



North Pinellas County Flex/Warehouse

For Sale or Lease



1185 Cedar Street, Safety Harbor, FL 34695

Property Information

- **6,250±SF Concrete Building on .35± Acre Lot**
- **1,950± SF Office w/Showroom, 5 Private Offices & 1 Bathroom**
- **4,300± SF Warehouse with Mezzanine; Built in 1987**
- **Single Phase, 120-240 AMPS**
- **2 Overhead Doors: 12' X 12'± and 14' X 12'±**
- **Zoned M-1 (Light Industrial)**
- **Available For Sale: \$549,000. Also Available For Lease: \$7.50 NNN**

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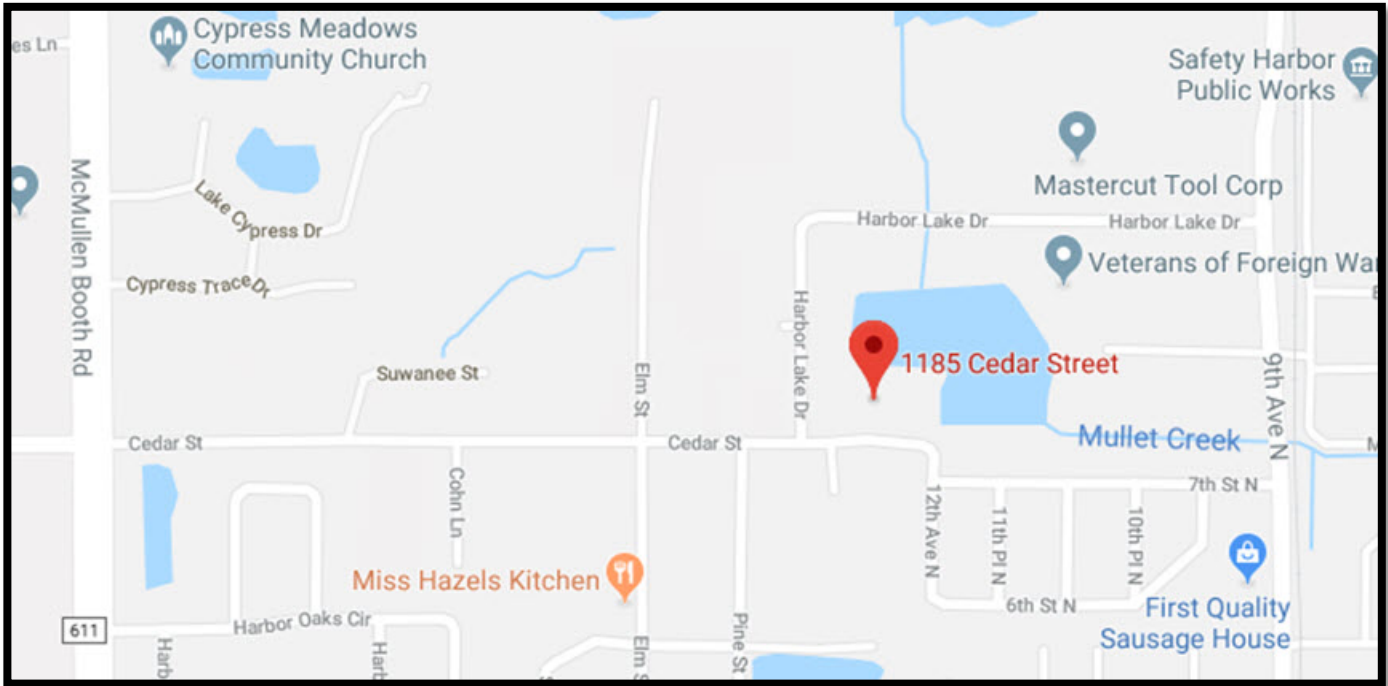
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DEMOGRAPHICS BY MILE

	1 MILE	3 MILES	5 MILES
Total Population	9,061	65,159	182,274
Avg. HH Income	\$90,084	\$74,761	\$71,602
Median Age	47.6	50.7	49
Total Households	3,785	30,275	82,560

DEMOGRAPHICS BY DRIVE TIME

	5 MINS	10 MINS	15 MINS
Total Population	11,178	76,124	248,088
Avg. HH Income	\$88,713	\$74,215	\$70,812
Median Age	47.5	51.1	48.1
Total Households	4,820	35,404	110,450

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