## FOR SALE: 9,644 SF Commercial | Retail | Development

### **Redevelopment Opportunity**







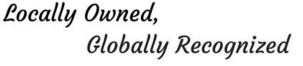
### 946 Main Street Safety Harbor, FL 34695

- Location, Location! Over 102' Frontage on Main St. with 9,644 SF Freestanding Building, Built : 1960
- Highest and Best Use: Redevelopment of Restaurant, Brewery or Retail!
- 0.35 acre Lot, for Redevelopment with FAR factor of 1 and Maximum permitted height of 35'
- High-Visibility on Main St. Building is perfect for Multiple Uses
- Strong population of 169,762 residents in 5 mile radius

## OFFERED FOR SALE AT: \$989,500

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401 E. Palm Avenue 🛠 Tampa, FL 33602 🛠 www.FloridaCommercialGroup.com

## LISTING **DETAILS**

#### **FINANCIAL & TERMS**

Status: Active Offering Price: **\$989,500/** Price Per SF: **\$102.60** Cap Rate: **TBD** Financing Available: **Cash, SBA, Conventional** 

#### LOCATION

County: **Pinellas** Street Number: **946** Street Name: **Main** Street Suffix: **Street** City: **Safety Harbor** Traffic Count: **7,214 Main St. & and 10th Avenue** Market: **Tampa/ St. Petersburg/ Clearwater** Sub-market: **Safety Harbor** 

#### THE PROPERTY

Parcel Number: 16-29-04-80028-006-0040 16 -29-04-80028-006-0120 Zoning: Service Corridor 1 Property Style: Free-standing, Commercial Current Use: Print and Stamp production Site Improvements: 1- Story, Concrete Building Improvement Size: 9,644 GSF Future Use: Commercial Office/ Retail/ Redevelopment Lot Dimensions: 2 parcels: 102'x102' and 51'x102' Lot Size (Sq. Ft.): 15,606 SF Front Footage: 102' Total Acreage: 0.35 AC Parking: Onsite (rear) and Street

#### <u>UTILITIES</u>

Electricity: **Duke Energy** Water: **City of Safety Harbor** Waste: **City of Safety Harbor** Communications: **Verizon/ Frontier/ Spectrum** 

#### THE LISTING

#### **Driving Directions:**

From 1-4 E merge to I-275 South towards Clearwater, take the exit for FL-60, Turn Right on McMullen Rd, Turn Right on Main St, The property is on your Right.

#### THE COMMUNITY

Community/ Subdivision Name: **Safety Harbor** Flood Zone Area: **X** Flood Zone Panel: **12103C0127G** 

#### <u>TAXES</u>

Tax Year: **2019** Taxes: **\$8,085.85** 



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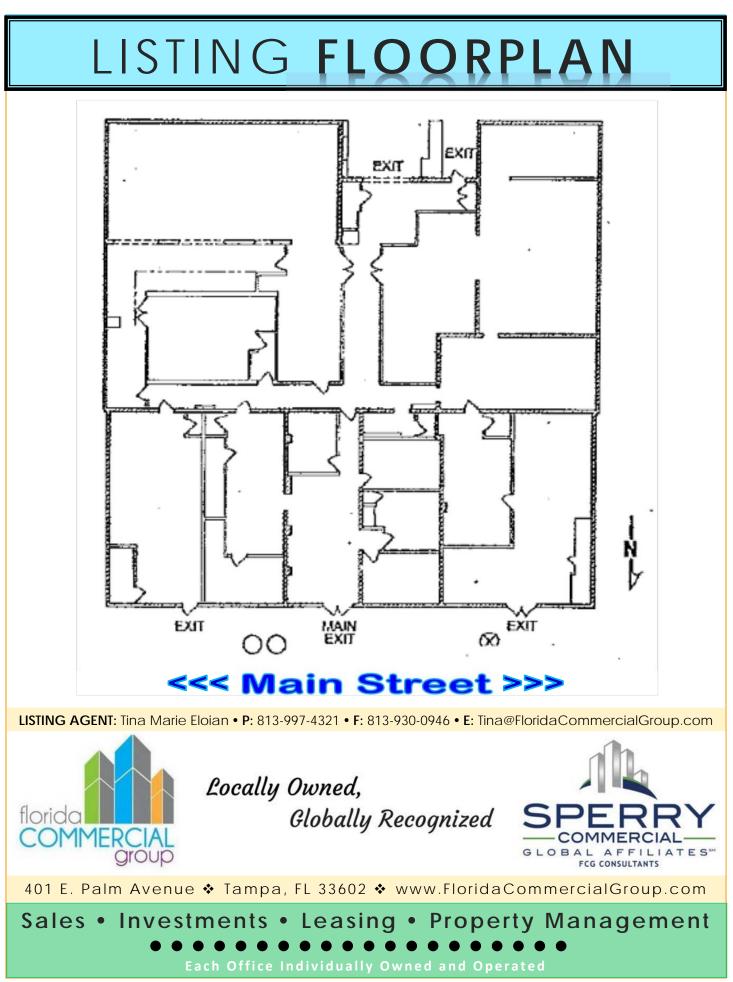


Locally Owned, Globally Recognized



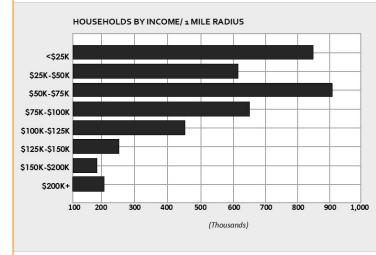
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# LISTING DEMOGRAPHICS

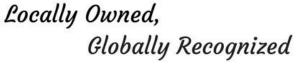




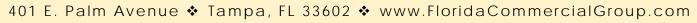
POPULATION		1 Mile	3 Mile	5 Mile
	2019 Total Population:	9,394	57,062	169,762
	2024 Population:	10,107	59,831	177,814
	Pop Growth 2019- 2024:	7.59%	4.85%	4.74%
	Average Age:	44.00	45.90	45.00
HOUSEHOLDS				
	2019 Total Households:	4,163	26,041	77,263
	HH Growth 2019- 2024:	7.76%	4.54%	4.44%
	Median Household Inc:	\$67,511	\$54,147	\$52,781
	Avg House Hold Size:	2.20	2.10	2.10
	2019 Avg HH Vehicles:	2.00	2.00	2.00
HOUSING				
	Median Home Value:	\$274,366	\$200,859	\$179,125
	Median Year Built:	1983	1979	1980

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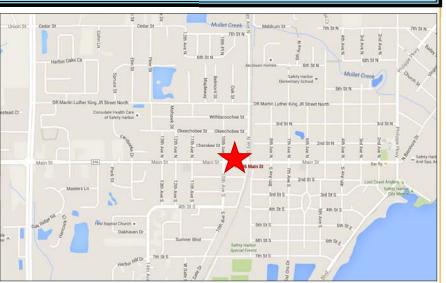
## COMMERCIAL INVESTMENT HIGHLIGHTS

#### **INVESTMENT HIGHLIGHTS**

Prime Central Location

In Heart of Safety Harbor

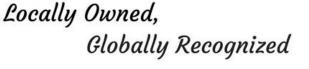
- Redevelopment Opportunity Perfect for multiple uses in Retail/Office/Industrial
- Property features Lots of space for Storage, Grade Level Delivery Door and Rear Alley access for Convenience
- Incredible Visibility and Accessibility on Main St.
- Over 10+ Parking Spaces, Onsite and Street
- 3 Phase Electric, One Meter
- Neighboring Businesses include: Harbor Bar, Safety Harbor City Hall and Fire Department Brewing, Dance Studio, Tire And Automotive, Whistle Grill and Bar





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