

FOR SALE MEDICAL OFFICE VACANT LAND

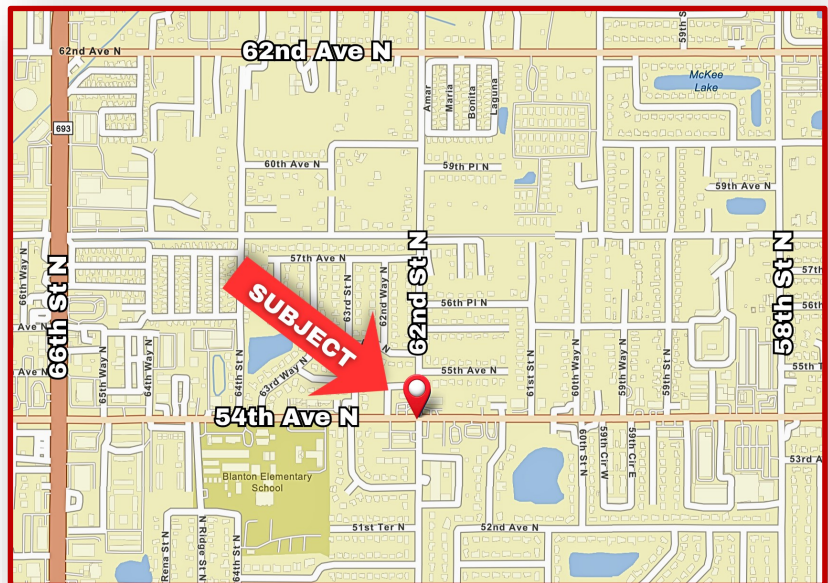
6225 54th Ave N and 62nd St N, Kenneth City, FL 33709



FEATURES

- ❖ 1.51 Acres (MOL) Vacant Land
- ❖ Horizontal underground & entitlements for four +/- 4,500/SF medical office buildings or 16,866/SF medical office building
- ❖ Located at NE corner of the intersection of 54th Ave N & 62nd St N
- ❖ Curb Cuts on both 54th Ave N & 62nd St N
- ❖ 154' of Frontage on 54th Ave N
- ❖ Zoning GO (General Office) - Kenneth City
- ❖ Flood Zone X
- ❖ Current plans show 69 parking spaces for a 4.1 per 1,000/SF parking ratio
- ❖ 2025 Real Estate Taxes: \$8,665.77
- ❖ Parcel ID: 32-30-16-69930-332-0401
- ❖ **ASKING PRICE: \$1,950,000.00**

LOCATION MAP



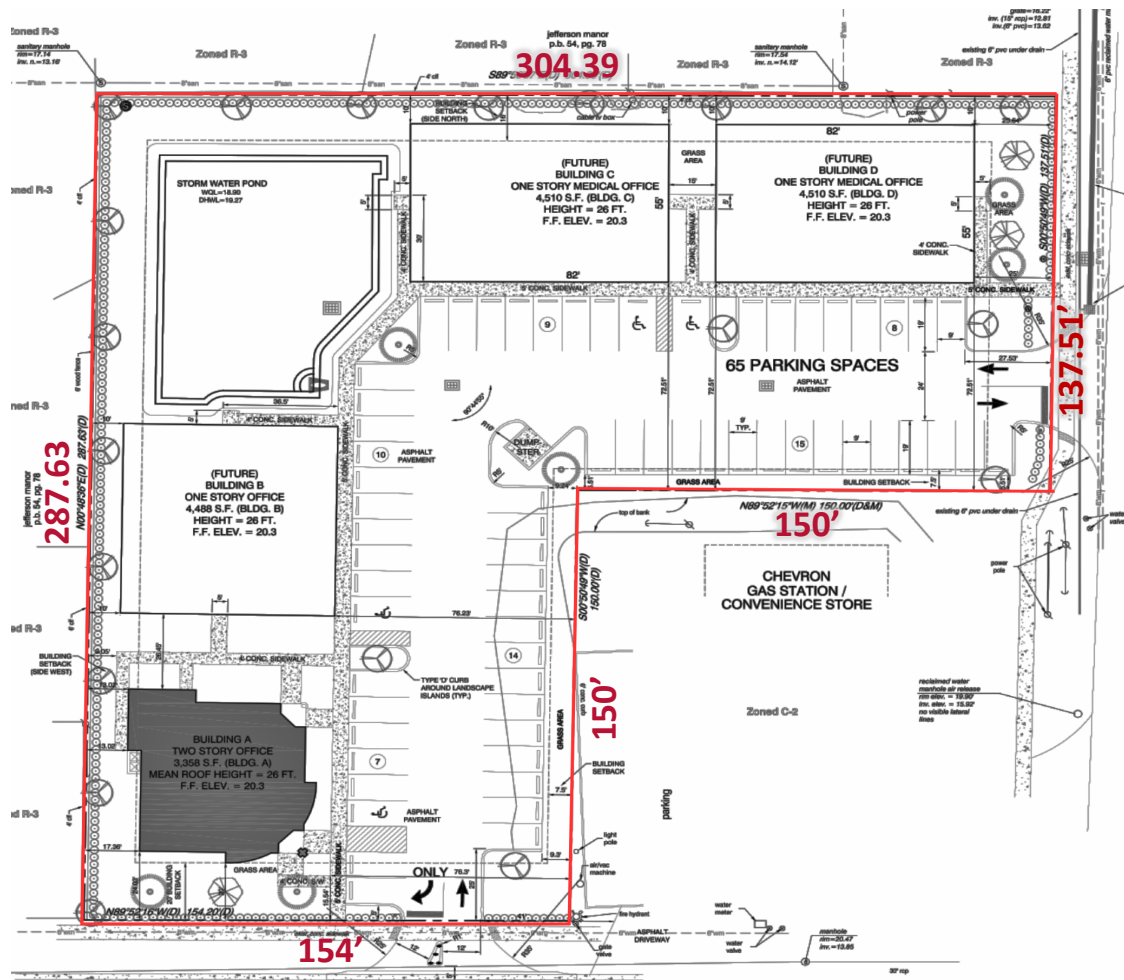
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Site Plan



Pinellas County Parcel Map



2026 Demographics

2026 Demographics	1-mile	3-mile	5-mile
Total Population	16,137	120,543	277,549
Total Households	6,533	53,217	129,364
Average Household Income	\$85,116	\$94,031	\$103,769

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