

FOR SALE
FORMER BANK

Seminole, FL | Clearwater/St.Pete MSA
3,238/SF | 0.50 acres

Indian Shores
• Avg HHI: \$168,150

Park Blvd
• 18,000 VPD

Tamarac By the Gulf
• 55+ Community
• 386 homes
• Avg. HHI: \$130,000

Oakhurst Rd
• 11,000 VPD

8-unit Townhome Development

Offering Highlights

- **Former Bank Building:** The 3,238/SF property sits on a hard-corner lighted intersection with multiple access points and drive-thru capabilities for the next Tenant
- **Tourism Destination:** Leading Florida tourism destinations Indian Shores and Redington Shores are just minutes from the site, offering year-round visitor activity in the immediate area.
- **Stable Affluent Population Base:** Within 3 miles of the property there are 27,553 people and the average household income is \$122,000.



Clearwater, FL



• 15.4 Million visitors annually

Large Affluent Population: With over 128,000 residents within 5 miles of the subject property and those residents boasting an average household income of over \$112,000, retail tenants in this area will have an affluent customer base from which to pull year-round.

TAMPA BAY
BUSINESS JOURNAL

Tampa Bay counties rank high in Florida GDP growth study

Seminole High School



- 2,100+ Students
- Founded 1962
- 0.9 miles from subject

St. Pete-Clearwater International Airport

- 25 Minutes from property
- 2.5 million passengers

Winn/Dixie



Park Blvd

- 18,000 VPD



Walgreens



8-unit Townhome Development



Redington Shores

- Avg. Household Income \$150,356

Indian Shores

- Avg. Household Income \$168,150

Redington Shores & Indian Shores: Thanks to the steady, year-round tourism these popular beach destinations Redington Shores & Indian Shores attract, demand for retailers and medical-adjacent tenants remains consistently strong. This is further supported by the highly sought-after residential communities nearby, which draw an affluent population that calls this coastal area home.

Park Blvd

- 18,000 VPD

SUBJECT



Redington Shores



Walgreens



FORMER BANK

3,238/SF building | 0.50 acres | Seminole, FL

STNL.com is pleased to present for sale this former bank site in Seminole, FL which is situated in the Clearwater & St. Petersburg, FL MSA

Three Reasons to Acquire this Property Include

- 1. Former Bank Rebuilding:** This property is situated on 0.50 acres with an existing 3,238/SF building on a hard-corner, lighted intersection. The building features multiple access points along with drive-thru capabilities for convenience for those visiting the site. With plenty of visibility for the 29,000 VPD that travels through this intersection
- 2. Year-Round Tourism:** Thanks to the steady, year-round tourism drawn by these popular beach destinations, demand for retailers and medical-adjacent tenants remains consistently strong. This tourism base is complemented by the highly sought-after residential communities nearby, which attract an affluent population that calls this coastal area home. Combined, these factors create a unique environment where businesses can thrive, benefiting from both a reliable flow of visitors and a stable, high-income local customer base.
- 3. Seminole High School:** Located only 0.9 miles from the property, Seminole High School is one of the most significant institutional anchors in the area, serving a robust 2,153-student population. As one of the largest high schools in Pinellas County, it draws families seeking strong academic offerings, diverse extracurricular programs, and a well-established campus environment. The school generates consistent daily traffic from students, faculty, and visitors, strengthening demand for nearby residential and neighborhood-service uses.



The Offering

Asking Price	\$1,450,000
Building Size	3,238 SF
Parcel Size	0.50 Acres
Year Built	1977
Drive-Thru	Yes
Exterior Walls	Concrete Block/Brick
Zoning	C-1 Commercial
Est. Roof age	2015 Install



Property Details

Property Address	13700 Park Blvd
City/State	Seminole, FL
Market	Clearwater / St. Pete

Demographics

3-mile Population	27,553
3-mile Average Household Income	\$122,000
5-mile Population	128,345
5-mile Average Household Income	\$112,606



Property Photos



Welcome to



Three Reasons to Own in...

Seminole | Florida

Tourism Destination

The property is centrally positioned near one of the most desirable stretches of Gulf Coast shoreline, offering immediate access to Indian Shores and Redington Shores, two communities that together balance quiet, local-oriented white-sand beaches with a more vibrant, visitor-friendly coastal environment. Beyond these nearby shores, Seminole also benefits from proximity to some of Florida's most recognizable beach destinations, including Madeira Beach, Treasure Island, and St. Pete Beach, each of which draws significant regional and out-of-state tourism throughout the year. This coastal cluster attracts millions of annual visitors who support dining, entertainment, hospitality, and local services across the west Pinellas peninsula. For a neighborhood-positioned property, this tourism ecosystem creates a unique foundation of steady regional activity and lifestyle appeal, strengthening both tenant demand and long-term asset stability in ways few inland suburban markets can replicate.



Seminole High School

Located less than one mile from the property, Seminole High School serves as one of the area's most important institutional anchors, enrolling 2,153 students and drawing consistent daily traffic from faculty, families, and visitors. As one of the larger high schools in Pinellas County, it offers a wide range of academic programs, extracurricular activities, and community events that reinforce the desirability of the surrounding neighborhoods. Its presence contributes directly to the area's residential stability and creates a built-in population driver that supports nearby service, retail, and food-and-beverage uses. For investors, proximity to a major educational institution enhances long-term relevance and positions the property within an established, high-engagement community environment.



Stable & Affluent Population Base

The immediate trade area surrounding the property is defined by strong demographic fundamentals and long-term residential stability. Within a 3-mile radius, the population totals 27,553 residents with an impressive average household income of \$122,000, well above regional norms. The strength continues in the surrounding communities: Tamarac by the Gulf, a large senior living neighborhood nearby, has an average household income of \$130,000, while Indian Shores boasts an affluent profile with an average household income of \$168,000. These elevated income levels indicate substantial disposable spending power and support consistent demand for neighborhood retail, medical services, and convenience-oriented operators. Combined with the area's mature housing stock, high homeownership rates, and steady population growth, the Seminole trade area offers a demographic foundation that promotes durable tenant performance and long-term investment confidence.

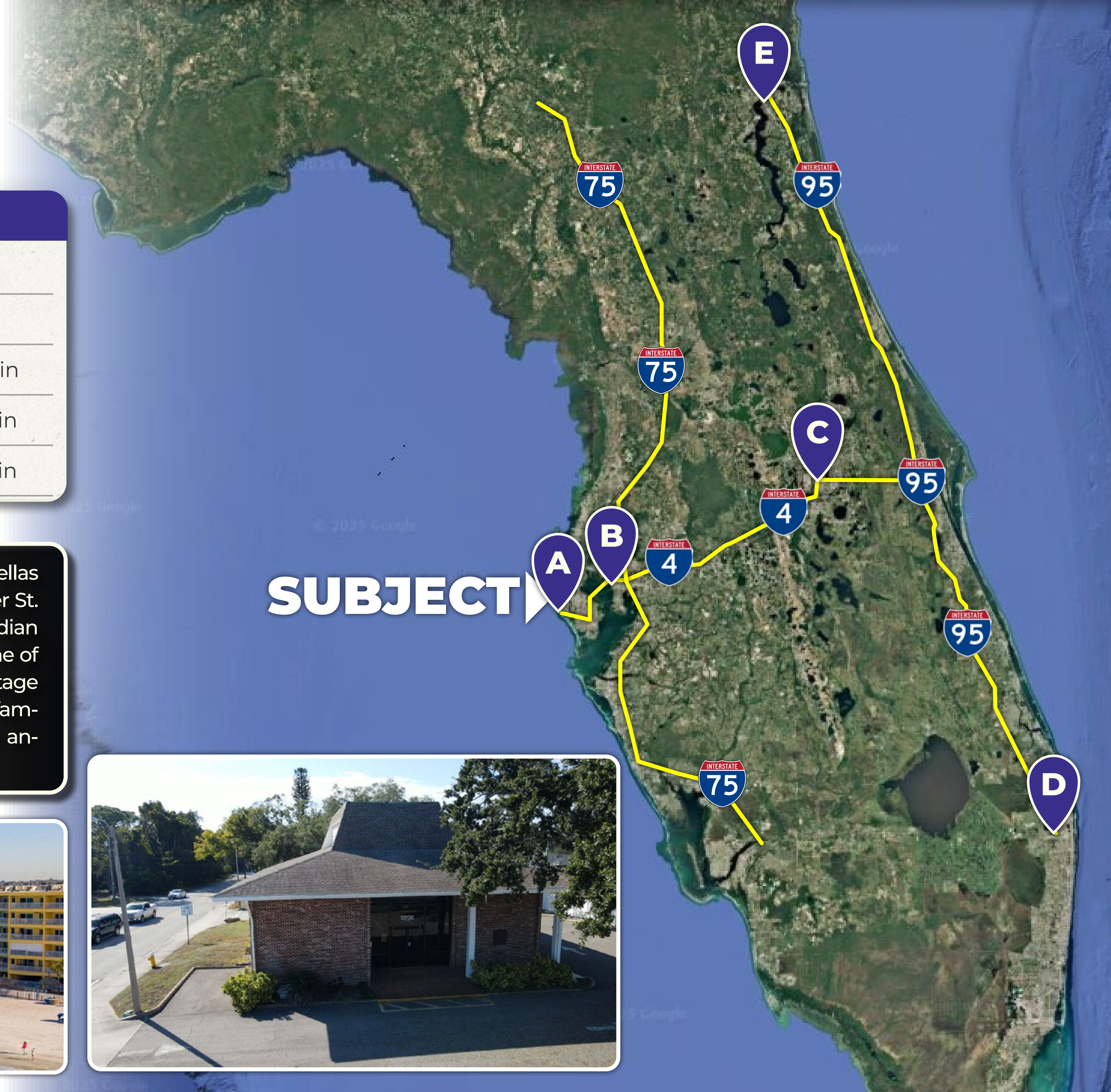


Region Map

Distances from Seminole

Label	City	Distance	Time
A	St. Petersburg	15.2 miles	36 min
B	Tampa	26.5 miles	57 min
C	Orlando	110 miles	2 hr 50 min
D	West Palm Beach	221 miles	4 hr 16 min
E	Jacksonville	225 miles	4 hr 17 min

Seminole stands out for its exceptional livability, positioned in the heart of Pinellas County with quick access to the Gulf Beaches, Park Boulevard, and the broader St. Petersburg–Clearwater corridor. What truly sets it apart is its proximity to Indian Shores and the barrier-island coastline, giving residents effortless reach to some of the most relaxed and scenic beaches on Florida's Gulf Coast. This coastal advantage draws steady regional traffic to nearby parks, waterfront recreation areas, and family-oriented neighborhoods, all supported by a strong educational foundation anchored by Seminole High School and a highly stable, affluent residential base.



SUBJECT

Landmark Map

SUBJECT



St. Pete - Clearwater International Airport

- 12.5 miles from Subject
- 2.45 million passengers annually



Macdill AFB

- 25.1 miles from Subject
- Region's most significant economic and institutional anchors



Redington Beach

- 3 miles from subject



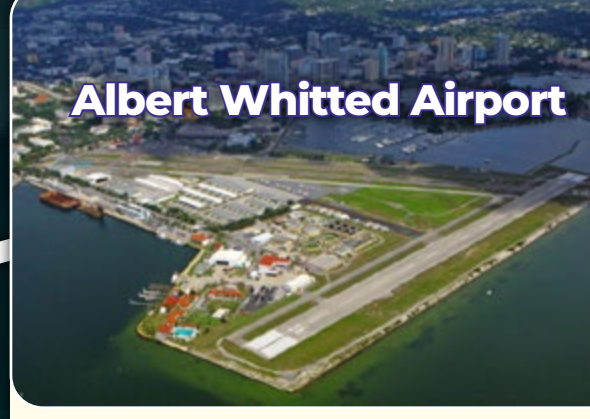
Downtown St. Petersburg

- 18,485 residents
- 5.8% year-over-year population growth.



Madeira Beach

- 4.9 miles from subject




Albert Whitted Airport

- 17.9 miles from Subject
- 180 based aircraft
- Over 100,000 annual aircraft operations



Treasure Island Beach

- 7.2 miles from subject



St Pete Beach

- 9.9 miles from subject

Retail Corridor



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