

FOR LEASE

PRIME COMMERCIAL OUTDOOR STORAGE SITE

±1.0 ACRE | LARGO, FLORIDA

SECURE • FENCED • 100% USABLE

RARE OUTDOOR STORAGE OPPORTUNITY IN THE HEART OF PINELLAS COUNTY

Secure one of the few remaining commercial outdoor storage sites available in Pinellas County. This ±1.0-acre fully fenced, 100% usable parcel is strategically located adjacent to Largo Mall at the highly trafficked intersection of Seminole Boulevard and Ulmerton Road.

Surrounded by major national retailers and dense residential neighborhoods, the property offers outstanding accessibility, visibility, and functionality for a wide range of commercial users.

PROPERTY FEATURES

- ✓ ±1.0 Acre Available for Lease
- ✓ CG (Commercial General) Zoning
- ✓ Fully Fenced and Secured
- ✓ 100% Usable Site
- ✓ Excellent Access and Circulation
- ✓ High Visibility Location
- ✓ Strong Demographics & Workforce Base
- ✓ Minutes to US-19, Clearwater, St. Petersburg & Gulf Beaches
- ✓ Rare Pinellas County Outdoor Storage Opportunity

IDEAL FOR

- ✂ Contractors
- 🌳 Landscape Companies
- ⚡ Utility Contractors
- ⚡ HVAC, Plumbing & Electrical Businesses
- 🏠 Roofing Companies
- 🚗 Fleet & Vehicle Storage
- 🚚 Equipment Rental Businesses
- 🏠 Material & Building Supply Storage
- 🔧 Commercial Service Providers & More



FULLY FENCED | 100% USABLE

SURROUNDED BY MAJOR RETAILERS



PLUS: Restaurants, Banks, Services & More!

STRATEGIC LOCATION

The property sits at one of Pinellas County's premier commercial intersections, providing immediate access to:

- Seminole Boulevard (US 19 Alternate)
- Ulmerton Road
- US-19
- Clearwater
- Largo
- Seminole
- St. Petersburg



TRAFFIC COUNTS

Ulmerton Road
60,000 AADT

Seminole Boulevard
(US 19 Alternate)
52,000 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	14,503	96,239	234,151
Avg. HH Income	\$68,178	\$74,386	\$77,031
Total Households	6,593	42,670	100,822
Daytime Population	11,205	66,734	168,073

CG ZONING – COMMERCIAL GENERAL

ALLOWABLE USES INCLUDE:

- Outdoor Storage
- Contractor Yards
- Equipment Storage
- Fleet Parking
- Landscape Companies
- Building Material Storage
- Commercial Vehicle Storage
- Outdoor Display Areas
- Service Businesses
- And Many More!

(Subject to Pinellas County Land Development Code)

*Source: FDOT 2023

*Source: Esri 2024

A TRULY RARE OFFERING!

OUTDOOR STORAGE PROPERTIES ARE IN HIGH DEMAND AND EXTREMELY LIMITED IN PINELLAS COUNTY. DON'T MISS THIS OPPORTUNITY!

FOR LEASING INFORMATION CONTACT:
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