

**Available
For Sale or Lease**

**High Profile, Hard
Corner Office/Retail**



**3140 34th Street N
St. Petersburg, FL 33713**

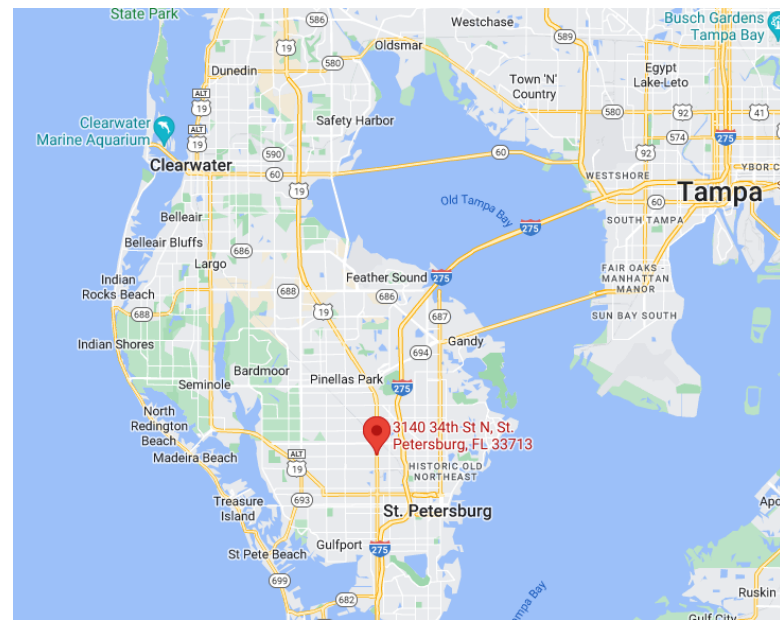
For More Information Contact:

John Burpee

727-828-9498 (Office)

727-235-1992 (Mobile)

John@BurpeeCommercial.com



**John Burpee & Associates
Commercial Real Estate Brokers, Inc.**



**7243 Bryan Dairy Road
Largo, FL 33777
727-828-9498
BurpeeCommercial.com**



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Confidentiality Agreement and Disclaimer

This will serve as notice regarding the use of certain material, data and information contained herein (“Evaluation Material”) which we have made available to you in connection with a possible purchase of the property by you or your client. As a prerequisite to your accepting and utilizing the Evaluation Material, you hereby represent and agree as follows:

The Evaluation Material furnished by us will be used solely for evaluating a possible transaction exclusively for your own account, as principal in the transaction, and not as a broker or agent for any other person. Therefore, you agree to keep all Evaluation Material strictly confidential; provided however, that any of such Evaluation Material may be disclosed to your directors, officers or employees as well as your counsel, accounting firms and financial institution who need to know such information of the purpose of assisting you with your possible purchase of the Property. Such directors, officers employees, lawyers, financial institutions and accountants shall be informed by you of the confidential nature of such information and shall be directed by you to treat such information with strict confidence.

Although we have endeavored to include in the Evaluation Material, information which we believe to be accurate and relevant for the purpose of helping you in your evaluation of the Property for possible purchase, you understand and acknowledge that neither the Owner of the Property nor John Burpee & Associates (“Agent”) make any representation or warranty as to the accuracy or completeness of the Evaluation Material except as set forth in a definitive agreement. You agree that neither the Owner nor the Agent shall have any liability to you as a result of your use of the Evaluation Material except as set forth in a definitive agreement and it is understood that you are expected to perform such due diligence investigations and inspections of the Property as you deem necessary or desirable and as permitted by agreement with the Owner of the property.

You also represent that no broker or agent represents you or will represent you in any possible transactions involving the Property unless you disclose it in writing to John Burpee & Associates prior to the receipt of the Evaluation Material and you fully agree to compensate your broker or agent. Neither Agent nor the Owner is responsible for any compensation to be paid to your broker or agent whatsoever.

Section 1: Executive Summary

John Burpee & Associates is proud to present 3140 34th St N, St. Petersburg, Fl 33713 for your review. This hard corner 3,603 SQFT useable space property is perfect for a medical or professional office end user. The previous occupant was a medical use provider and the build out is consistent with this use. The property recently had a new silicone roof seal system installed within the last 12 months and should provide years of worry-free maintenance for the next owner.

This high-profile corner location has an average traffic count of 36,500 cars per day making this location perfect for a walk-in medical, insurance, cannabis retailer, law firm or other professional users. The revitalization of 34th street is evident with the surrounding capital investments of the area such as the new Pinellas County DMV & Tax appraisers offices, Goodwill Industries, WaWa, Floor & Décor and other major retailers. Several automotive retailers in the surrounding market have completed major renovations and expansions to their facilities providing local employment and investment in the market.

This facility is for sale at \$1,595,000 or available for lease at \$24 PSF Mod Gross.

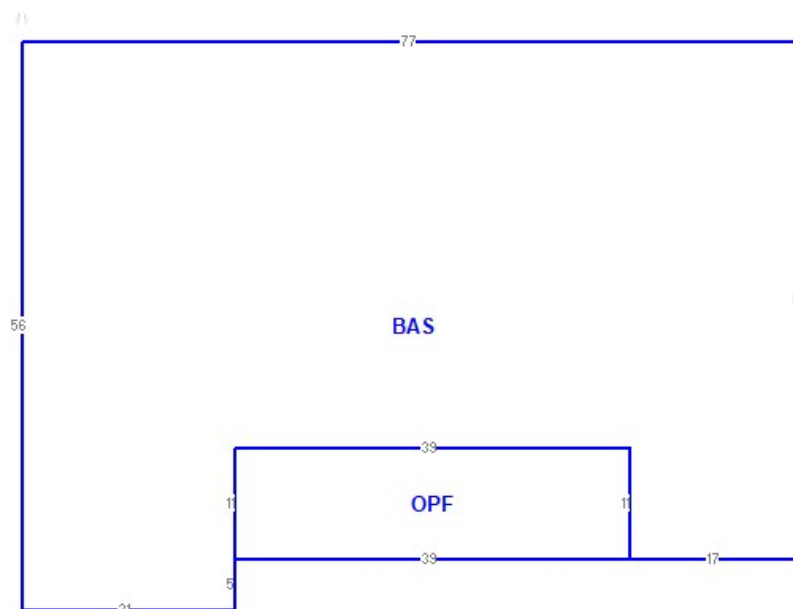
- Offer Price: \$1,595,000**
- Lease Price: \$24/PSF Mod Gross**

For more information please contact John Burpee at 727-235-1992.



Section 2: Property Details

PROPERTY ADDRESS: 3140 34th Street N., St. Petersburg, FL 33713
PROPERTY ID: 10-31-16-81900-000-0010
LEGAL DESCRIPTION: SIGSBEE SUB LOT 1
PROPERTY USE: 1730 - General Office
YEAR BUILT: 1957
BUILDING SIZE: Heated - 3,603 / Gross - 4,032
LAND SIZE: 96 x 153 / 0.34 Acres / 14,688 SF
EXTERIOR: 1-Story, Concrete Block/Stucco
INTERIOR: Plastered Furred
ROOFS: Flat/Built up
FLOORING: Carpet/Combination
HVAC: Heating & Cooling Pkg



Section 2: Property Details

Charles W. Thomas, CFC, Pinellas County Tax Collector

P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

2021 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov

• E-check - no fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2021			
Pay this Amount	\$7,063.27			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R117469		SP

GENERAL EQUITY ASSOC INC
C/O ARVANA INC
5675 34TH ST N
ST PETERSBURG, FL 33714-1203

PARCEL NO.: 10/31/16/81900/000/0010
SITE ADDRESS: 3140 34TH ST N, ST PETERSBURG
PLAT: 35 PAGE: 93
LEGAL:
SIGSBEE SUB
LOT 1

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	5.1302	350,000	0	350,000	1,795.57
HEALTH DEPARTMENT	0.0790	350,000	0	350,000	27.65
EMS	0.9158	350,000	0	350,000	320.53
SCHOOL-STATE LAW	3.5770	350,000	0	350,000	1,251.95
SCHOOL-LOCAL BD.	2.7480	350,000	0	350,000	961.80
ST PETERSBURG	6.6550	350,000	0	350,000	2,329.25
SW FLA WTR MGMT.	0.2535	350,000	0	350,000	88.73
PINELLAS COUNTY PLN.CNCL.	0.0150	350,000	0	350,000	5.25
JUVENILE WELFARE BOARD	0.8981	350,000	0	350,000	314.34
SUNCOAST TRANSIT AUTHORITY	0.7500	350,000	0	350,000	262.50
TOTAL MILLAGE	21.0216			GROSS AD VALOREM TAXES	\$7,357.57

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS	\$0.00
TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS
	\$7,357.57

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Charles W. Thomas, CFC, Pinellas County Tax Collector

Pay in U.S. funds to **Charles W. Thomas, Tax Collector**

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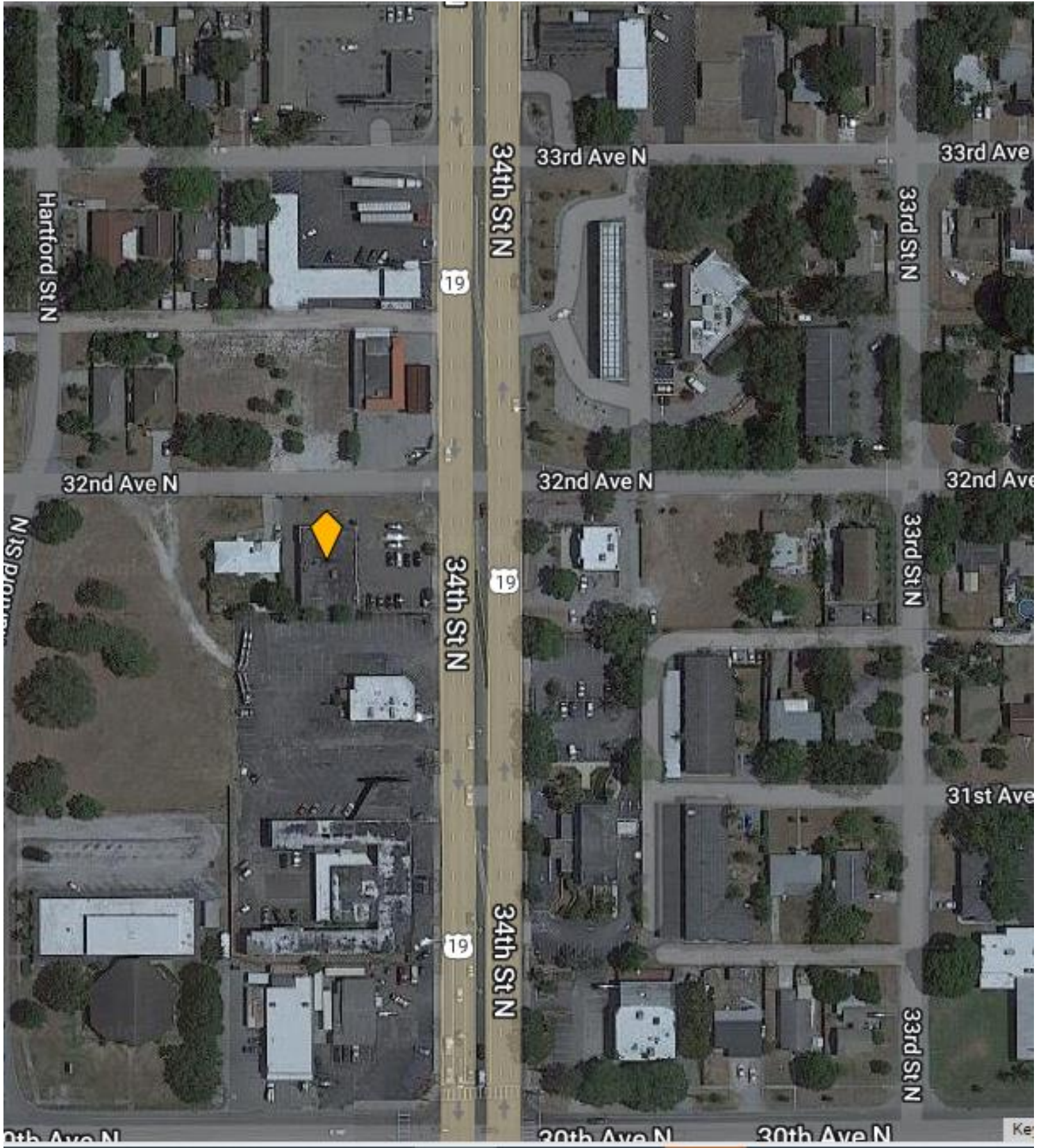
Duplicate N/A 10/04/2022

Paid 11/30/2021 Receipt # 1655-21-TAX-100963\$7,063.27



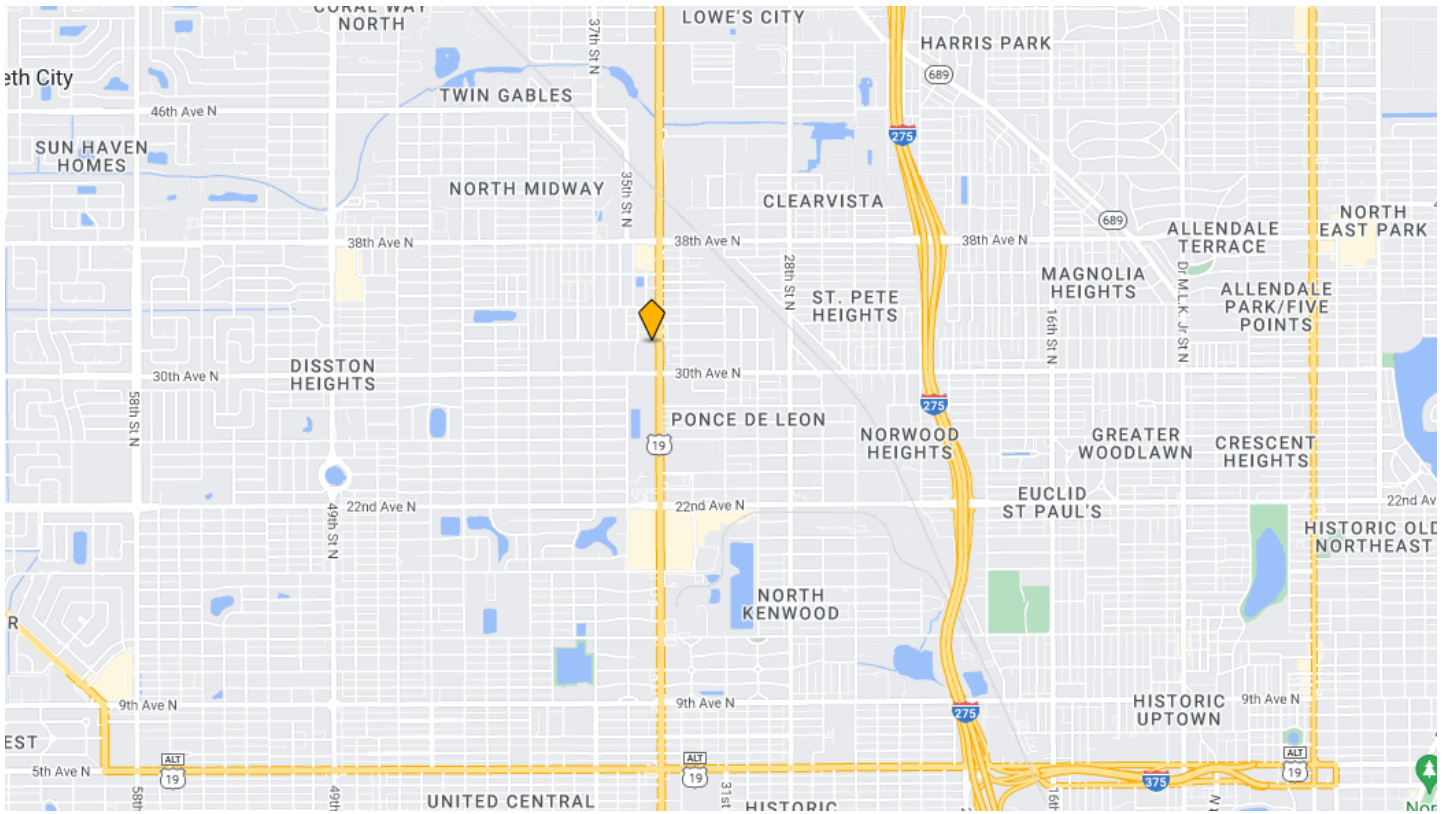
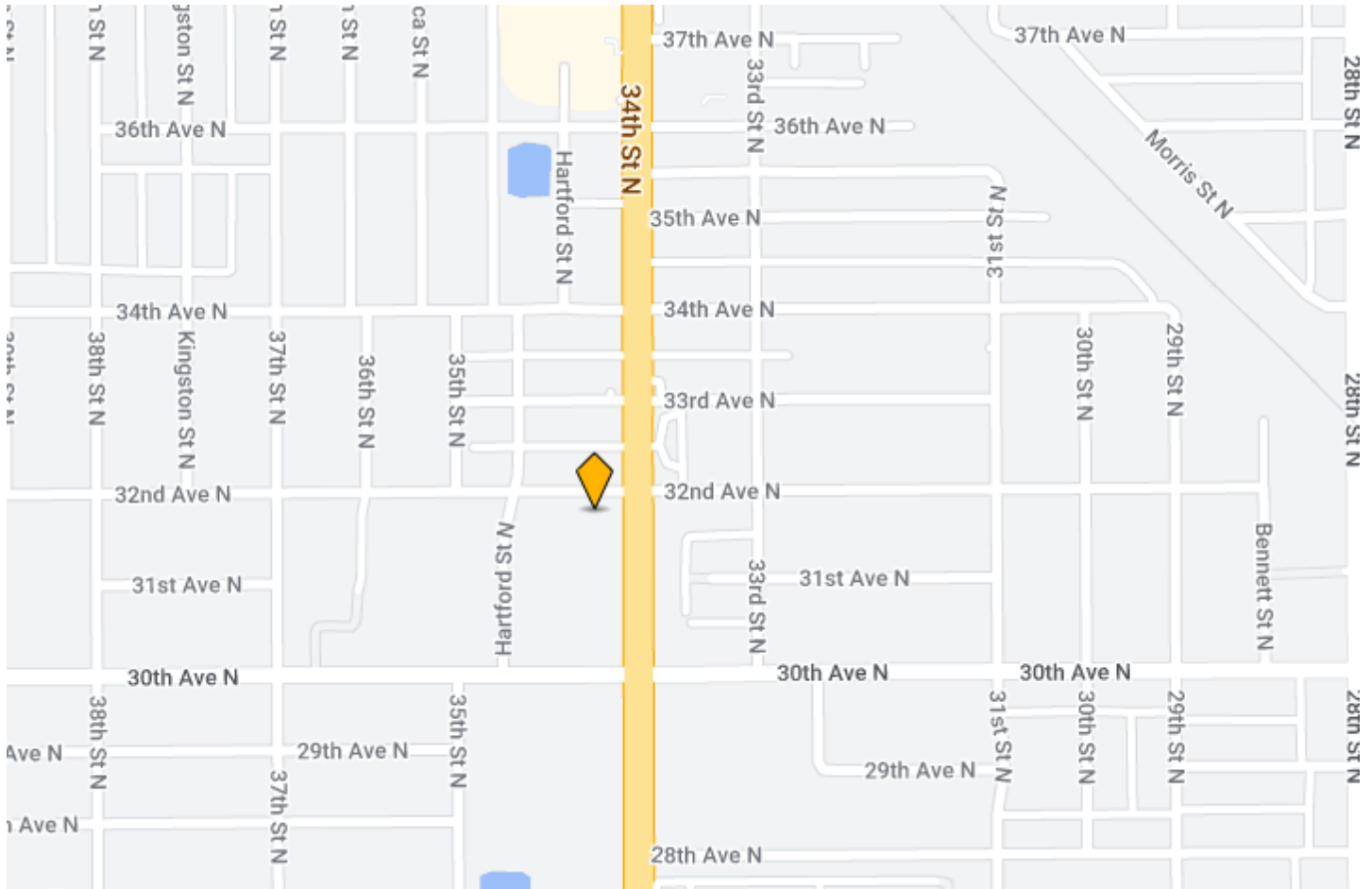
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Section 5:
Location Overview



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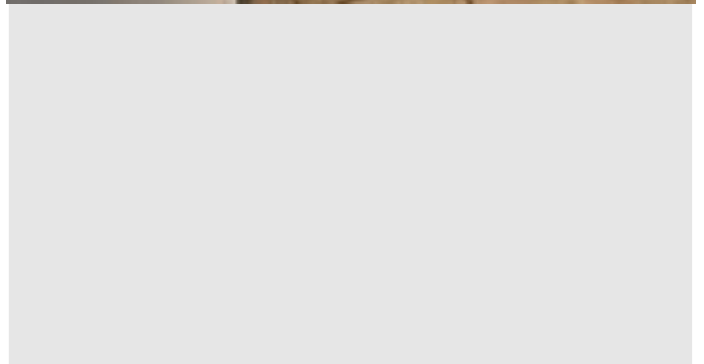
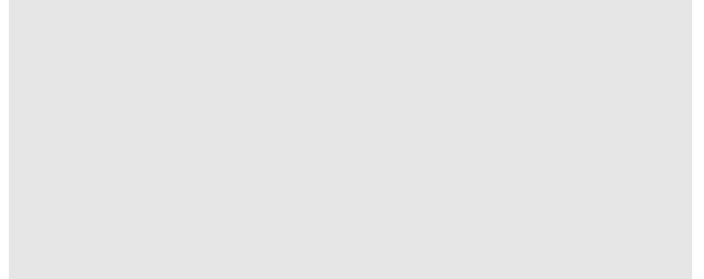
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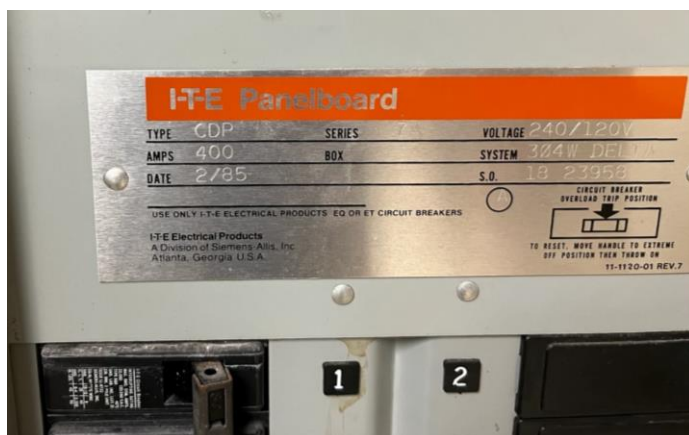
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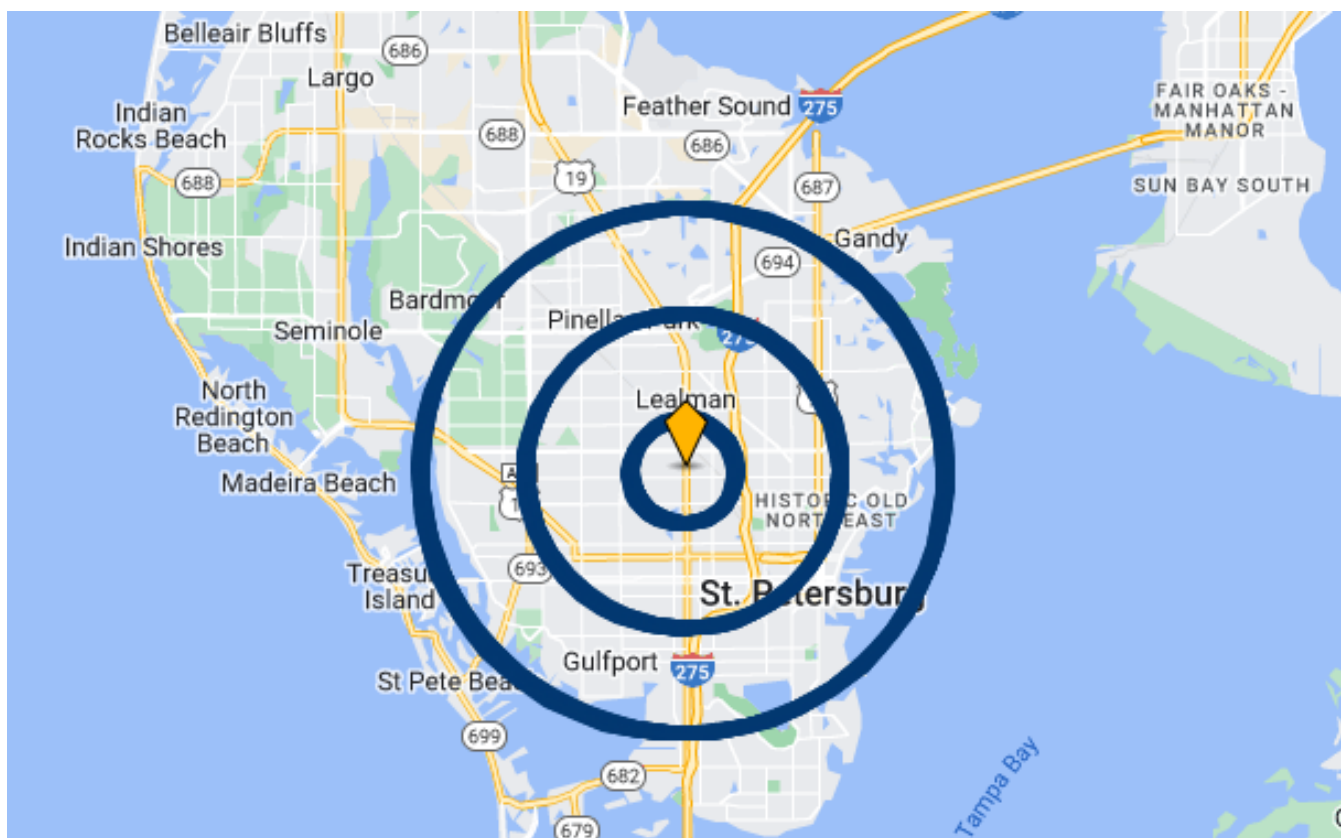
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Section 6: Property Photos



Section 8: Demographics



Population	1 Mile	3 Miles	5 Miles
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TOTAL POPULATION	14,134	140,535	316,702
MEDIAN AGE	44.1	44.6	46.2

Household & Income	1 Mile	3 Miles	5 Miles
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TOTAL HOUSEHOLDS	5,743	60,348	139,582
AVG PERSONS PER HH	2.4	2.3	2.2
AVERAGE HH INCOME	\$64,293	\$73,144	\$75,536
AVERAGE HOUSE VALUE	\$159,615	\$188,897	\$198,382

