

For Sale: Redevelopment Site

PINE LAKE LAND AND CENTER

12001, 12041, 12061 66th Street N., Pinellas Park, FL 33773

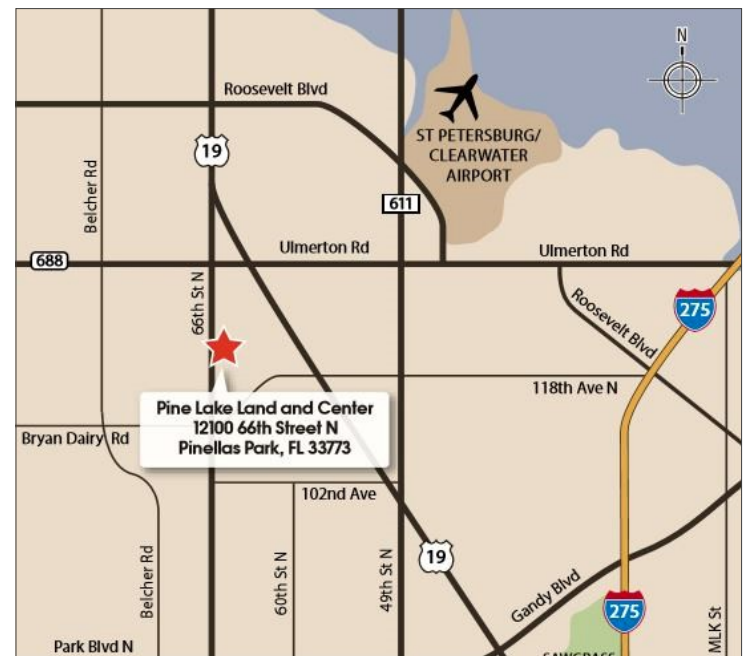
EXCELLENT REDEVELOPMENT OPPORTUNITY



FEATURES

- ❖ Includes a 3-building, 19,221 SF retail center and a 1.8 AC vacant lot
- ❖ Up to 602' of frontage on 66th Street N (approx. 37,500 vpd)
- ❖ Existing curb and median cuts
- ❖ 1.8 acres is leased to a trucking company
- ❖ Acreage: up to 4.5 acres, can be divided
- ❖ Zoning: CH (Commercial Heavy)
- ❖ Future Land Use: CG (Commercial General)
Alternate Use: B-1 or M-1
- ❖ Flood Zone: X
- ❖ Ideal opportunity, Charleston on 66th apartment community nearby with 258 apartment homes
- ❖ Ideally located on the NE and SE corners of 66th Street N and 121st Avenue N
- ❖ Minutes from Ulmerton Rd, Bryan Dairy Rd, and US 19
- ❖ **Asking Price: \$2,700,000**

LOCATION MAP



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With the current zoning of CH the following uses are allowed:

- The city of Pinellas Park recommended a zoning change to B-1 which would allow for:**

- Another alternative which the city of Pinellas Park recommended was a zoning change to Light Industrial (M-1) which would allow for:**

- ❖ **Outdoor Storage of Automobiles, RV's, Construction Equipment**
- ❖ **Warehouse including mini warehouse and climate controlled warehouse**



US 19	1 Mile	2 Mins
St Pete/Clearwater Int'l Airport	3 Miles	5 Mins
I-275	4 Miles	6 Mins
Downtown St Petersburg	8 Miles	11 Mins

	1-Mile	3-Mile	5-Mile
Population	8,572	93,356	241,043
Households	3,745	38,314	107,343
Median Age	45.3	43.9	47.6
Median HH Income	\$50,349	\$44,944	\$44,928

Ross Team\Pine Lake Land\Marketing\Current Elver and OM\Pine Lake Land - Elver 4-22-19