

Available For Sale

3611 Tyrone Blvd N
St Petersburg, FL 33710

For More Information Contact:
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727-828-9498
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01 Executive Summary

John Burpee & Associates, Inc is proud to present our newest listing The Art Stone Property located at 3611 Tyrone Blvd N, St. Petersburg FL 33710. This extremely rare opportunity is a .57 Acre parcel of fully developable land with 200 feet of frontage with 125 feet of depth directly on Tyrone Blvd frontage road. The property has been in the same family for two generations and has been a landmark of the Orchid industry for years.

The property is currently zoned Tyrone CCS-1 Commercial Corridor Suburban1 with an outside storage underlay. Link below to code info:

https://library.municode.com/fl/st._petersburg/codes/code_of_ordinances?nodeId=PTII-STPECO_CH16LADERE_S16.20.090COCOSUDICC

City Purpose and Intent: The purpose of the CCS district regulations is to improve the appearance of restaurants, "big box" retailers, drug stores and apartment buildings; accommodate both vehicles and pedestrians; improve connections between the individual developments and compatibility with surrounding neighborhoods; and minimize automobile dependency. The corridor features building setbacks, improved landscaping, internal pedestrian amenities, cross-access among developments, and other standards to minimize visual and traffic impacts. A specific purpose statement is included in each introduction to the specific CCS districts.

The seller is requesting all offers include a 3-month free rent term after closing to closeout their current business operations.

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Offer Price

■ **\$1,100,000**

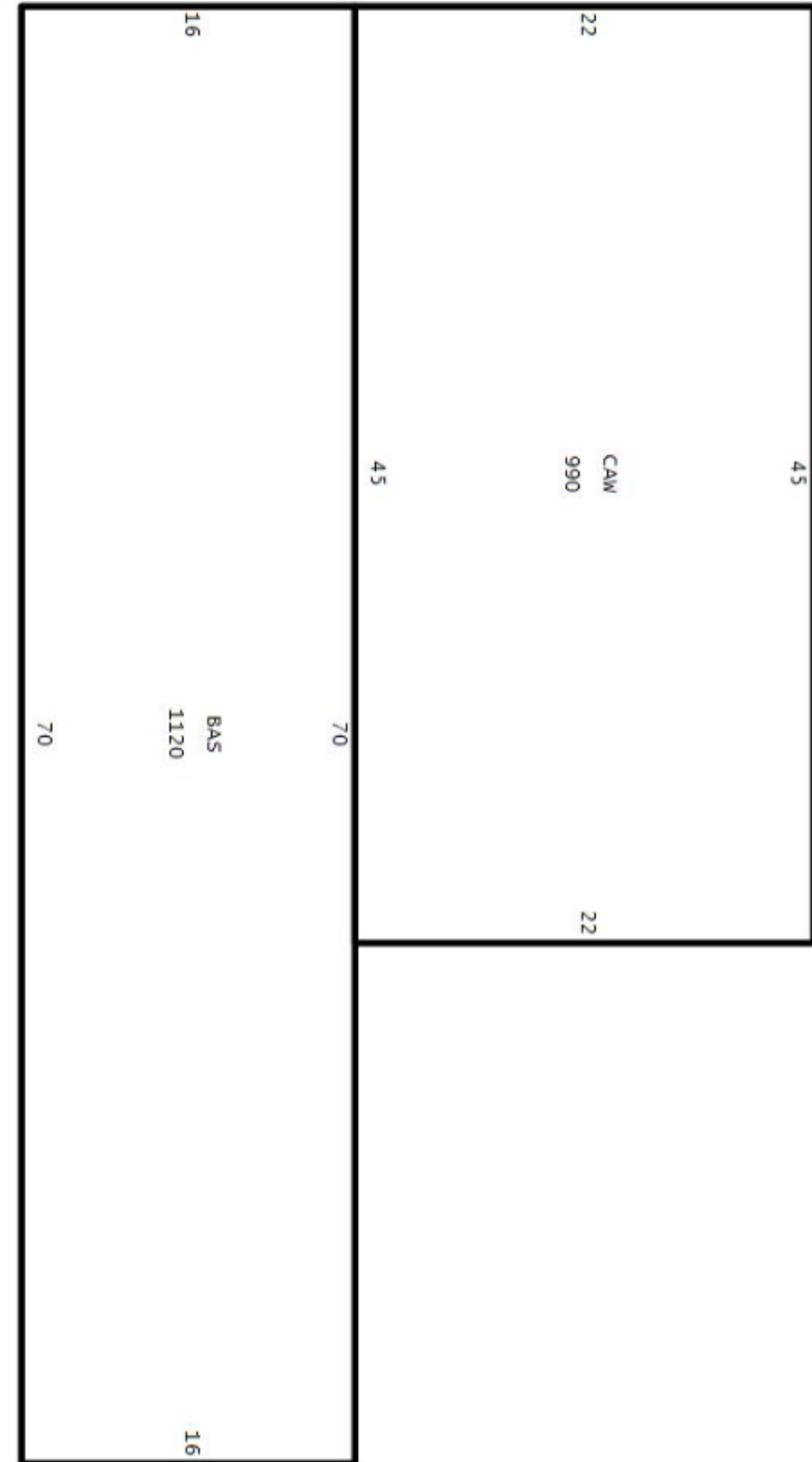


02 Property Overview

Parcel ID	12-31-15-09756-000-0080
Address	3611 Tyrone Blvd N, St Petersburg, FL 33710
Legal Description	BOCA CIEGA TERMINALS NO. 1 LOTS 8 & 9 LESS ST
Year Built	1961
Heated SF	1,120
Total SF	2,110
Stories	1
Lot Size	24,999 SQ FT/ 0.57 AC
Roof	Corrugated Metal
Interior	Drywall/Plaster
HVAC	None

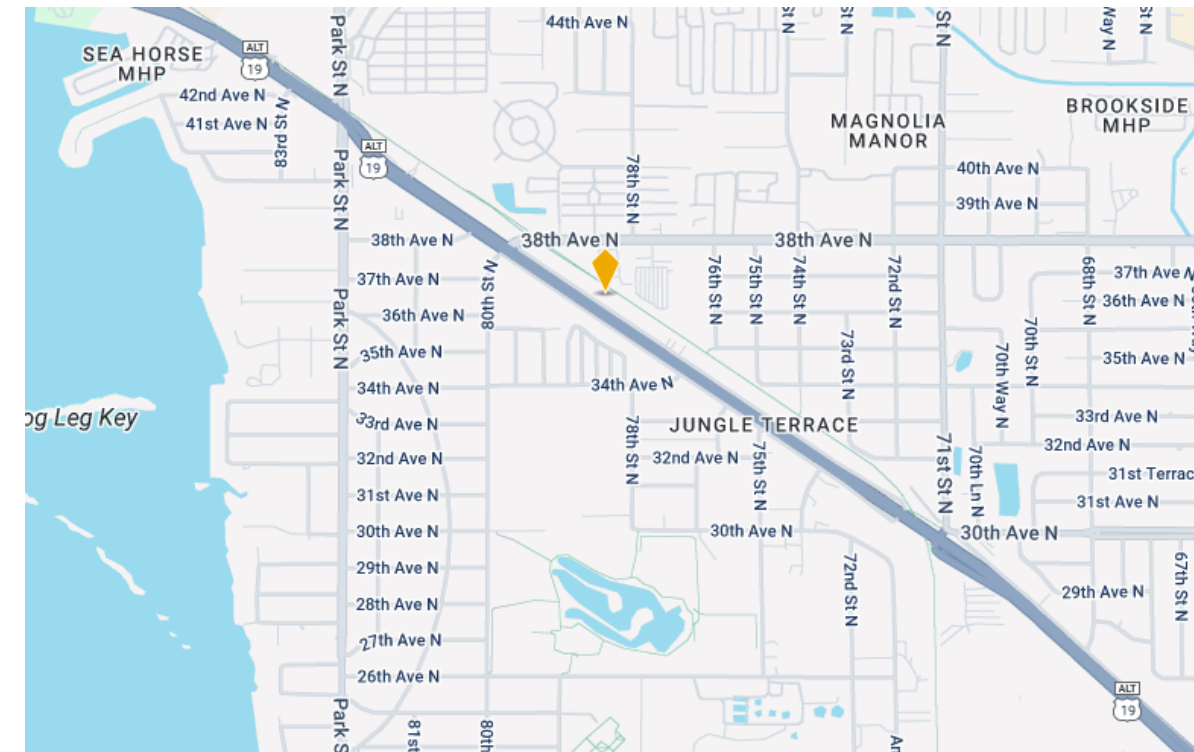
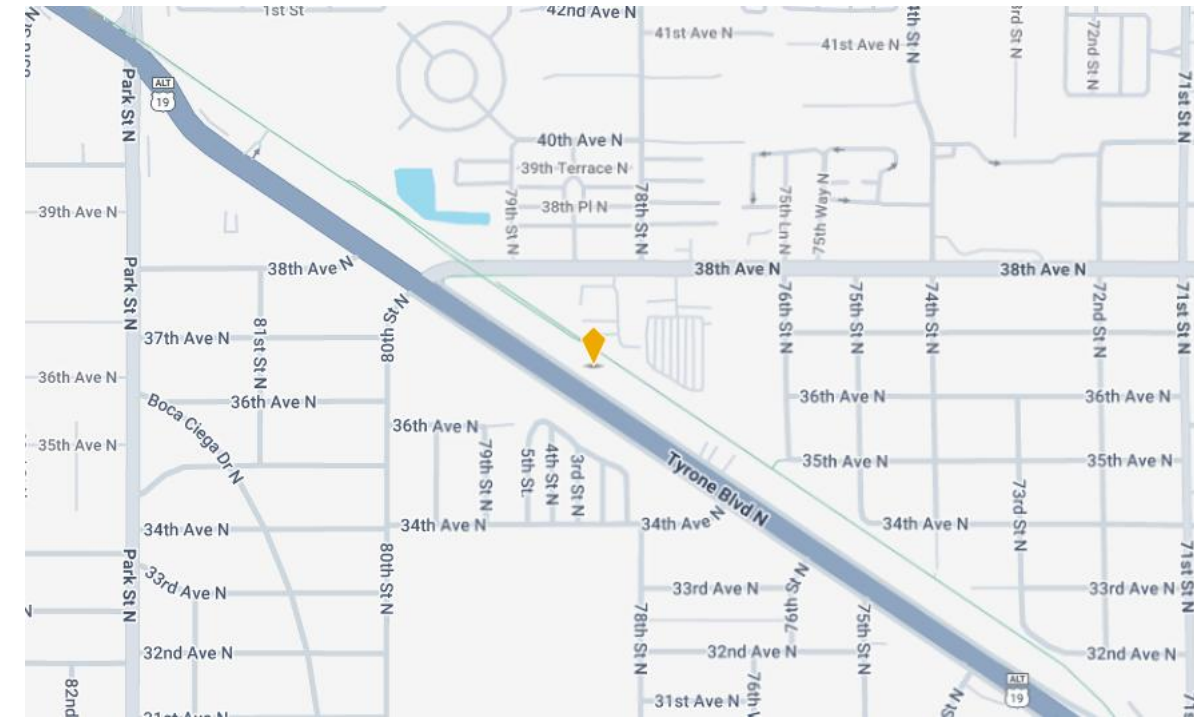
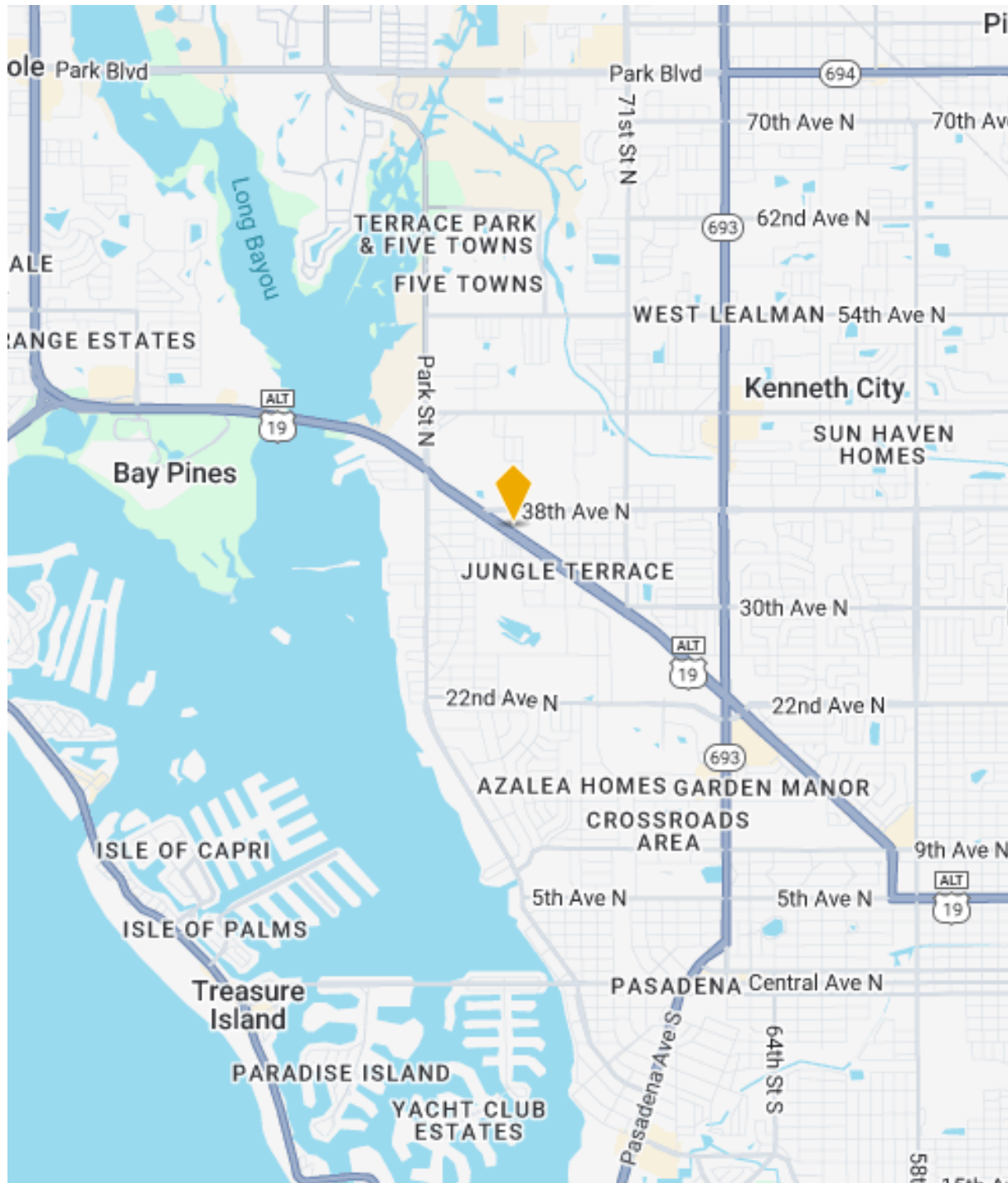
TAXES

Millage Rate	19.5156
2024 Assessed Value	\$424,715
2024 Ad Valorem Taxes	\$8,288.57
2024 Non-Ad Valorem Taxes	\$0.00
2024 Total Taxes Due	\$8,288.57



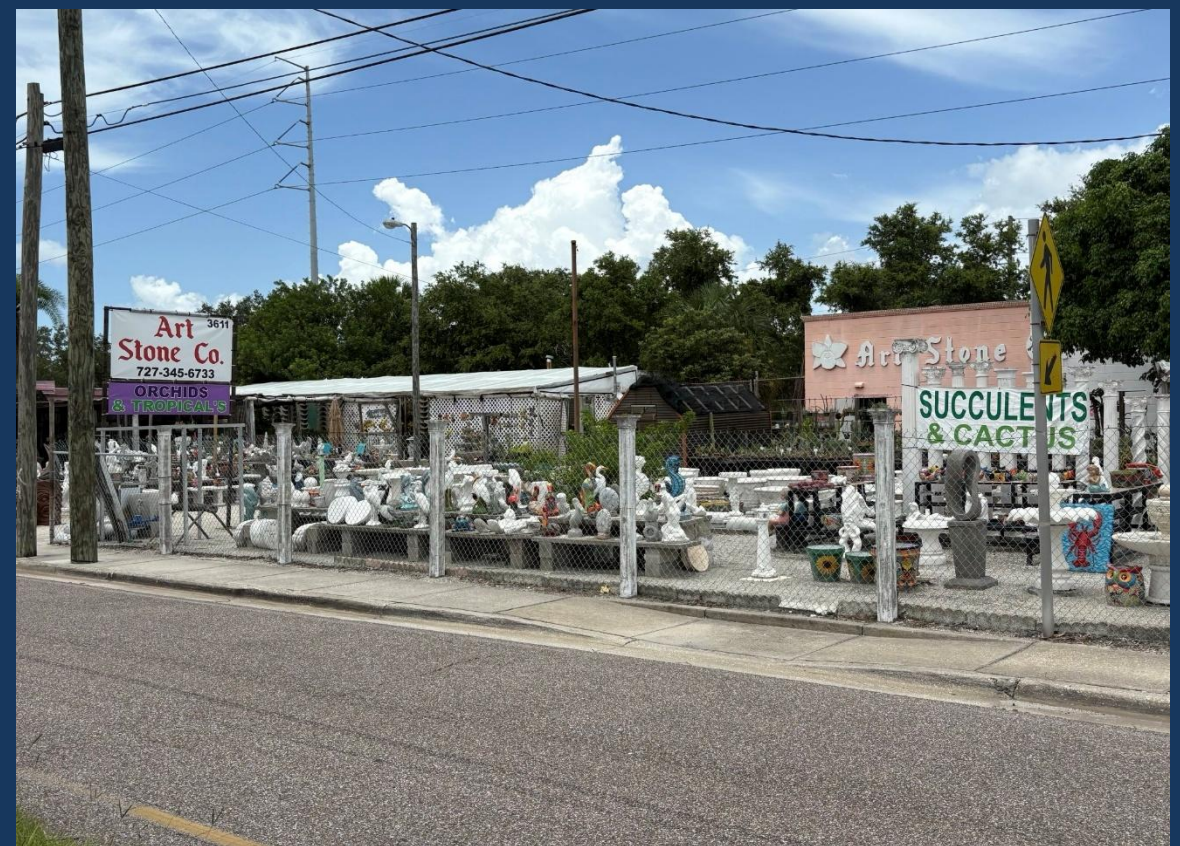


03 Location Overview



04 Photo Gallery



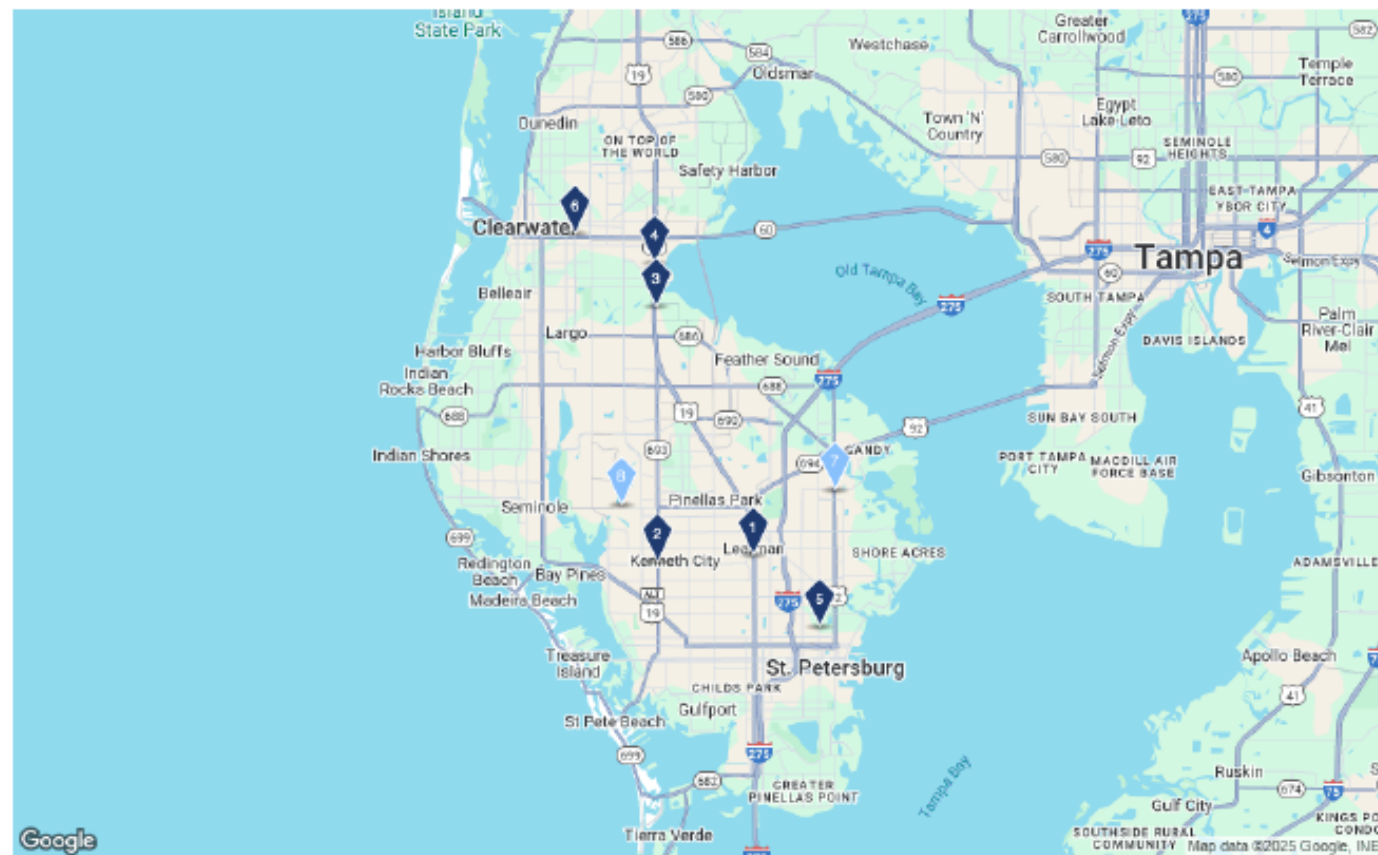






Art Stone Co.

05 Property Comps



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$740,000	\$941,250	\$912,500	\$1,200,000
Sale Price Per SF	\$105	-	\$333	\$665
Cap Rate	-	-	-	-
Sale Price Per AC	\$1,059,659	\$1,733,665	\$2,135,989	\$2,569,444
Property Attributes	Low	Average	Median	High
Building SF	-	-	-	-
Year Built	1947	1955	1954	1964
% Leased At Sale	0.0%	50.0%	50.0%	100%
Star Rating	☆☆☆☆ 0	☆☆☆☆ 1.5	☆☆☆☆ 2	☆☆☆☆ 2

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

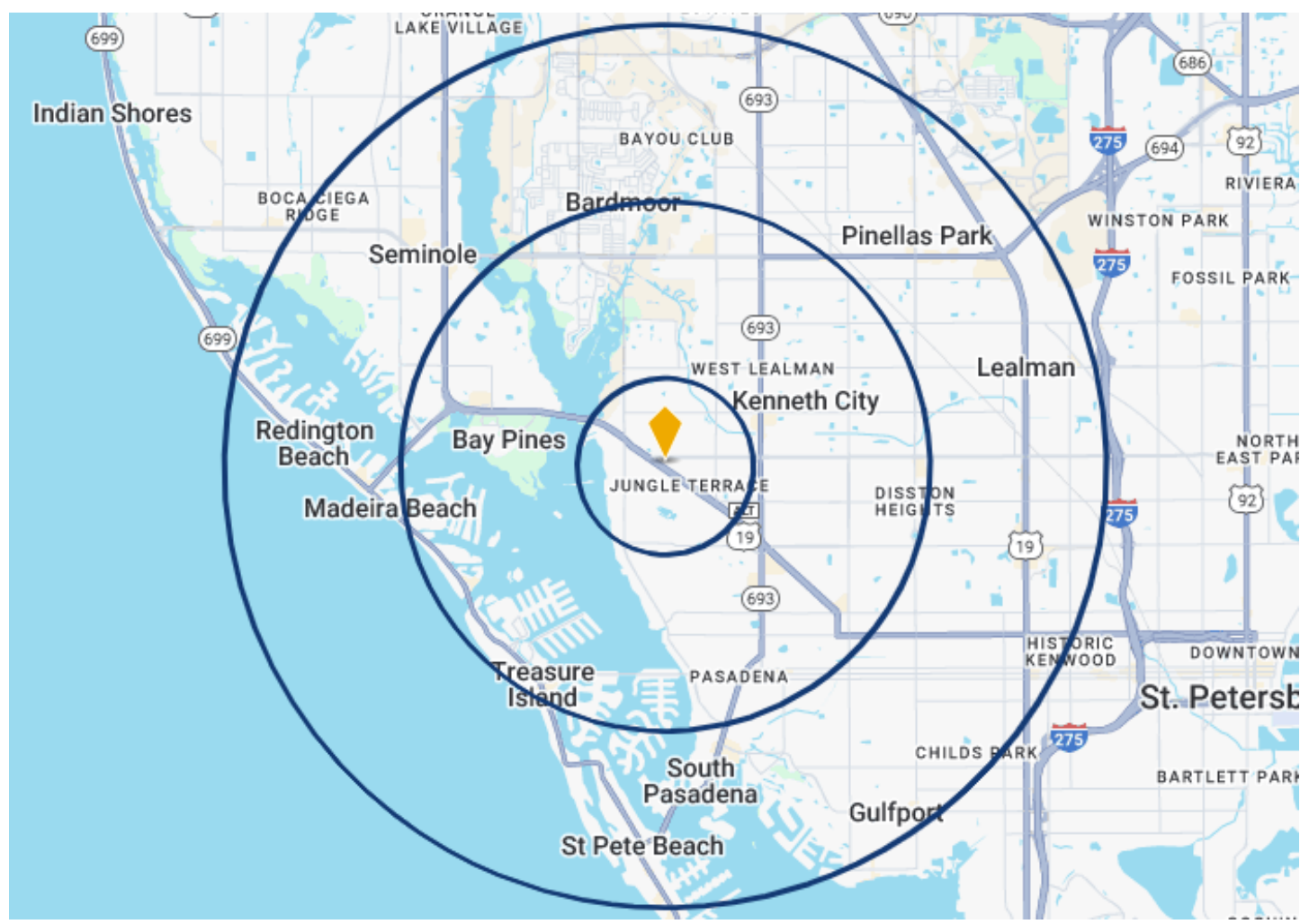
Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1 Rاند Motel 4800 34th St N Saint Petersburg, FL 33714	Hotel ☆☆☆☆	1954/2018	14 Rooms	8/6/2024	\$1,200,000 (\$85,714.00/- Room)	-
2 6660 46th Ave N Saint Petersburg, FL 33709	Land	-	0.35 AC	3/7/2025	Not Disclosed	-
3 17101 US Highway 19 N Clearwater, FL 33764	Manufacturing ☆☆☆☆	-	9,516 SF (0%)	9/9/2024	\$1,000,000 (\$105.09/SF)	-
4 Multi-Property Sale 19206 N US 19 Hwy Clearwater, FL 33764	Land ☆☆☆☆ Part of a Portfolio	-	0.45 AC	12/29/2023	Not Disclosed	-
5 1201 Dr. Martin Luther King Jr St N Saint Petersburg, FL 33701	Retail ☆☆☆☆	1947	1,606 SF (100%)	12/11/2023	\$740,000 (\$460.77/SF)	-
6 1601 Gulf To Bay Blvd Clearwater, FL 33755	Retail ☆☆☆☆	1964	1,241 SF (0%)	9/8/2023	\$825,000 (\$664.79/SF)	-
7 7925 4th Street N. 7925 4th St N Saint Petersburg, FL 33702	Land	-	0.50 AC	Under Contract	\$850,000 (\$1,700,000.00/- AC)	-
8 7910 Park Blvd N Pinellas Park, FL 33781	Land	-	0.34 AC	Under Contract	\$599,000 (\$1,761,764.71/- AC)	-





1-3-5 Mile Market Demographics

	1 MILE	3 MILES	5 MILES
2020 Population	10,990	92,563	244,101
2024 Population	11,165	91,532	243,455
Median Age	50	49.7	49.7
2020 Households	5,084	42,064	112,019
2024 Households	5,128	41,657	111,875
# of Persons/HH	2.1	2.1	2.1
Average HH Income	\$68,390	\$84,918	\$82,813
Average House Value	\$189,009	\$267,404	\$263,849





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