

FOR SALE \$1,700,000

Zoned CG-2

Stand Alone Retail/Flex

4801 66th Street North
Kenneth City, FL 33709



Shane Billings

Broker Associate

813.995.1592

Shane@BridgewaterCommercial.com



Jack Wynne

Broker Associate

727.519.3607

Jack@BridgewaterCommercial.com

Former Auto Parts Store 7,112 SF

4801 66th St. North
Kenneth City, FL

CONTENTS

Offering Highlights.....	3
Location Map.....	4
Area Map	5
FDOT Traffic Count Aerial.....	6
As-Built Plan 1998 Plan.....	7
Survey.....	8
Property Photographs.....	9-19
Demographics and Drive Time Map	20
Permitted Uses.....	21
Broker Bio's.....	22

Bridgewater Commercial Real Estate
447 3rd Avenue North, Suite 403
St. Petersburg, FL 33701
www.BridgewaterCommercial.com

This document has been prepared by Bridgewater Commercial Real Estate for advertising and general information only. Bridgewater Commercial Real Estate makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Bridgewater Commercial Real Estate excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.



Former Auto Parts Store 7,112 SF

4801 66th St. North
Kenneth City, FL

Bridgewater
Commercial Real Estate

OFFERING HIGHLIGHTS

Price	\$1,700,000
Parcel Numbers	05-31-16-39618-002-0030 & 0010
Gross / Heated	7,327 / 7,112
Built / Addition	1971 / 1997
Acres	0.77
Water/Sewer	St. Petersburg/Pinellas County
Power	Single Phase – Duke Energy
Parking / ADA Pkg.	28 lined + @ 5 unlined / 2
Traffic Count 2025	45,500
66 th Street Frontage	273'
Zoning	Commercial General (CG-2)
Flood Zone	X

This document has been prepared by Bridgewater Commercial Real Estate for advertising and general information only. Bridgewater Commercial Real Estate makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Bridgewater Commercial Real Estate excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

Bridgewater Commercial is pleased to present a well-maintained versatile 7,112 SF commercial building on 0.77-acres on 66th Street North. Located in Flood Zone X, the property has 273 feet of frontage on 66th Street, a six-lane arterial road with 45,500 vehicles per day, delivering excellent exposure for retail, service/contractor, or commercial businesses.

Originally 4,000 SF, the building was expanded in 1997 by >3,000 SF to support the growth of a long-term tenant. Constructed of concrete block with ceiling heights of 12+ feet, the building offers a wide-open floor plan that provides maximum flexibility. It includes two restrooms and three 7.5 ton (estimated) roof-mounted HVAC units. The original 4,000 SF formerly featured two large windows facing 66th Street that could be reopened to enhance natural light and street presence. A commercial roofing company inspects the built-up asphalt/bitumen gravel roof every year, and it is reported to be in great condition. The site includes 28 lined parking spaces, around five additional unlined spaces, and two ADA-compliant spots, plus three separate entrances for convenient access from both north and southbound 66th Street as well as 48th and 49th Ave. The southern parcel has had the same ownership since 1970 and the northern parcel since 1997, reflecting decades of stability and care.

Zoned CG-2, the property allows a wide range of retail, automotive, service, and professional uses. The building has been continuously occupied by auto parts retailers for over 30 years, demonstrating strong long-term demand and proven suitability for high-visibility retail and service businesses in this market. The property generates supplemental income from an existing on-site billboard lease in place through December 31, 2028. The lease currently pays \$7,500 per year through May 31, 2028, then increases to \$8,250 per month until expiration on December 31, 2028, though it is likely the lease may be extended.

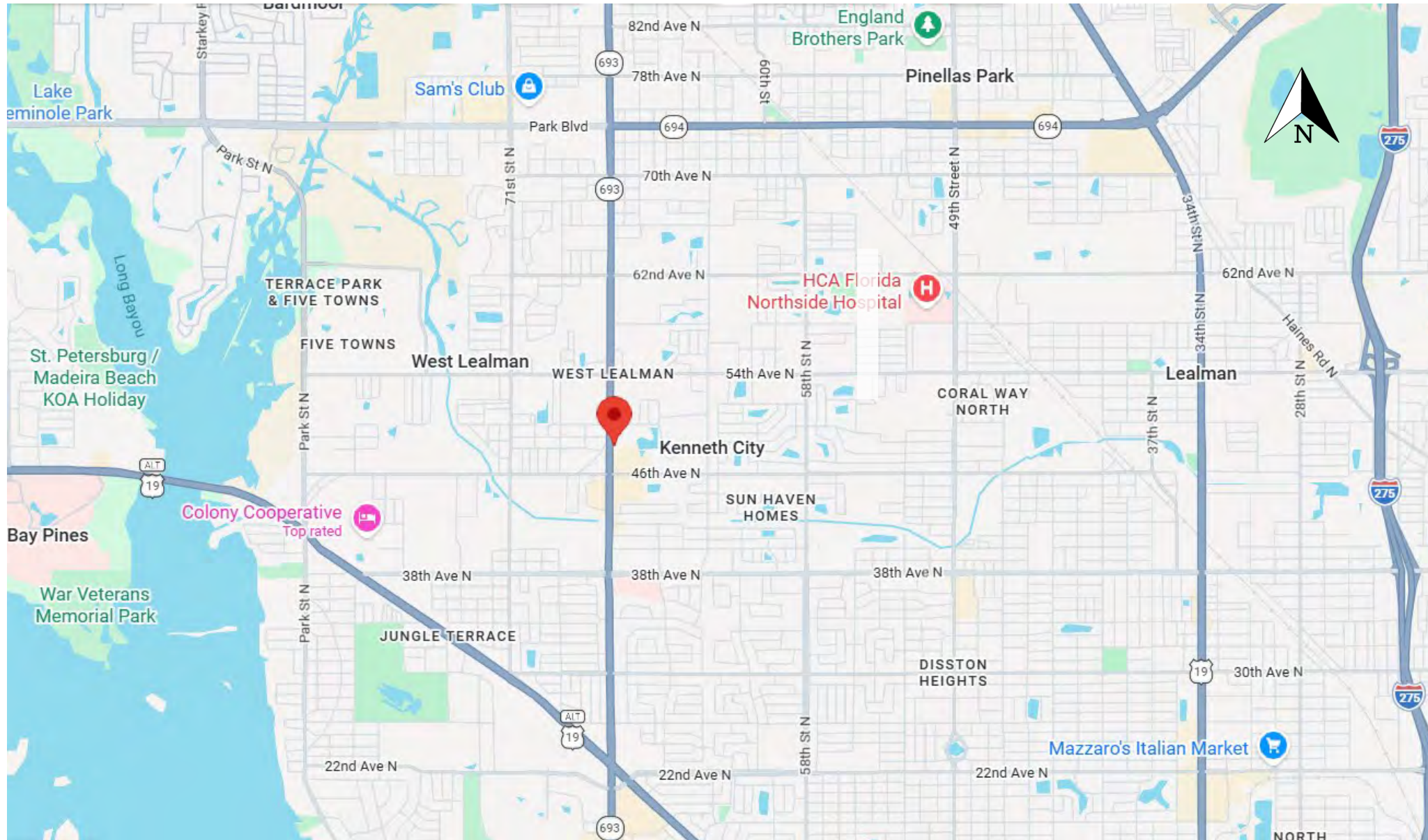
Located north of a redeveloped 120,000 SF shopping center at 4501–4571 66th Street North (approximately 0.3 miles south), the property benefits from a modern retail plaza anchored by Sprouts Farmers Market (opened 2023), At Home, and Five Below, along with Tidal Wave Car Wash (2025) and a proposed Starbucks drive-thru. This high-visibility redevelopment has brought national tenants and fresh capital to the 66th Street corridor, driving increased traffic and consumer activity in the densely populated Kenneth City market. Immediately southeast is Plaza 66, anchored by Gabe's Discount store and multiple other tenants including Family Dollar and Cici's Pizza. RaceTrac, Taco Bell, Dunkin Donuts, and Harbor Freight are also located within 0.3 miles to the south.

Former Auto Parts Store 7,112 SF

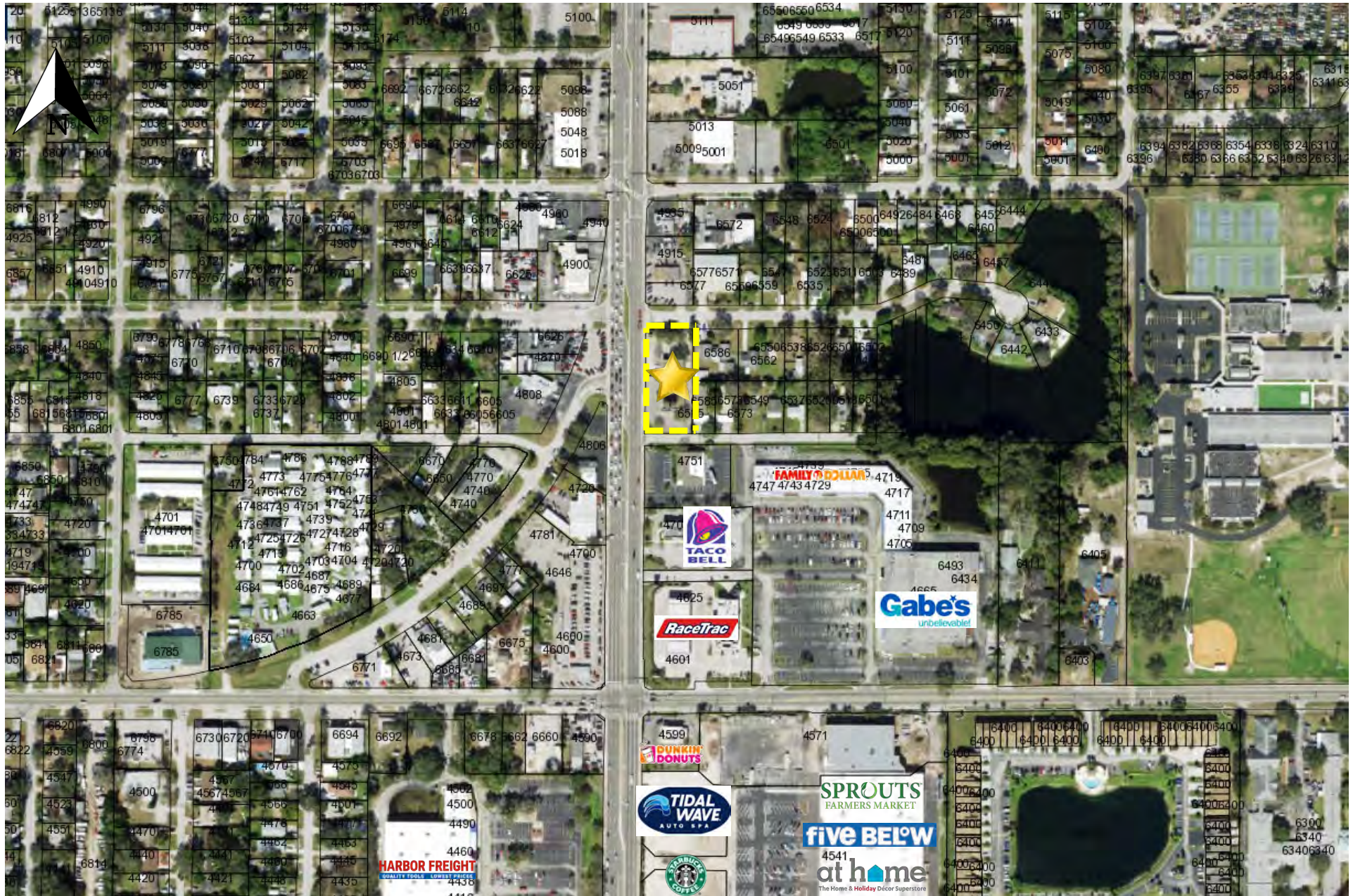
4801 66th St. North
Kenneth City, FL

Bridgewater
Commercial Real Estate

LOCATION MAP (Google Maps 2026)



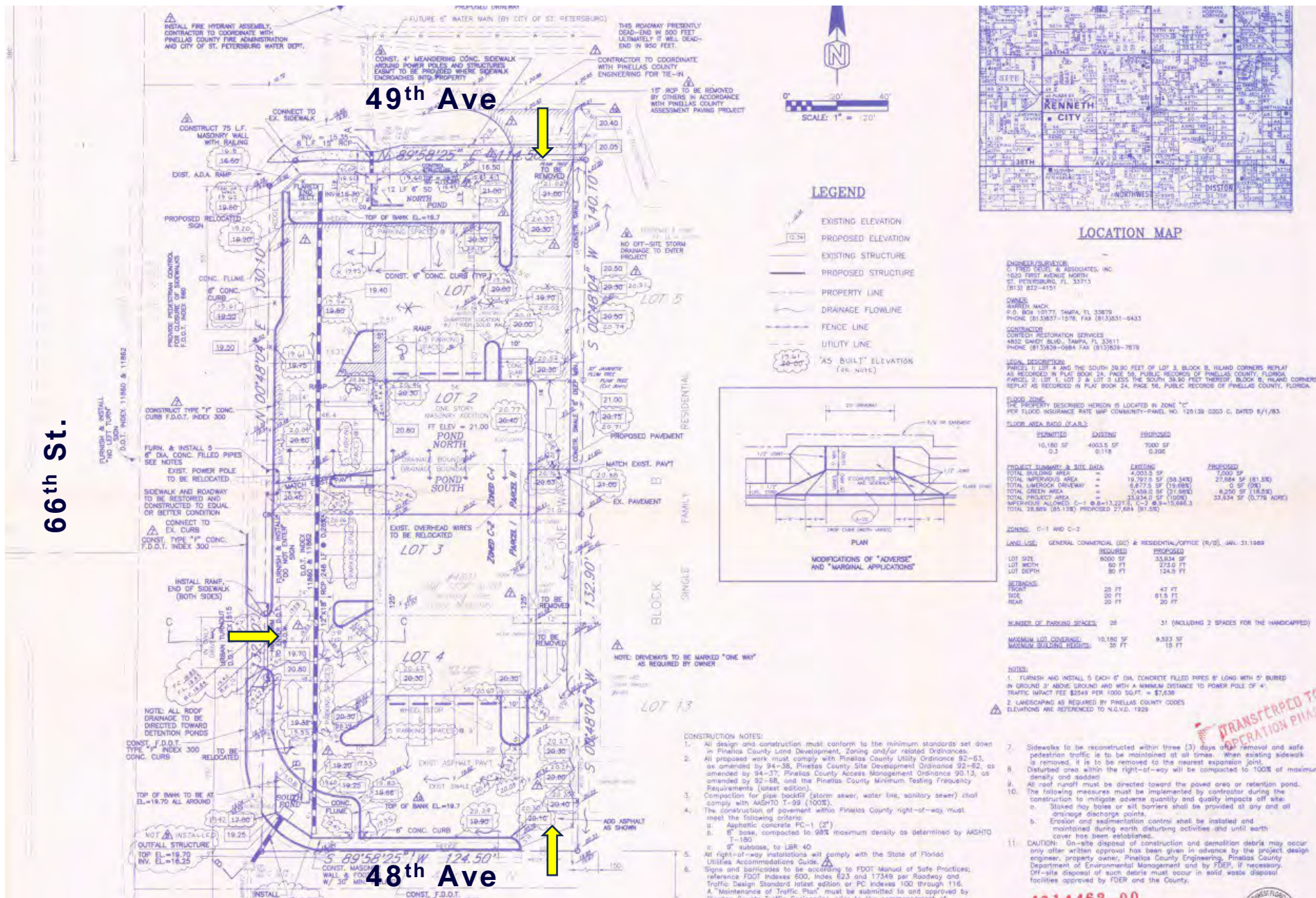
AREA MAP (Google Maps 2026)



Traffic Count (FDOT 2025)

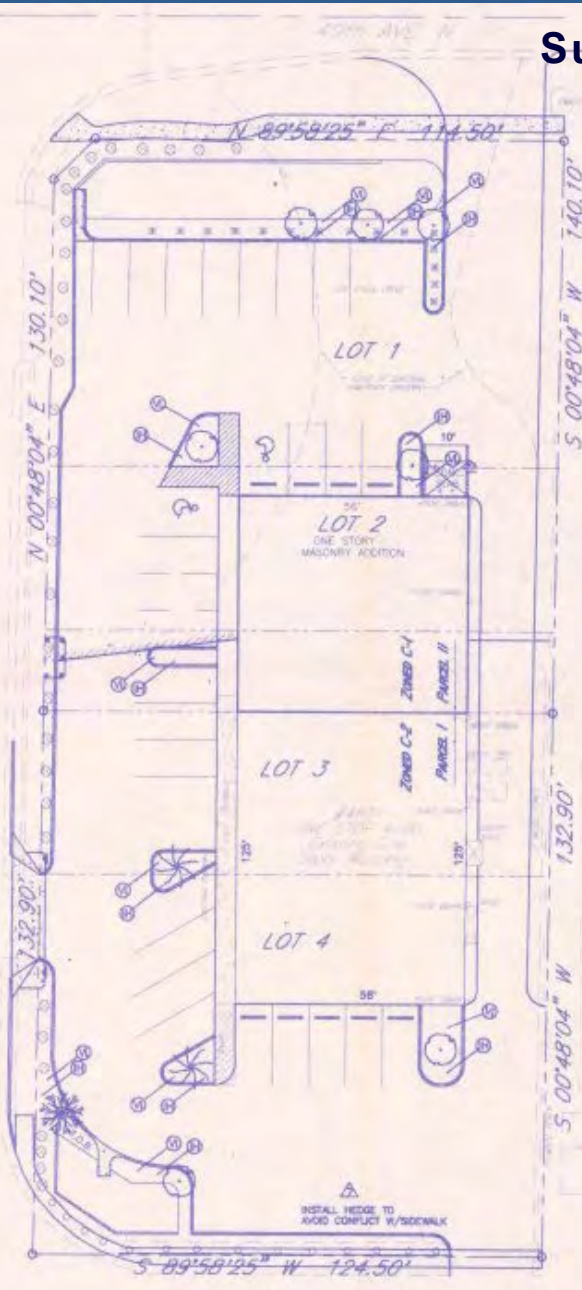


As-Built 1998





Survey 1998



THE USE OF KERFOPE DESIGN MUST BE UTILIZED FOR THE REQUIRED LANDSCAPE DESIGN. THE DESIGN SHOULD DEMONSTRATE THE USE OF A LOW VOLUME IRRIGATION SYSTEM, ORGANIC MULCHES, DROUGHT AND COLD TOLERANT PLANT MATERIAL, ZONING OF PLANT MATERIAL BY WATER REQUIREMENT, SOIL IMPROVEMENTS (IF NECESSARY) AND THE PRACTICAL USE OF RAIN. IN THIS REGARD, THE FOLLOWING COMMENTS ARE PROVIDED:

TO MEET THE INTENT OF CHAPTER 19A, PINELLAS COUNTY LAND DEVELOPMENT CODE, THIS DEPARTMENT RECOMMENDS THE USE OF DROUGHT TOLERANT GROUND COVER AND/OR SHRUBS WITH MULCH MATERIAL, RATHER THAN TURF FOR AREAS SUCH AS PARKING ISLANDS AND BETWEEN WALKWAYS AND STRUCTURES.

THE LANDSCAPE PLANTER BEDS MUST BE CONSTRUCTED IN A WAY WHICH IS SUITABLE FOR PLANT MATERIAL INSTALLATION. IN THIS REGARD, LANDSCAPE ISLANDS WHICH ARE CREATED WITHIN THE AREAS WHERE PAVEMENT AND/OR LIMESTONE SUBBASE CURRENTLY EXISTS MUST BE PREPARED PROPERLY BY COMPLETELY REMOVING ANY PAVEMENT AND SUBBASE AND BACKFILLING WITH SOILS SUITABLE FOR THE FUTURE GROWTH AND DOMINANT SURVIVAL OF PLANTED LANDSCAPING. PROVIDE A TYPICAL CROSS SECTION THROUGH A LANDSCAPE PLANTER BED SHOWING THE MEASURES WHICH WILL BE UNDERTAKEN TO PROVIDE A SUITABLE SUBSTRATE FOR PLANTED MATERIAL.

TREES PLANTED UNDER OVERHEAD OBSTRUCTIONS (I.E. POWER LINES) MUST BE CHOSEN FROM A LIST ON THE PINELLAS COUNTY APPROVED SPECIES LIST THAT IS COMPATIBLE WITH THE SPANAL HEIGHT RESTRICTION. IN THIS REGARD, TREES TAKEN FROM THE SMALL LANDSCAPE TREE SECTION OF THE APPROVED SPECIES LIST MUST BE PLANTED IN THE AREAS ADJACENT TO THE OVERHEAD LINE, LOCATED ALONG THE WESTERN PROPERTY LINE AND THE NORTHERN HALF OF THE EASTERN PROPERTY LINE.

BE ADVISED THAT IT IS HEAVILY RECOMMENDED THAT A DETAILED IRRIGATION PLAN BE DEVELOPED DEMONSTRATING:

- A. MATERIALS TO BE USED
- B. GALLONS PER MINUTE WATER CONSUMPTION
- C. SPRAY PATTERNS.

SO THAT POTENTIAL DELAYS IN THE RELEASE OF THE CERTIFICATE OF OCCUPANCY MAY BE AVOIDED.

CONSTRUCTION EQUIPMENT IS NOT ALLOWED ON SITE UNTIL THE HABITAT MANAGEMENT AND LANDSCAPE PERMIT IS IN HAND.

LEGEND:

- TREES:
- 1 WAX MYRTLE - MYRTICA CERIFERA
 - 2 LIVE OAK - QUERCUS VIRGINIANA
 - 3 EAST PALATKA HOLLY (ELEEX)
- HEDGE/SHRUBS:
- 115 ELAGNUS-SILVER-THORN
 - 44 SWEET VIBURNUM
 - 38 PITTOSPORUM TOBIRA
- GROUND COVER:
- 10 INDIAN HAWTHORN FOR EACH ONE (MIN.) (24" ON CENTER SPACING AND MARKED)
 - 10 VATIGATED LIRIOPA FOR EACH ONE (MIN.)

PLANTED AREAS WILL HAVE MINIMUM 2" OF EXISTING SOIL, REMOVED AND FILLED WITH NURSERYMAN'S MIX OF PEAT MOSS, HIGH GRADE TOP SOIL - TOPPED WITH 2" CYPRESS MULCH.

TREES SHALL BE 1-1/2 TO 2" CALIBRE GRADE #1 AND 7 FEET HIGH.
HEDGES SHALL BE A MINIMUM OF 24" HIGH AND MAINTAINED AT A MINIMUM OF 3 FEET.

HEDGES SHALL BE PLANTED 30" ON CENTER (MIN 2') KEEP OVER 3" IN FUTURE.

LANDSCAPE NOTES

- 1. Irrigation systems shall utilize low volume design such as low trajectory heads or soaker hoses to provide direct application and low evaporation and must have a rain sensor device or switch which will override the longation cycle of the sprinkler system when adequate rainfall has occurred. Water supply shall be piped to each individual planter island, and in no case, shall any planted vegetation area be more than 50' from a water supply hose outlet. Shallow wells, open surface water bodies, or reclaimed water shall be used as a source of irrigation water.

Former Auto Parts Store 7,112 SF

4801 66th St. North
Kenneth City, FL

Bridgewater
Commercial Real Estate



Former Auto Parts Store 7,112 SF

4801 66th St. North
Kenneth City, FL

Bridgewater
Commercial Real Estate



Former Auto Parts Store 7,112 SF

4801 66th St. North
Kenneth City, FL

Bridgewater
Commercial Real Estate



Former Auto Parts Store 7,112 SF

4801 66th St. North
Kenneth City, FL

Bridgewater
Commercial Real Estate



Former Auto Parts Store 7,112 SF

4801 66th St. North
Kenneth City, FL

Bridgewater
Commercial Real Estate



66th Street | 45,500 VPD

Former Auto Parts Store 7,112 SF

4801 66th St. North
Kenneth City, FL

Bridgewater
Commercial Real Estate



Former Auto Parts Store 7,112 SF

4801 66th St. North
Kenneth City, FL

Bridgewater
Commercial Real Estate



Former Auto Parts Store 7,112 SF

4801 66th St. North
Kenneth City, FL

Bridgewater
Commercial Real Estate



Former Auto Parts Store 7,112 SF

4801 66th St. North
Kenneth City, FL

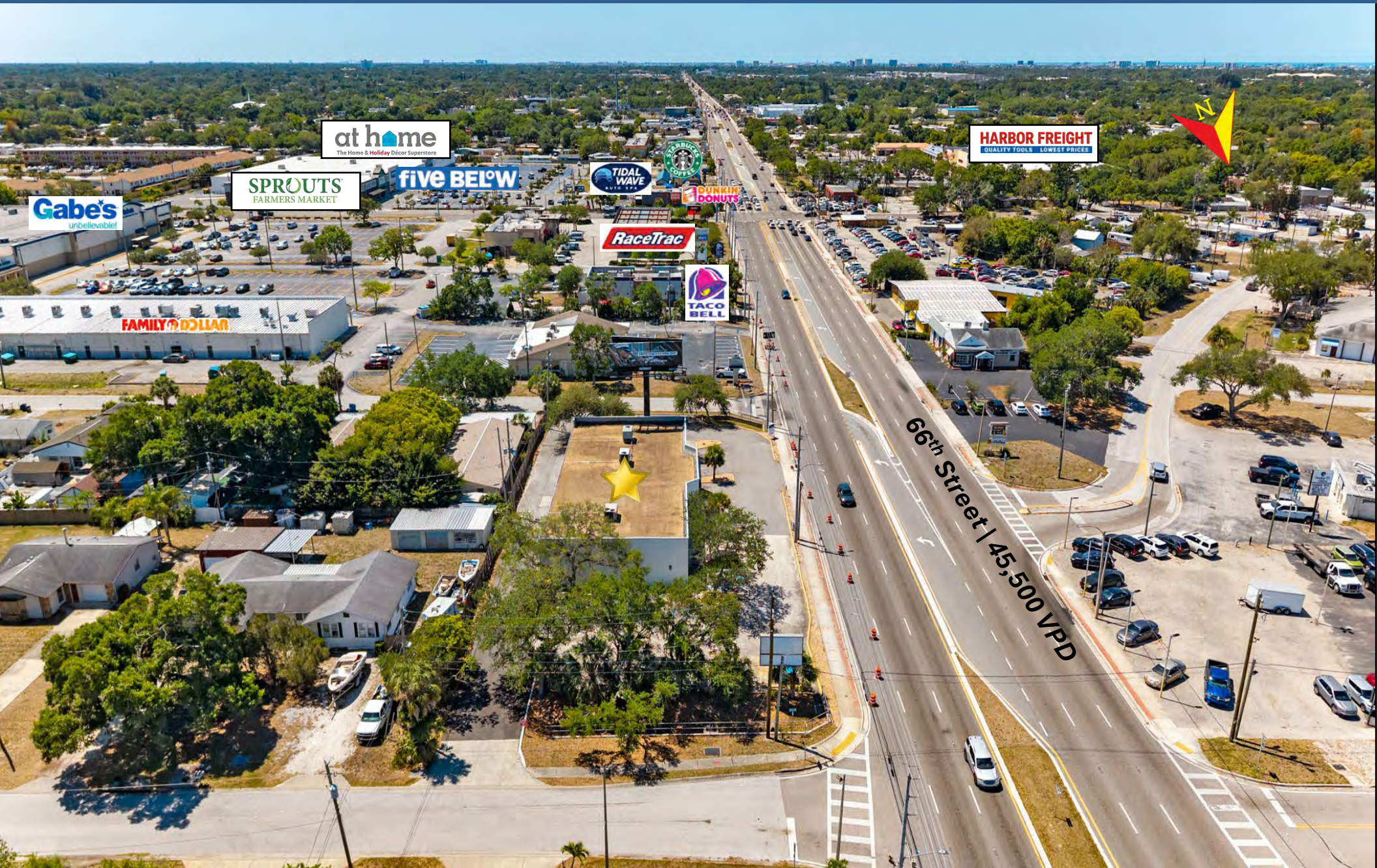
Bridgewater
Commercial Real Estate



Former Auto Parts Store 7,112 SF

4801 66th St. North
Kenneth City, FL

Bridgewater
Commercial Real Estate



Former Auto Parts Store 7,112 SF

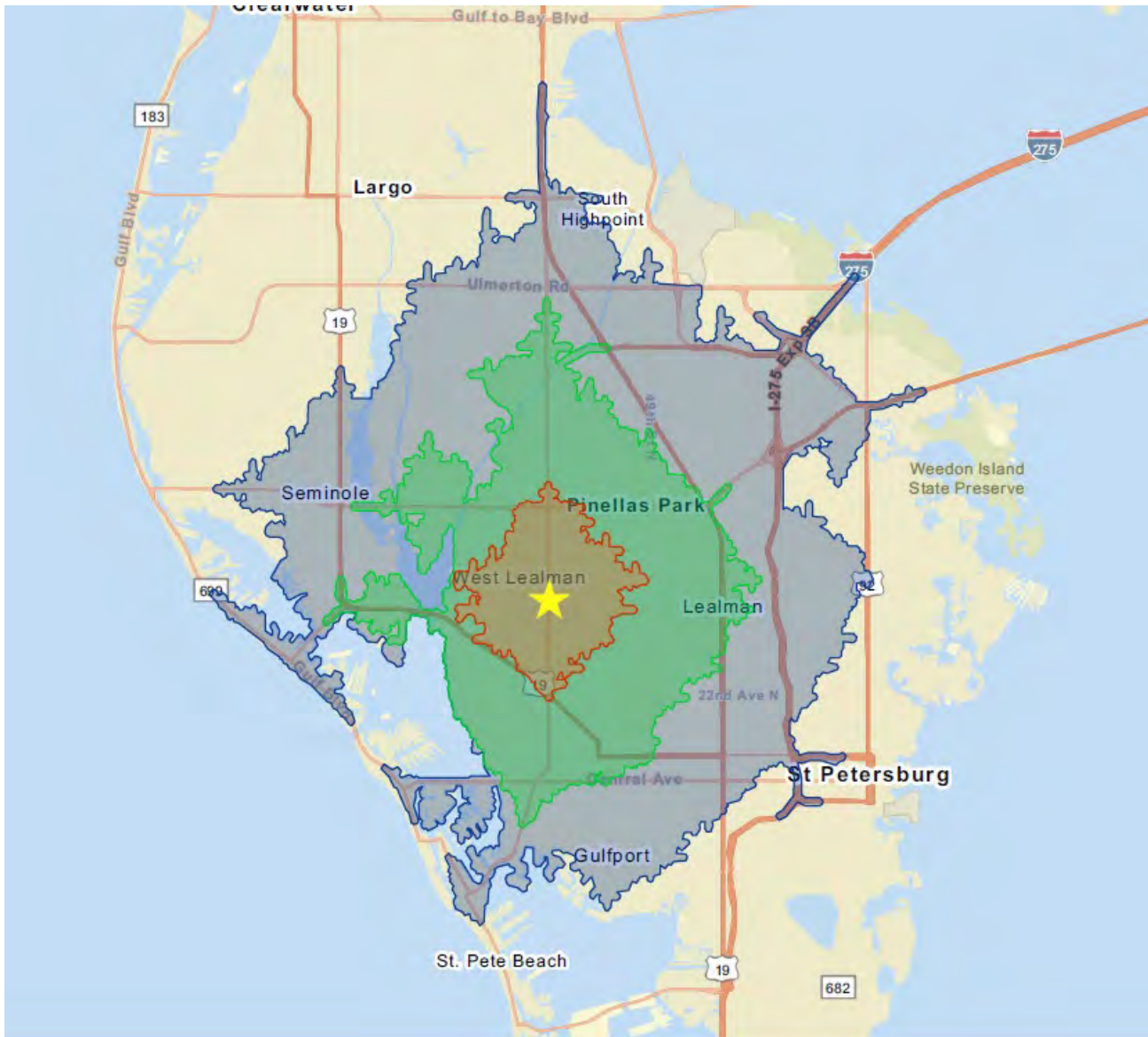
4801 66th St. North
Kenneth City, FL

Bridgewater
Commercial Real Estate



66th Street | 45,500 VPD

5-10-15 MINUTE DRIVE TIMES



Total Population

5 Minute Drive:	30,064
10 Minute Drive:	128,222
15 Minute Drive:	292,132



Total Households

5 Minute Drive:	13,038
10 Minute Drive:	56,571
15 Minute Drive:	135,830



Daytime Workers

5 Minute Drive:	9,461
10 Minute Drive:	61,021
15 Minute Drive:	169,537



Median Age

5 Minute Drive:	47
10 Minute Drive:	46.8
15 Minute Drive:	48.2



Median HH Income

5 Minute Drive:	\$65,323
10 Minute Drive:	\$69,294
15 Minute Drive:	\$72,231

KENNETH CITY PERMITTED USES CG-2
(always check Kenneth City Municode for latest updates)

a. Funeral homes

b. Office uses limited to:

Real estate, Travel agencies, Medical, dental, and eye doctors, including other similar health-related professions,
Professional services, including accountants, lawyers, architects, engineers, and similar professions
Brokerage houses, Financial institutions, Studio schools, such as art, sculpture, dance, pottery, and similar instruction
Automotive service facilities, excluding body repair and painting
Office reproduction services, Similar facilities related to office uses

c. General commercial uses limited to:

Barbershops and beauty parlors, Laundry and dry-cleaning pickup facilities, Shoe repair, Tailors, Pharmacy, Bakery (selling at retail on premises),
Hardware store, Florist, Food stores, Restaurants, Variety stores, Stationery, books, tobacco shops, Financial institutions, Novelty stores,
Television and appliance stores (sales and service), Department store, Furniture store
Specialty shops: men's, women's, children's clothing, shoes, and similar apparel items
Photographic supplies and studio, Sporting goods store, Antique shop, Gift shops, Fast-food service, snack bars (non-drive-in), Drugstore, Supermarket,
Sale of intoxicating beverages, regardless of alcoholic content, for consumption on- or off-premises, Similar general commercial uses

d. Outdoor storage commercial uses limited to:

Shops and offices for contractors and building trades, Garden supplies and plant nurseries

e. Commercial recreation uses limited to:

Billiard and pool halls, Bowling alleys, Health clubs, Gymnasiums, Miniature golf courses, Amusement arcades, Movie theaters

f. Institutional uses limited to:

Public and private schools of general and special education, Hospitals and nursing homes, Churches, synagogues, and other places of worship

g. Drive-in commercial uses limited to:

Drive-in food and drink, Gas and service stations, Marine repair facilities

BROKER BIO'S



SHANE BILLINGS, Broker Associate - Tampa
Specialties: Investment & Land Sales, Industrial & Office Sales & Leasing

Shane earned the title of Bridgewater's Top Producer in both 2021 and 2024. He holds a BS in Environmental Science from Indiana University and brings 31 years of experience in the environmental field - setting him apart from other Brokers. His expertise includes conducting over 1,000 environmental due diligence studies, primarily on commercial and industrial real estate across Florida. Shane offers property owners critical environmental insights, helping them tackle potential "red flags" early to avoid delays in transactions. He explains complex environmental issues in simple, accessible language and serves as a trusted resource for interpreting environmental consultant reports. His career success stems from delivering thorough, responsive service to clients and approaching every property deal as if it were his own investment. Shane has facilitated transactions from Pinellas to Polk Counties and northward to Citrus and Marion Counties. In 2026, Shane celebrates his 10th year in the commercial real estate industry.

Jack Wynne, Broker Associate – St. Petersburg
Specialties: Office, Industrial, Automotive

Jack holds a B.A. in Economics from SUNY Oneonta University in New York. He brings a distinctive skill set to the real estate market, having facilitated transactions totaling over 700,000 square feet in sales and leasing across diverse property types, including office spaces, industrial sites, auto care facilities, warehouses, and land. His outstanding expertise earned him the prestigious Commercial and Investment Real Estate Certification (CIREC) in 2017, an accolade achieved by fewer than 4% of real estate professionals. Prior to relocating to St. Petersburg, Jack co-founded a thriving boutique commercial real estate firm in Manhattan. Now residing in Kenneth City, he serves clients throughout Pinellas County, Pasco County, Hillsborough County, and the surrounding regions.



Bridgewater Commercial Real Estate - 447 3rd Avenue North, Suite 403 - St. Petersburg, FL 33701
www.BridgewaterCommercial.com

This document has been prepared by Bridgewater Commercial Real Estate for advertising and general information only. Bridgewater Commercial Real Estate makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Bridgewater Commercial Real Estate excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

FOR SALE \$1,700,000

Zoned CG-2

Stand Alone Retail/Flex

4801 66th Street North
Kenneth City, FL 33709



Shane Billings

Broker Associate

813.995.1592

Shane@BridgewaterCommercial.com



Jack Wynne

Broker Associate

727.519.3607

Jack@BridgewaterCommercial.com