

Commercial Site Available

Pinellas Park, Pinellas County, FL

CONTACT:

Name: Christian Yepes
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Location:

4590 Park Blvd
 Pinellas Park, FL 33781

Property Information:

1.2 +/- Acres
 Zoning: Commercial

Building Information:

Existing Bldg: 2,880 sf with drive-thru
 Proposed new building: 4,508 sf
 with 89 parking spaces

Traffic Counts:

Park Blvd: 55,000 cars per day

Demographics:

	<u>Population</u>	<u>Avg. Income</u>
1 mile:	12,970	\$49,380
3 miles:	101,849	\$50,687
5 miles:	265,511	\$56,100

Notes:

This property is located a thriving retail market on Park Blvd in Pinellas Park, FL. This former Wendy's drive-thru may be remodeled or redeveloped. The property sits amid a very tight commercial retail corridor that presents high barriers to entry.



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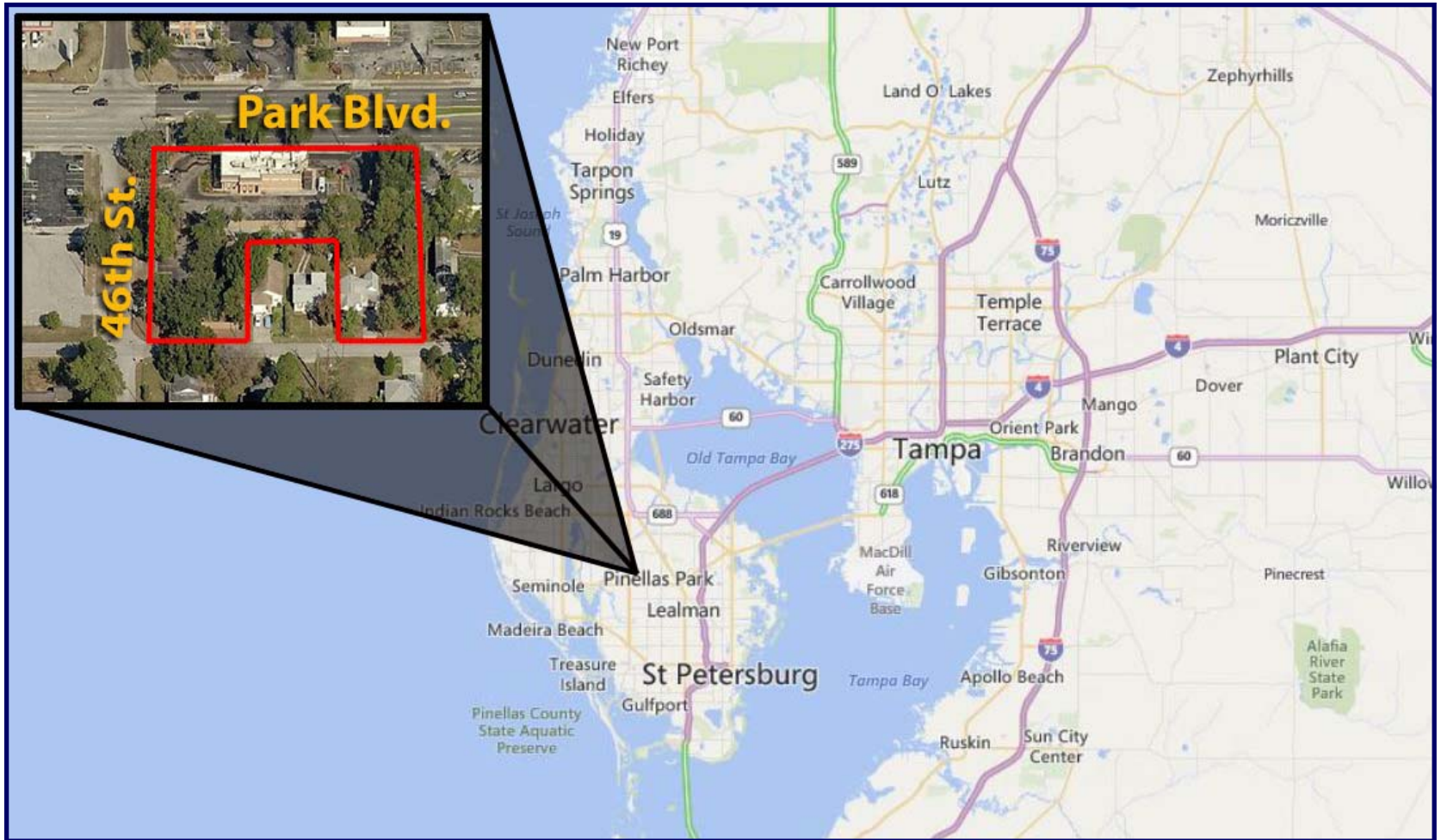
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Location Map



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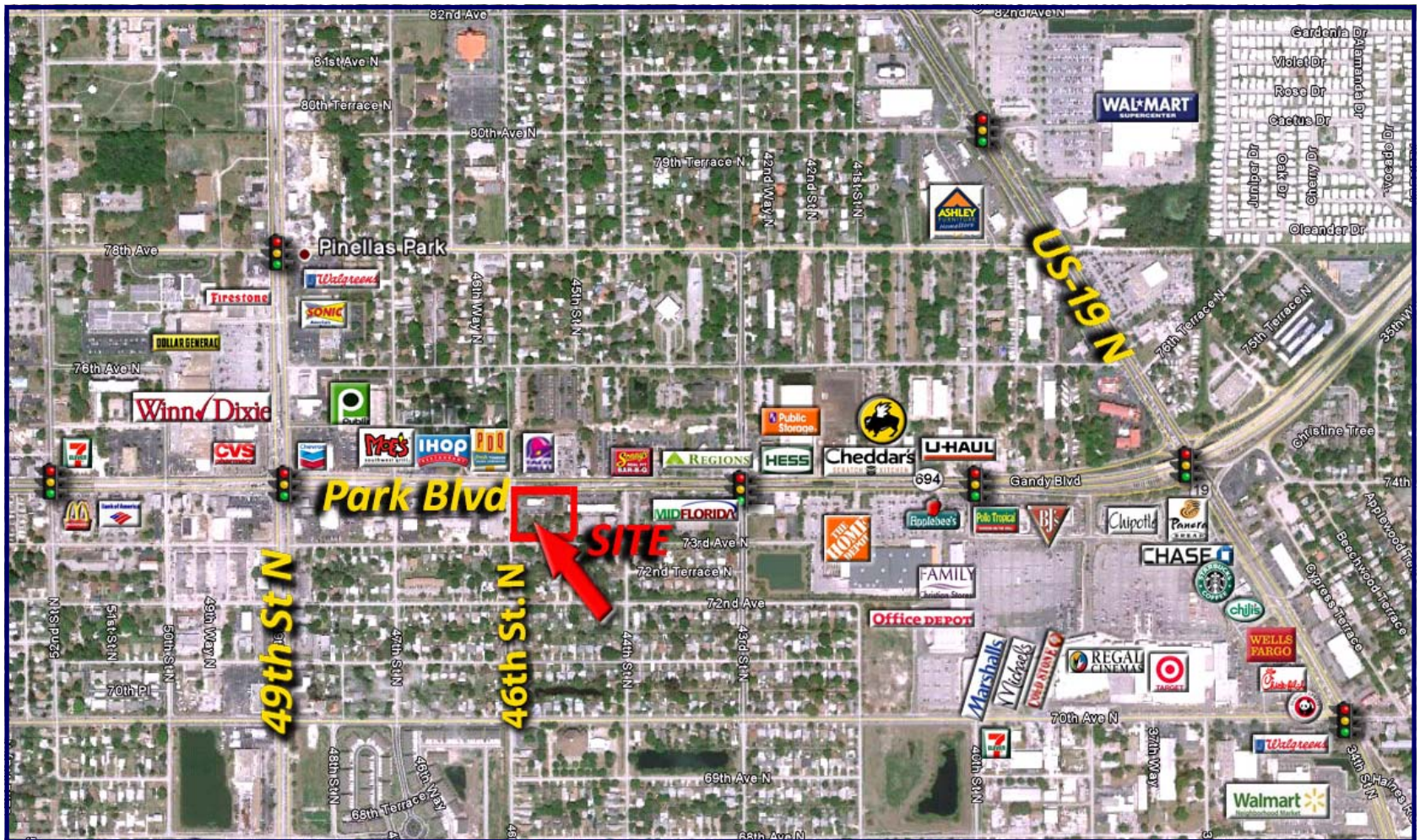
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Aerial View



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Bird's Eye View



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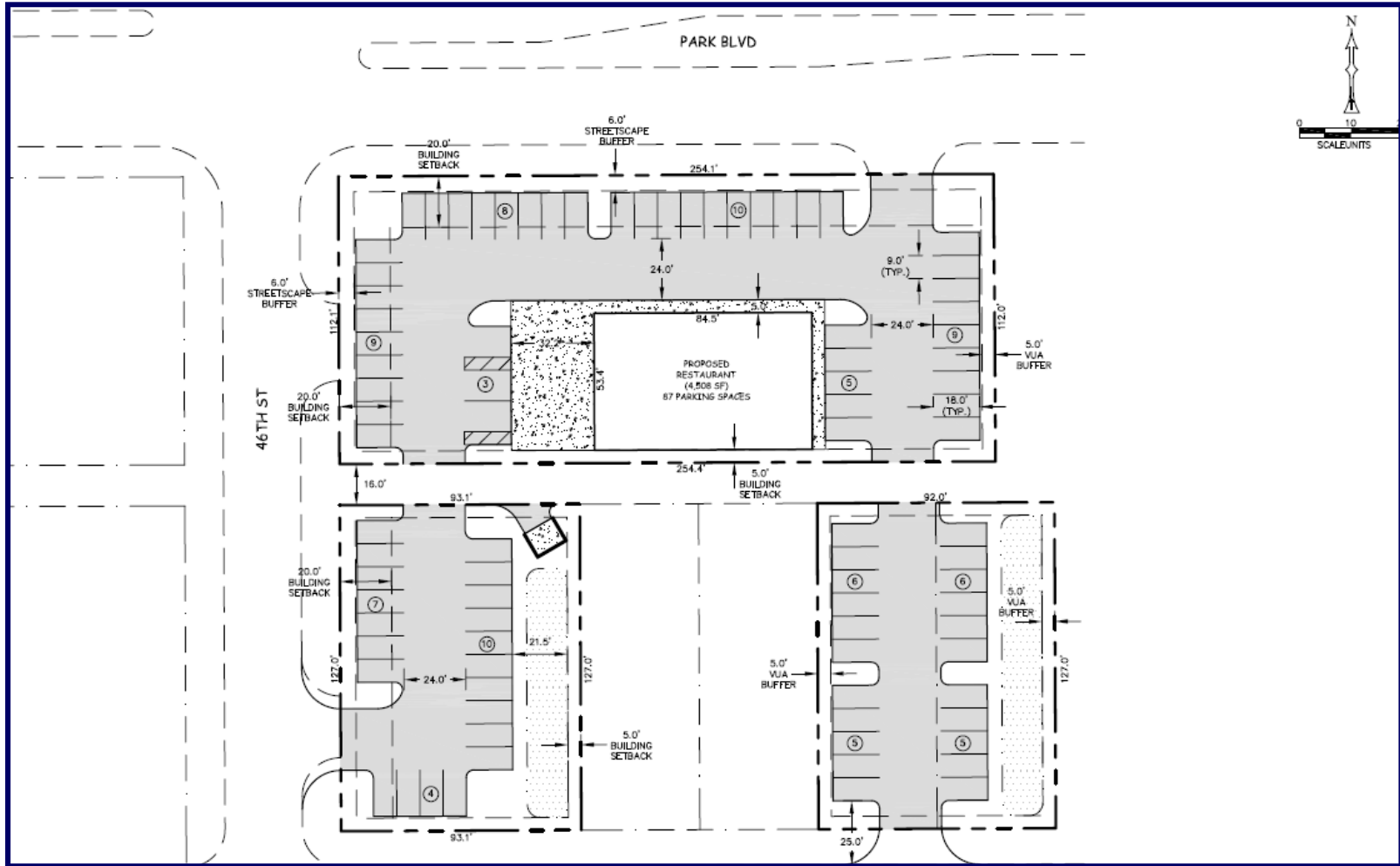
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Conceptual Plan



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