

FOR SALE

Free Standing /
Flex / Retail /
Industrial



**12490 Belcher Rd. S.
Pinellas Park, FL 33773**



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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

This 8,560-SF freestanding, single-story flex/retail building offers three 12'x14' grade level doors, 14' to 18' clear height, showroom, and 160' of Belcher Rd. frontage.

The property is ideally situated just off a signalized corner of Belcher Rd. S. and 124th Ave., offering excellent visibility with approximately 23,000 vehicles per day (VPD).

It provides convenient access to US-19, Ulmerton Road, Bryan Dairy Road, I-275, and the St. Pete-Clearwater International Airport.

The site features abundant on-site parking. Zoned CH (Commercial Heavy) by the City of Pinellas Park, the property allows for a wide range of uses, including retail, warehouse, showroom, contractor office/yard, and auto repair, as well as light manufacturing.

The property is located within Flood Zone X (minimal flood risk).



PRICE
\$1,500,000



LOCATION
12490 Blecher Rd. S.
Pinellas Park, FL 33773



SIZE
8,560 SF Freestanding Retail Space
.67-Acre Site



HIGHLIGHTS
Excellent Signage & Exposure
Billboard with Additional Income
Flood Zone X (Minimal Flood Risk)



ZONING
(CH) Heavy Commercial Zoning
City of Pinellas Park



TRAFFIC
23,000 VPD



12490 Belcher Rd. South



12490 Belcher Rd. South



BELCHER RD.



124TH AVE

