

Pinellas Park Flex Space

9292 49th Street North, Pinellas Park, Florida 33782

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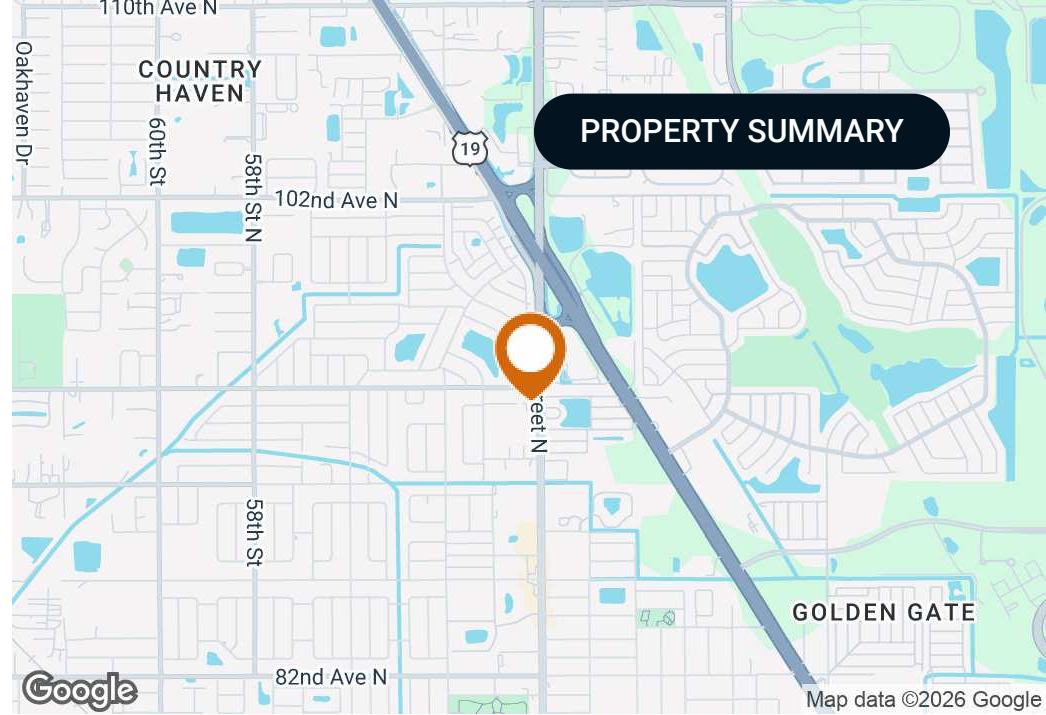
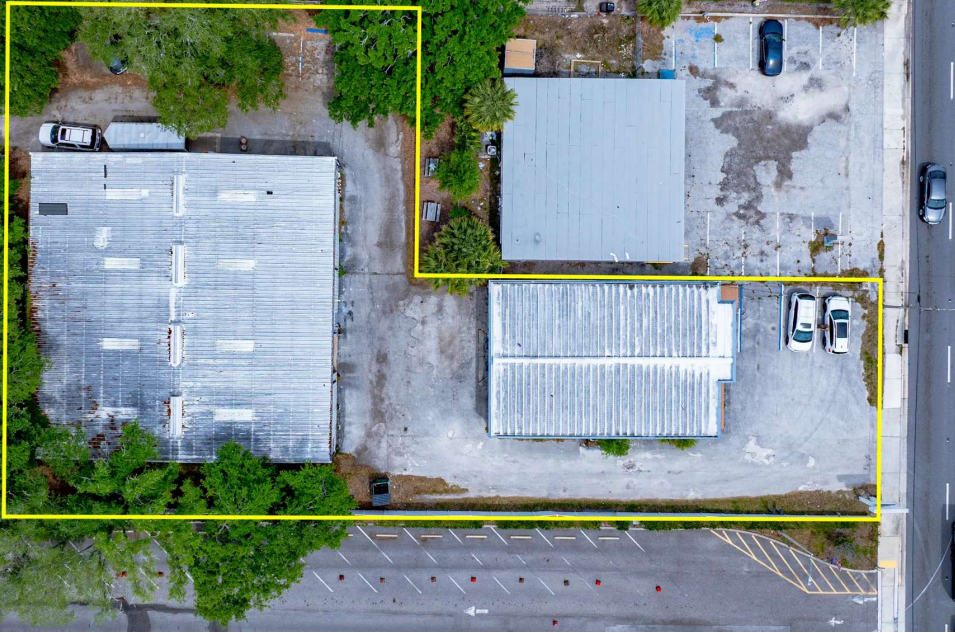
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Offering Summary

Sale Price:	\$1,575,000
Combined Building Size:	8,880 SF
Lot Size:	0.59 Acres
Price / SF:	\$177.36
Zoning:	General Commercial
PIN:	21-30-16-69822-400-3502
Road Frontage:	68 ± FT (49th St N)
Traffic Count:	39,000 ± Vehicles/Day

Property Overview

This multi-tenant, mixed-use investment opportunity at 9292 49th Street North in Pinellas Park, Florida features a frontage retail building and rear small-bay industrial building. Both buildings are currently leased, providing in-place income across two complementary asset types within a well-traveled commercial corridor.

With approximately 39,000 ± vehicles per day, the site benefits from strong visibility and direct access along 49th Street North, supporting a range of service-commercial and neighborhood retail uses. The rear small-bay industrial building adds functional versatility, well-suited for industrial, contractor, storage, or light distribution users in a market where this type of inventory remains limited.

Located in an infill area of Pinellas County, the property is within a highly supply-constrained submarket where minimal new development continues to support demand for both small-bay industrial and neighborhood commercial product. Convenient access to US-19, Park Boulevard, and other major north-south corridors further enhances connectivity for both local users and regional tenants.

Detailed rent roll and lease terms will be made available upon execution of a non-disclosure agreement (NDA). The adjacent parcel to the north is also available as an owner/user purchase and includes a retail building totaling 2,401 SF. Please refer to page 6 for a detailed map.

PROPERTY DESCRIPTION



Location Description

Located at 9292 49th Street in Pinellas Park, this property benefits from strong connectivity in the heart of Pinellas County. Positioned directly along 49th Street North, a primary north-south corridor, the site provides convenient access to US Highway 19 just minutes to the north and Interstate 275 to the east, linking efficiently to St. Petersburg, Tampa, and the greater Tampa Bay region.

Surrounded by established residential neighborhoods, commercial centers, and industrial hubs, this location offers both accessibility and visibility within one of the most active corridors in Pinellas County.

Property Highlights

- Zoned General Commercial
- Retail and small-bay industrial asset with existing income in place
- High-visibility frontage along 49th Street North with strong daily traffic counts
- Infill Pinellas County location with limited inventory supporting long-term demand

9292 49TH ST N (Industrial + Retail Building)

(From appraiser Pinellas County Property Appraiser - www.pcpao.gov)

Parcel Size	±0.59 Acres
Buildings	2
Parcel ID	21-30-16-69822-400-3502
Total Gross SF	±8,880 SF
Heated SF	8,800 SF
Year Built	1975 / 1983
Property Type	General Warehouse
Construction	Pre-Engineered Metal
Stories	1
Roof	Corrugated Metal
HVAC	Partial (one building)
Zoning	(Confirm)



Building Breakdown – 9292

Building A – Front Retail building

Size	2,480 SF
Heated SF	2,400 SF
Year Built	1975
Construction	Metal
Interior	Drywall
Cooling	Yes
Floor	Slab

Building B – Rear Industrial building

Size	6,400 SF
Heated SF	6,400 SF
Year Built	1983
Construction	Metal
Interior	Minimal Finish
Cooling	None
Floor	Concrete

**ADJACENT AVAILABLE PARCEL
(RETAIL BUILDING - 2,401 SF)**



Pinellas Park Flex Space

- Polygon
- Parcel



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Downtown St. Petersburg

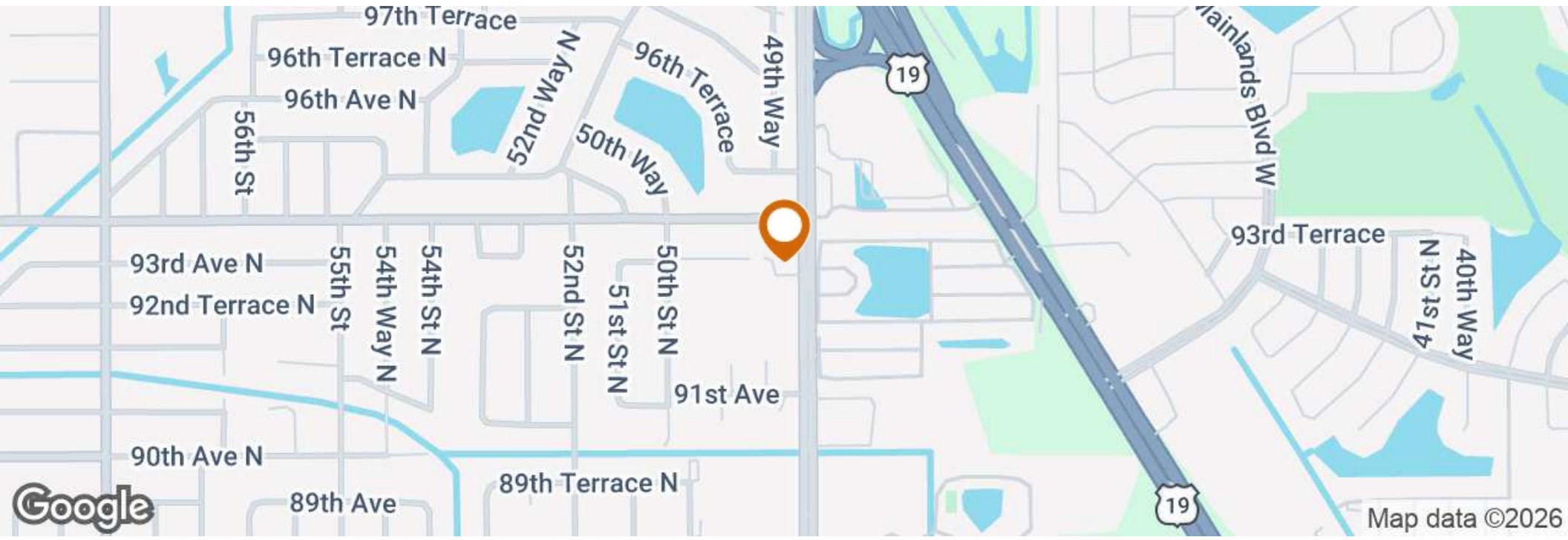
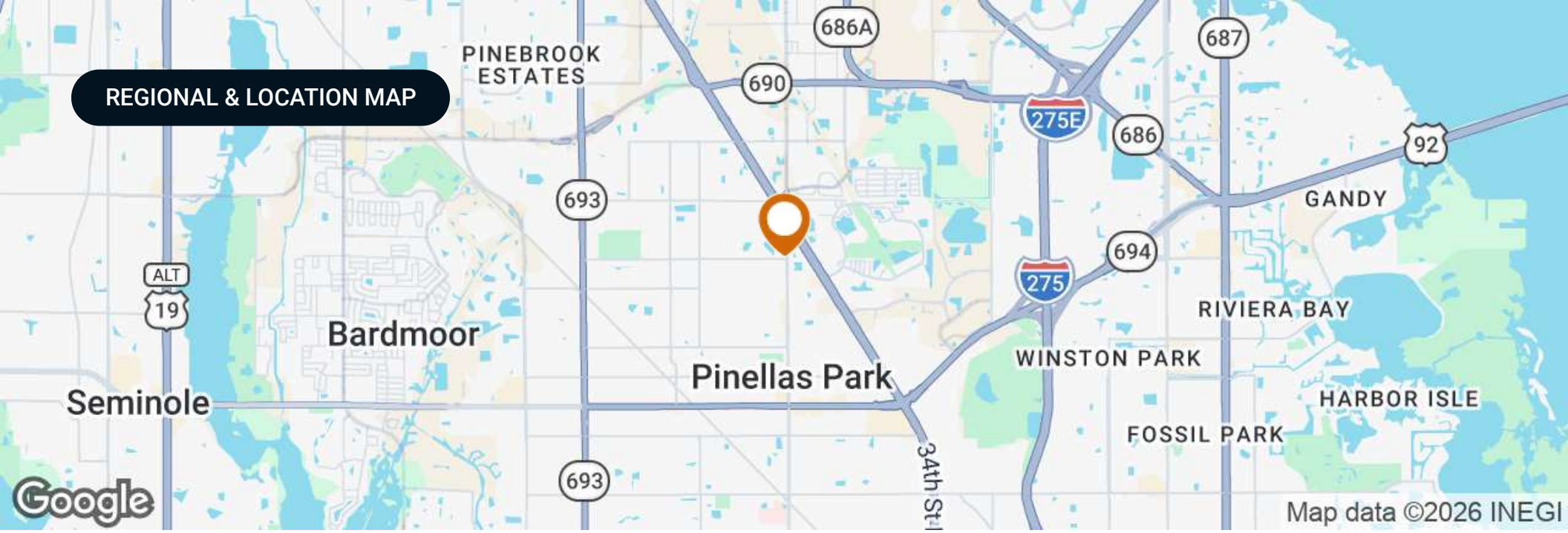
(20 ± Minutes)



49th St N



REGIONAL & LOCATION MAP



NEIGHBORHOOD MAP

QXO

Proto corp.
Engineered Thermoplastics

REXEL



Plato Academy Pinellas Park

HUDSON'S
FURNITURE & MATTRESS

ExtraSpace
Storage

DUNKIN'
DONUTS

enterprise



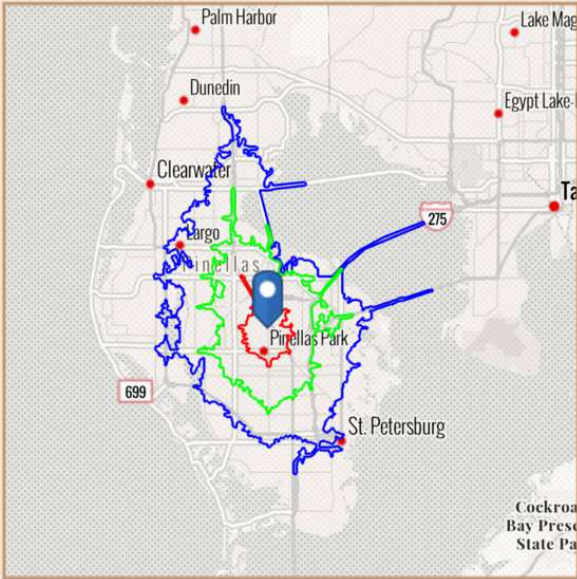
Walmart

MURPHY
USA

BENCHMARK DEMOGRAPHICS

9300 49th St N, Pinellas Park, Florida, 33782

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Pinellas County	CBSAs Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	States Florida	USA
0 - 4	4.31%	4.40%	4.03%	3.66%	4.70%	4.69%	5.39%
5 - 9	4.55%	4.58%	4.28%	4.00%	5.08%	5.03%	5.75%
10 - 14	4.89%	4.75%	4.27%	4.25%	5.40%	5.34%	5.98%
15 - 19	4.84%	5.01%	4.43%	4.60%	5.84%	5.84%	6.47%
20 - 34	16.82%	18.49%	18.58%	15.97%	18.51%	18.43%	20.33%
35 - 54	24.50%	25.56%	25.41%	23.77%	25.01%	24.41%	25.20%
55 - 74	27.93%	27.45%	27.90%	30.61%	25.41%	25.55%	22.82%
75+	12.13%	9.80%	11.06%	13.10%	10.06%	10.74%	8.05%
HOUSEHOLD INCOME	DRIVE TIME			GEOGRAPHY			
<\$15,000	9.3%	9.1%	7.9%	7.5%	8.2%	8.0%	8.3%
\$15,000-\$24,999	6.2%	6.5%	5.8%	5.8%	5.8%	5.8%	5.9%
\$25,000-\$34,999	7.7%	8.4%	7.3%	7.1%	6.6%	6.7%	6.3%
\$35,000-\$49,999	14.2%	14.6%	13.4%	11.6%	10.4%	10.5%	9.8%
\$50,000-\$74,999	17.4%	18.2%	19.0%	17.3%	16.9%	16.9%	15.6%
\$75,000-\$99,999	14.0%	13.1%	13.1%	12.5%	12.8%	12.9%	12.5%
\$100,000-\$149,999	19.3%	18.4%	18.3%	18.0%	18.3%	18.4%	17.8%
\$150,000-\$199,999	7.1%	6.6%	7.9%	9.0%	8.8%	8.7%	9.8%
\$200,000+	4.8%	5.0%	7.2%	11.0%	12.0%	12.1%	14.0%
KEY FACTS	DRIVE TIME			GEOGRAPHY			
Population	25,527	116,680	358,645	967,161	3,385,153	23,027,836	339,887,819
Daytime Population	27,373	147,460	394,942	986,182	3,364,494	22,846,618	338,218,372
Employees	12,279	58,225	189,205	489,233	1,636,712	10,832,721	167,630,539
Households	11,447	50,116	167,385	455,657	1,406,545	9,263,074	132,422,916
Average HH Size	2.21	2.24	2.09	2.08	2.36	2.43	2.50
Median Age	46.5	44.4	45.9	50.0	43.2	43.6	39.6
HOUSING FACTS	DRIVE TIME			GEOGRAPHY			
Median Home Value	317,838	310,910	351,145	425,333	404,577	416,969	370,578
Owner Occupied %	62.9%	62.9%	62.1%	66.9%	67.0%	67.2%	64.2%
Renter Occupied %	37.1%	37.1%	37.9%	33.1%	33.0%	32.8%	35.8%
Total Housing Units	12,116	54,868	186,208	526,481	1,564,169	10,635,372	146,800,552
INCOME FACTS	DRIVE TIME			GEOGRAPHY			
Median HH Income	\$67,777	\$65,112	\$69,771	\$75,857	\$78,083	\$78,205	\$81,624
Per Capita Income	\$37,255	\$36,073	\$43,865	\$51,355	\$45,617	\$44,891	\$45,360
Median Net Worth	\$169,250	\$157,938	\$179,192	\$255,903	\$245,761	\$253,219	\$228,144

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Jerrod Parker

Advisor

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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.

ADVISOR BIOGRAPHY



Ryan McGimsey

Advisor

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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



Keaton Greene

Associate Advisor, Research Analyst

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

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:

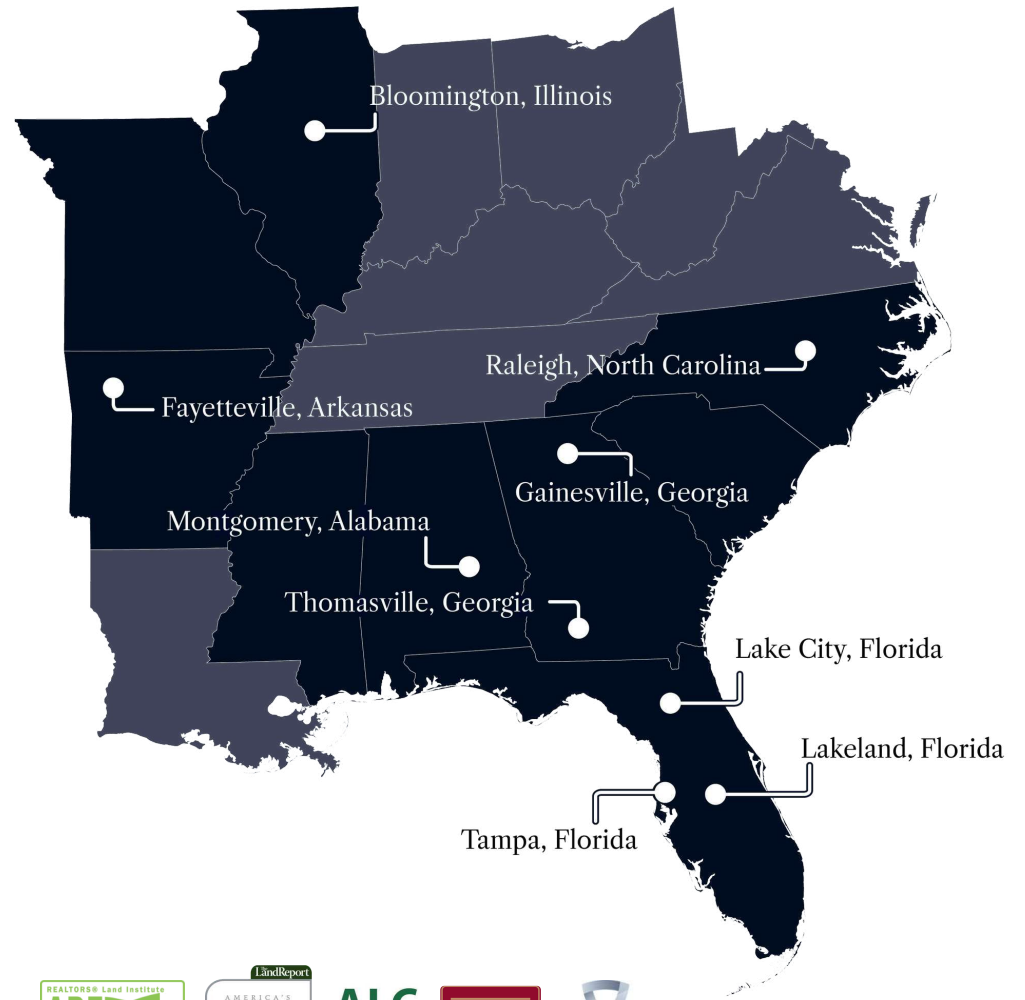
- Commercial Development

Memberships

- Society of Real Estate Professionals (SOREP)



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