

Pass-A-Grille Coastal Investment Property

2000 Pass A Grille Way, Saint Pete Beach, Florida 33706

Ryan McGimsey
813-763-1004
ryanm@saundersrealestate.com

Jerrod Parker
813-967-2862
jerrod@saundersrealestate.com

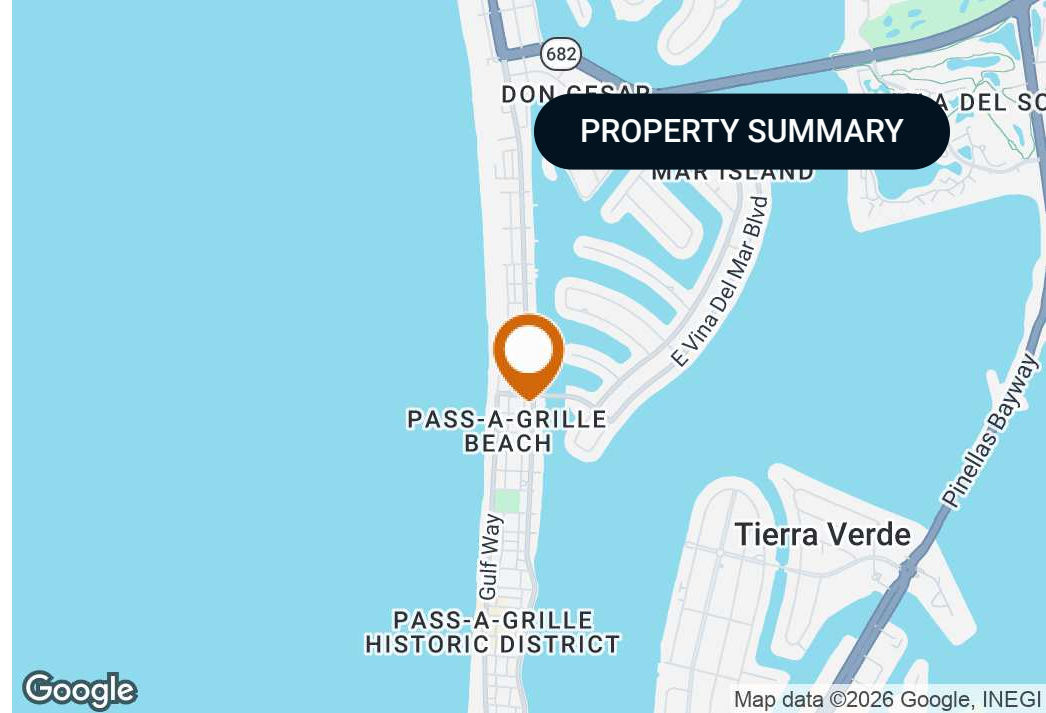
Keaton Greene
770-533-0541
keaton@saundersrealestate.com

TABLE OF CONTENTS



Table of Contents

Property Summary	3
Property Description	4
Aerial	5
Regional & Location Map	6
Outline Map	7
Neighborhood Map	8
Market Area Map	9
Demographics Map & Report	10
Additional Photos	11
Advisor Biography	12
Advisor Biography	13
Advisor Biography	14



Offering Summary

Sale Price:	\$3,300,000
Building Size:	2,854 SF
Lot Size:	0.11 Acres
Price / SF:	\$1,156.27
Year Built:	1947
Zoning:	Commercial and Services
PIN:	18-32-16-68634-009-0270
Road Frontage:	52 ± FT (Pass A Grille Way) 100 ± FT (20th Ave)
City:	Saint Pete Beach
County:	Pinellas
State:	Florida

Property Overview

2000 Pass-A-Grille Way presents an opportunity to acquire a stabilized retail investment in one of Florida's most supply-constrained coastal markets. The property is being offered as an income-producing asset, providing investors with immediate cash flow supported by an established tenant presence. Additional details regarding the lease structure and terms are available upon request.

Positioned within the highly desirable 33706 zip code, the property benefits from a unique blend of affluent local demographics and consistent demand from destination-driven visitors. Pass-A-Grille is known for its limited inventory and strict zoning regulations, which restrict new development and help preserve long-term value. This scarcity, combined with the property's corner-lot positioning, visibility, and accessibility, reinforces its appeal as a durable retail investment.

With a proven operating location and demand drivers that have remained resilient across market cycles, 2000 Pass-A-Grille Way offers a straightforward, long-term investment in a market where supply remains limited and barriers to entry are high.

PROPERTY DESCRIPTION



Location Description

Situated at the southern tip of the St. Pete Beach barrier island, this site occupies a premier waterfront position in the historic Pass-A-Grille district. The property offers direct frontage along the Intracoastal Waterway, providing immediate deep-water access for maritime activities, while remaining just a two-block stroll from the white quartz sands of the Gulf of Mexico.

The surrounding neighborhood is a pedestrian-friendly "National Historic District," characterized by charming boutiques, rooftop bars, and legendary landmarks like the Don CeSar. Unlike the high-rise density of northern St. Pete Beach, this location maintains a low-profile, high-prestige atmosphere. It serves as a gateway to both Shell Key Preserve and the vibrant downtown St. Petersburg corridor, located just 15 minutes away via the Pinellas Bayway.

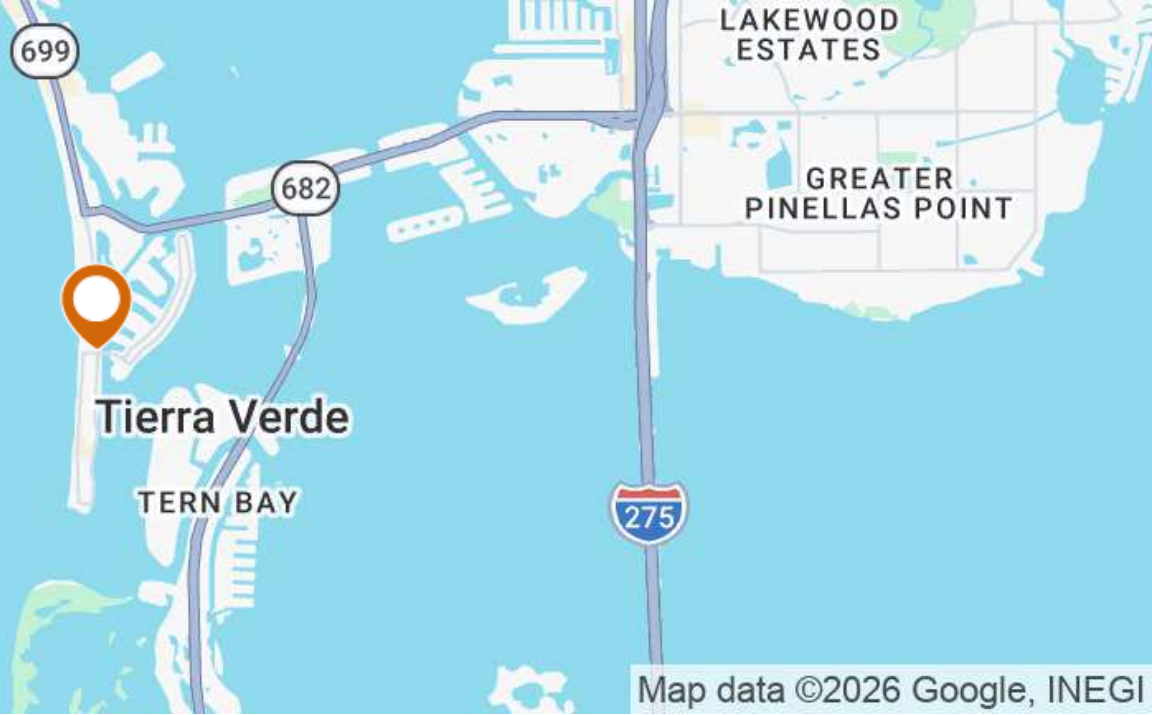
Property Highlights

- 2,854 SF building
- Scarce real estate
- Zoned Commercial
- Prime Saint Pete Beach location
- Income-producing investment with an established tenant in place; lease details available upon request

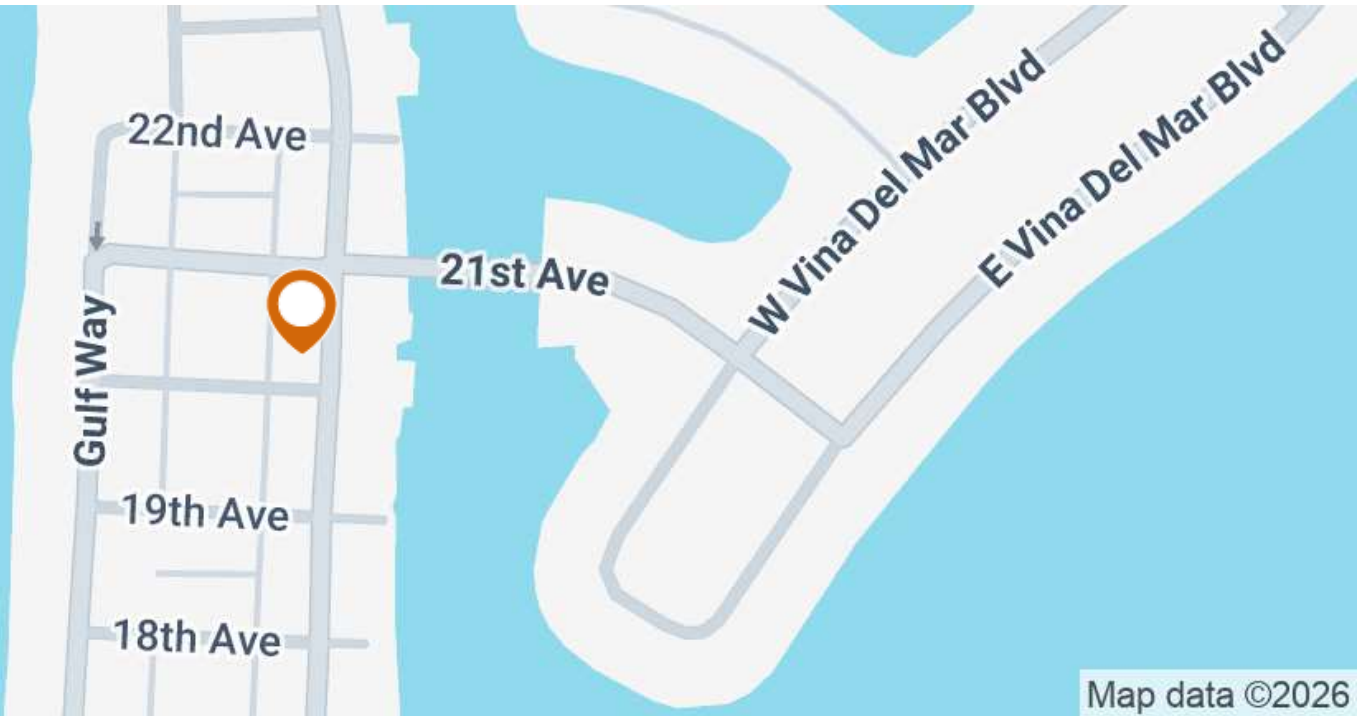
AERIAL



REGIONAL & LOCATION MAP



Map data ©2026 Google, INEGI

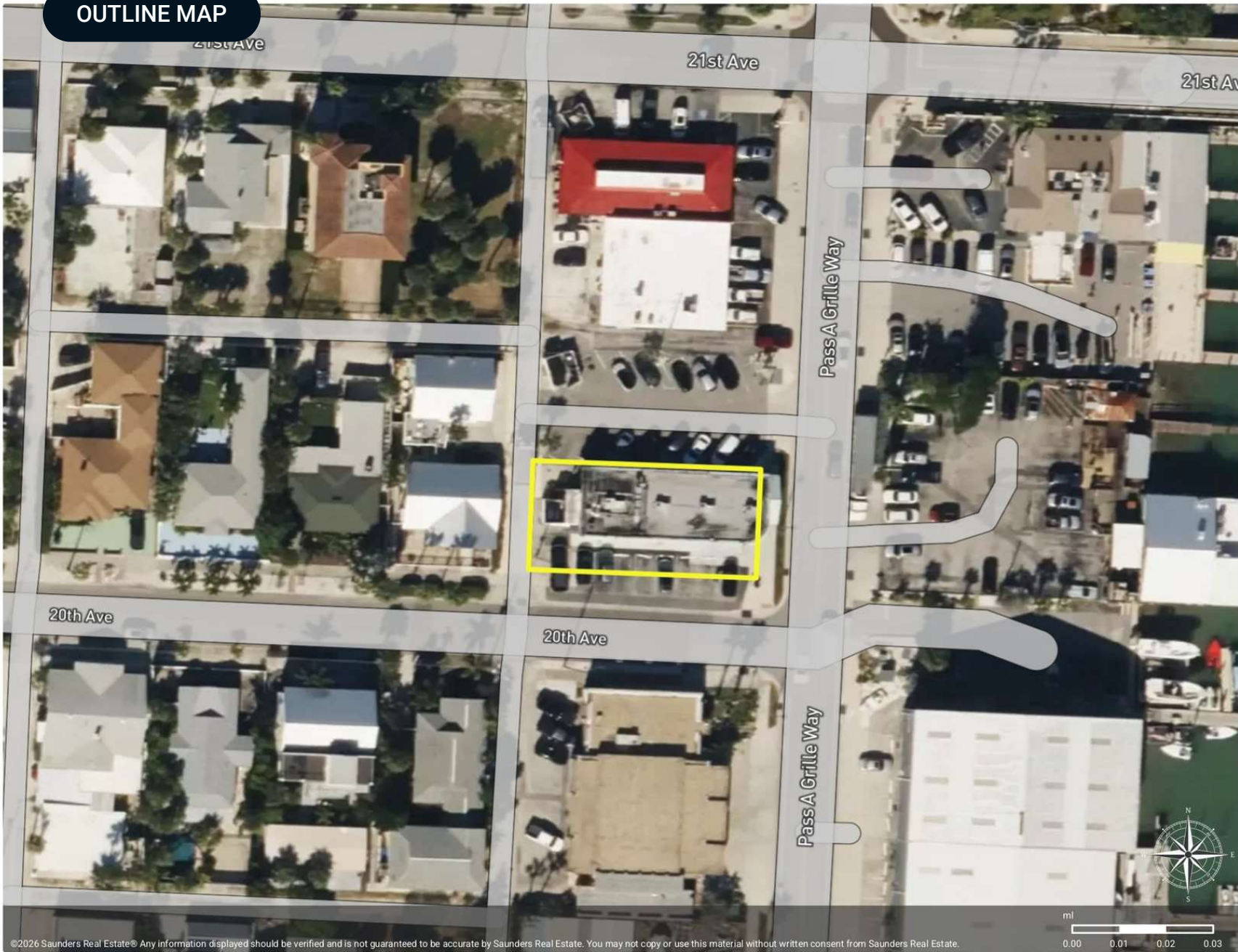


Map data ©2026

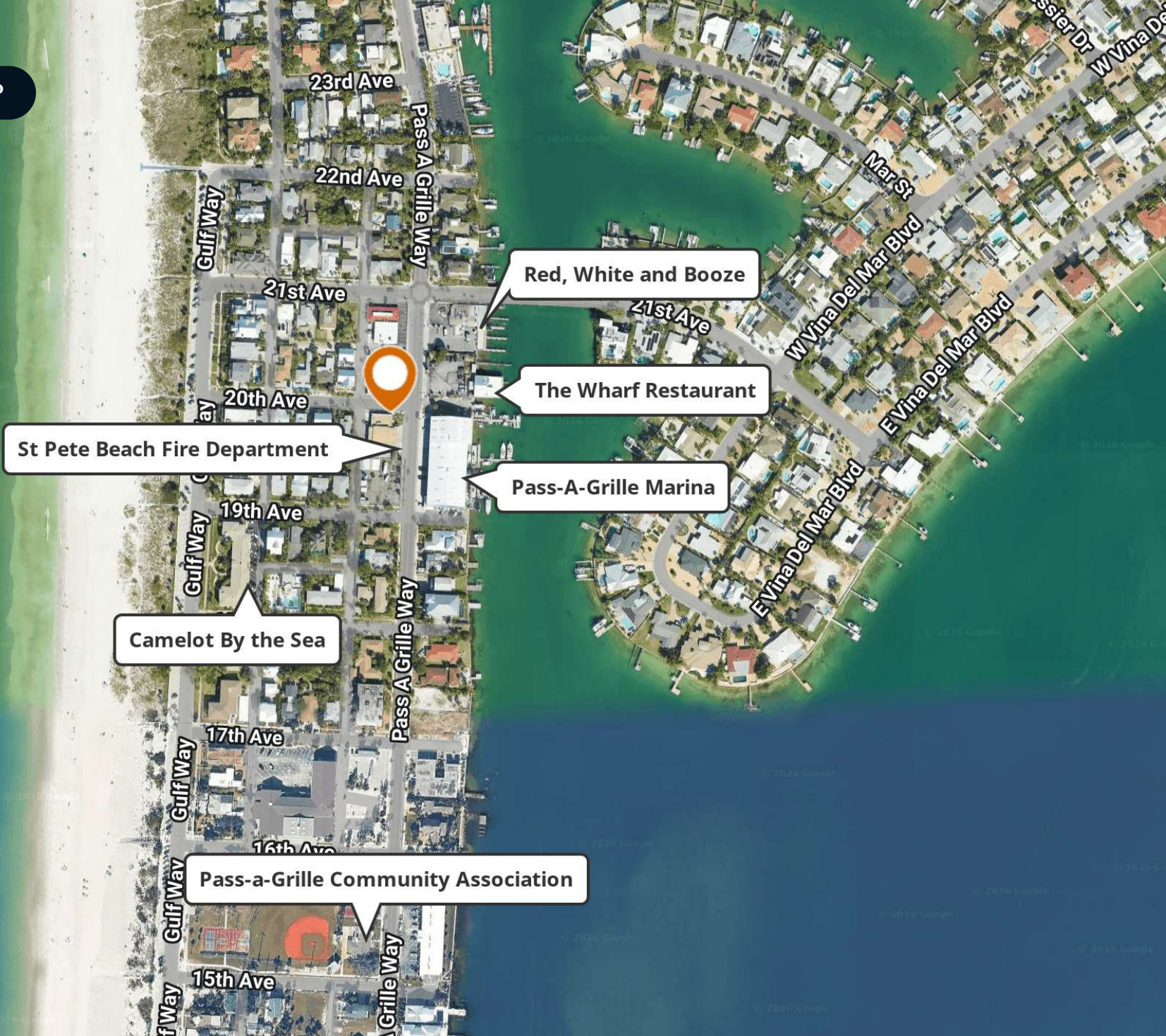
OUTLINE MAP

2000 Pass A Grille Way

Polygon



NEIGHBORHOOD MAP



St Pete Beach Fire Department

Camelot By the Sea

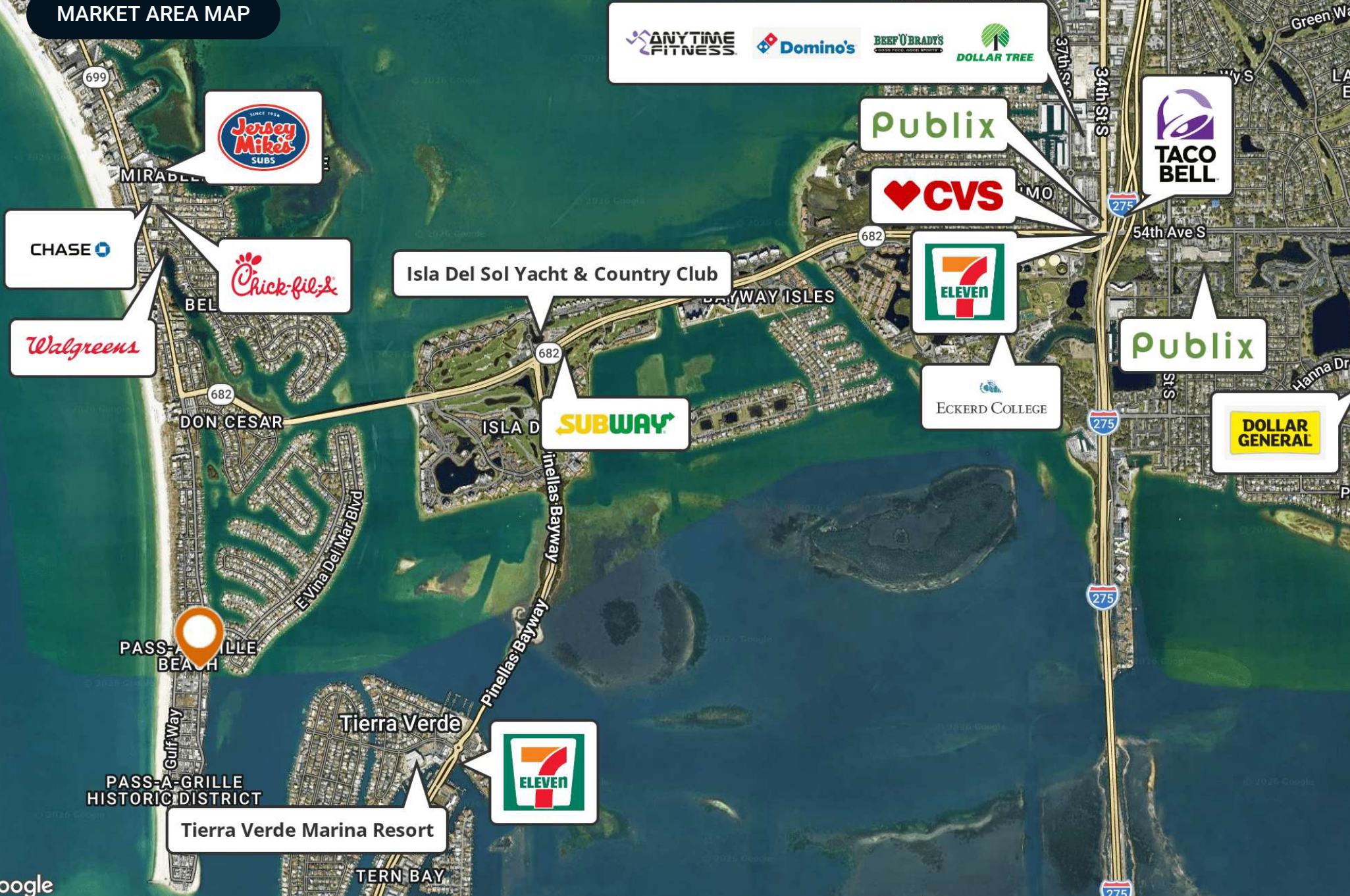
Pass-a-Grille Community Association

Pass-A-Grille Marina

The Wharf Restaurant

Red, White and Booze

MARKET AREA MAP



DEMOGRAPHICS MAP & REPORT

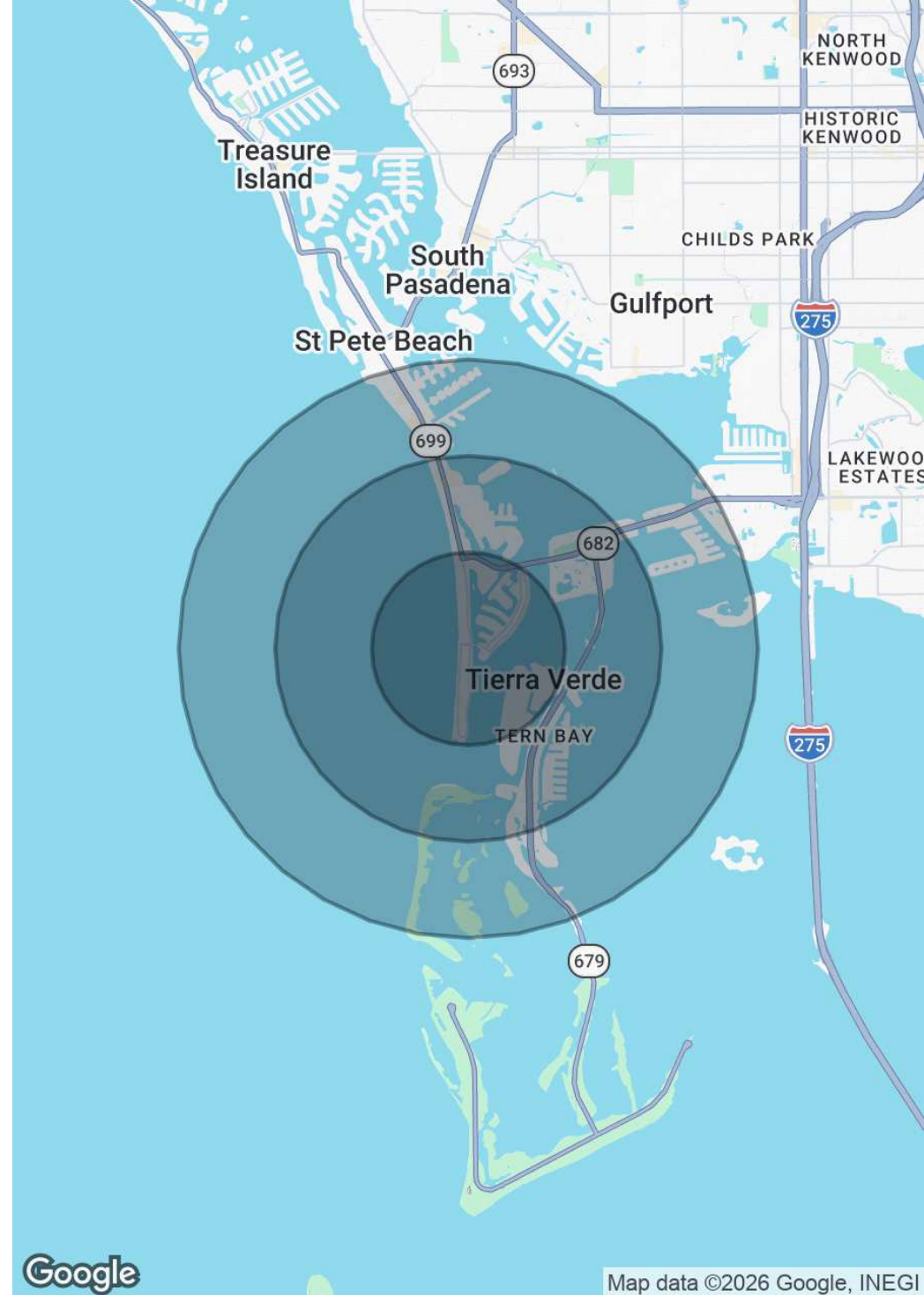
Population

	1 Mile	2 Miles	3 Miles
Total Population	3,630	7,960	13,359
Average Age	56.2	58.1	60
Average Age (Male)	56.1	58.4	60.3
Average Age (Female)	56.1	57.8	59.9

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	1,645	3,851	6,697
# of Persons per HH	2.2	2.1	2
Average HH Income	\$205,342	\$179,567	\$169,999
Average House Value	\$900,090	\$772,442	\$755,384

2023 American Community Survey (ACS)



Google

Map data ©2026 Google, INEGI

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Ryan McGimsey

Advisor

ryanm@saundersrealestate.com

Direct: **877-518-5263 x469** | Cell: **813-763-1004**

Professional Background

Ryan McGimsey serves as an Advisor at Saunders Real Estate. He is a Florida native who was raised in Plant City.

Prior to joining Saunders, Ryan navigated the diverse world of real estate, wearing multiple hats as an active mortgage loan originator for residential properties, while negotiating clients' needs in commercial real estate transactions. In his earlier professional life, he served as a freight broker, collaborating with companies nationwide in the intricate web of shipping and closely working with warehousing and 3PL companies.

Ryan's passion for real estate was further fostered when he embarked on a transformative project during the pandemic: purchasing and refurbishing a historic commercial building from the 1920s in Downtown Plant City.

A graduate of the University of South Florida, Ryan received his degree in Finance. Outside of work, he holds dear the moments spent with his wife and two children, whether on or off the ball field.

Ryan specializes in:

- Commercial Development
- Industrial
- Medical
- Office

Education

- Q3 CoStar Power Broker Recipient (2025)

ADVISOR BIOGRAPHY



Jerrod Parker

Advisor

jerrod@saundersrealestate.com

Direct: **877-518-5263 x392** | Cell: **813-967-2862**

Professional Background

Jerrod Parker is an Advisor at Saunders Real Estate, operating out of the firm's Lakeland headquarters while specializing in development land and investment properties throughout Central Florida.

A 7th-generation Floridian, Jerrod comes from a family deeply rooted in the region's agricultural and civic communities. His family is well known throughout Central Florida. Jerrod's father serves as the Director of the Florida Strawberry Growers Association, and his grandfather served on the Hillsborough County School Board for more than twenty years. Members of his immediate family are also active board members for the Florida Strawberry Festival, reflecting a long-standing connection to Florida agriculture and community leadership.

After earning his bachelor's degree from Florida Southern College, Jerrod began his professional career in Hillsborough County's public education system. He later transitioned into the agricultural industry, where he worked as a Certified Crop Advisor providing consulting services to farmers and ranchers throughout Central Florida. This experience gave him firsthand knowledge of the region's agricultural operations, land use considerations, and the economic factors shaping rural property ownership.

Today, Jerrod focuses on commercial development land, public infrastructure sites, and investment properties positioned within Central Florida's fastest-growing corridors. His work frequently involves identifying and marketing land opportunities near expanding residential communities, major transportation routes, and institutional anchors such as hospitals, schools, and municipal facilities.

With active development occurring along the Tampa-to-Orlando corridor, Jerrod works with landowners, developers, and investors to position properties for uses including medical offices, commercial projects, residential communities, and public infrastructure facilities. His background in agriculture, combined with his understanding of regional growth patterns and development entitlements, allows him to accurately evaluate both current land use and future development potential.

Living in Polk County, Jerrod remains actively engaged in the local business and development community. In his free time, he enjoys hosting dinners with family and friends, serving his local church, and outdoor activities.

Jerrod specializes in:

- Commercial Development
- Residential Development
- Transitional Development
- Farms and Cropland

ADVISOR BIOGRAPHY



Keaton Greene

Associate Advisor, Research Analyst

keaton@saundersrealestate.com

Direct: **877-518-5263** | Cell: **770-533-0541**

FL # SL3616134

Professional Background

Keaton Greene is an Associate Advisor and Research Analyst at Saunders Real Estate. Based in Tampa, he is active across Florida and North Georgia

Keaton has contributed to projects ranging from \$300 thousand to over \$65 million, including more than 25 ground-up and redevelopment assignments, as well as numerous industrial, retail, and office investment sales and lease transactions during his time at Avison Young. He began his career on the analytical side of the business, where he built a strong foundation in underwriting, market research, and deal execution before transitioning into brokerage, where he now represents clients in land and development opportunities.

His expertise lies in building thoughtful, high-impact marketing strategies that maximize property exposure, elevate media quality, and accelerate speed to market. Keaton leverages detailed demographic, political, and financial data to inform positioning, market entry, and investment strategy tailored to each property.

Keaton's introduction to real estate began at age 15, working alongside his father on build-to-suit retail and office construction projects throughout the greater Atlanta area. That early exposure, combined with his analytical background and client-facing experience, has shaped a well-rounded approach to the business as he continues to grow his brokerage platform. He is an alumnus of the University of North Georgia's Mike Cottrell College of Business and a licensed real estate professional.

Keaton specializes in:

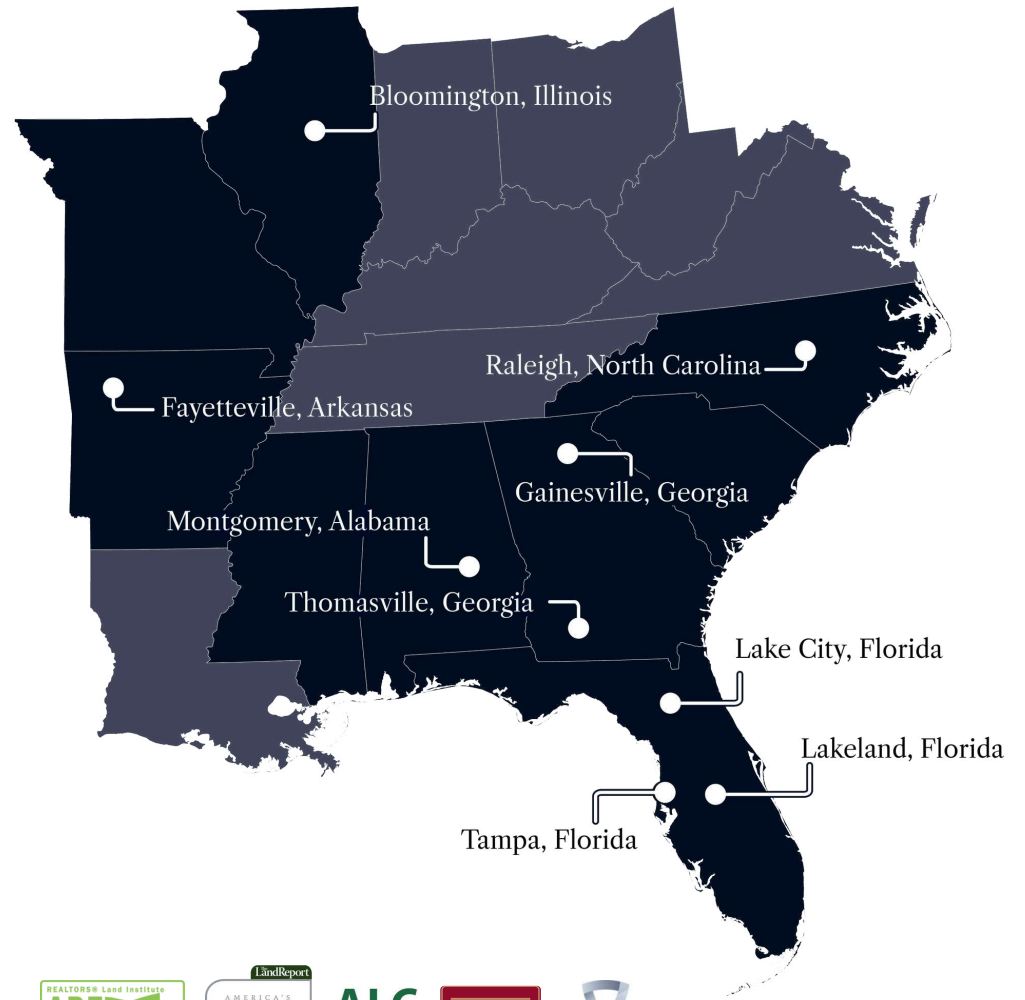
- Commercial Development

Memberships

- Society of Real Estate Professionals (SOREP)



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • info@saundersrealestate.com



©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.