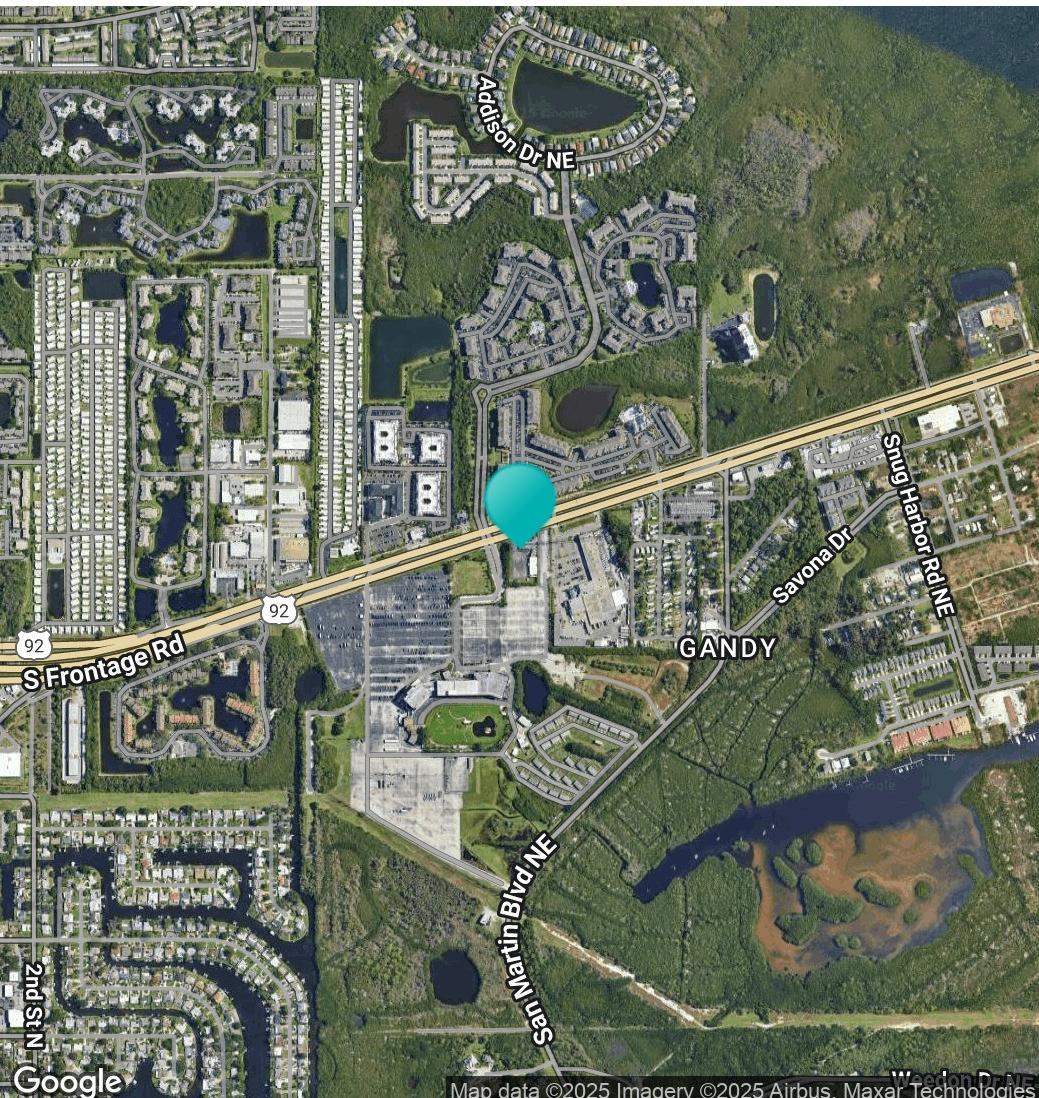
Demographics data derived from AlphaMap



Drone Video



Location Maps



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



Your Advisor



Ryan Sampson, CCIM, ALC
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Questions | Give us a call or drop us an email

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