

Pine Hammock Industrial Park

11201 & 11203 49th Street North, Pinellas Park, FL



**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION



For Sale

- 32,755 SF Industrial Complex
- Five Free-Standing 5,040 SF to 10,000 SF Buildings
- Dominant Position on 49th Street
- 4.56± Acre Parcel with Excellent Access & Visibility
- Municipal Utility Services
- 100% Leased by Long-term Tenants @ Below Market Rents
- New Roofs on All Buildings
- 35,000 SF Expansion Potential
- Priced at \$3,000,000



JOSEPH SZUCS

Senior Associate
jszucs@bhhsflpg.com
727-271-1592

Awarded #3 Producing Berkshire Hathaway Commercial Real Estate Company Worldwide 2018

Teamwork | Integrity | Passion | Excellence

7916 Evolutions Way, Suite 210, Trinity, FL 34655 | 4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609

Fax 813.739.5703 | bhhsflpgcommercial.com



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AREA DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS

240,962

Population

45.3

Median Age

2.2

Average Household Size

\$49,009

Median Household Income

EMPLOYMENT



63%

White Collar



21%

Blue Collar



16%

Services

3.9%

Unemployment Rate

ANNUAL HOUSEHOLD SPENDING



\$1,635

Apparel & Services



\$127

Computers & Hardware



\$2,823

Eating Out



\$4,050

Groceries



\$4,655

Health Care

EDUCATION

11%

No High School Diploma



33%

High School Graduate



31%

Some College



25%

Bachelor's/ Grad/Prof Degree

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