

Industrial/ Automotive Investment Opportunity

3580 66TH AVENUE NORTH | PINELLAS PARK, FL

Exclusively Listed by

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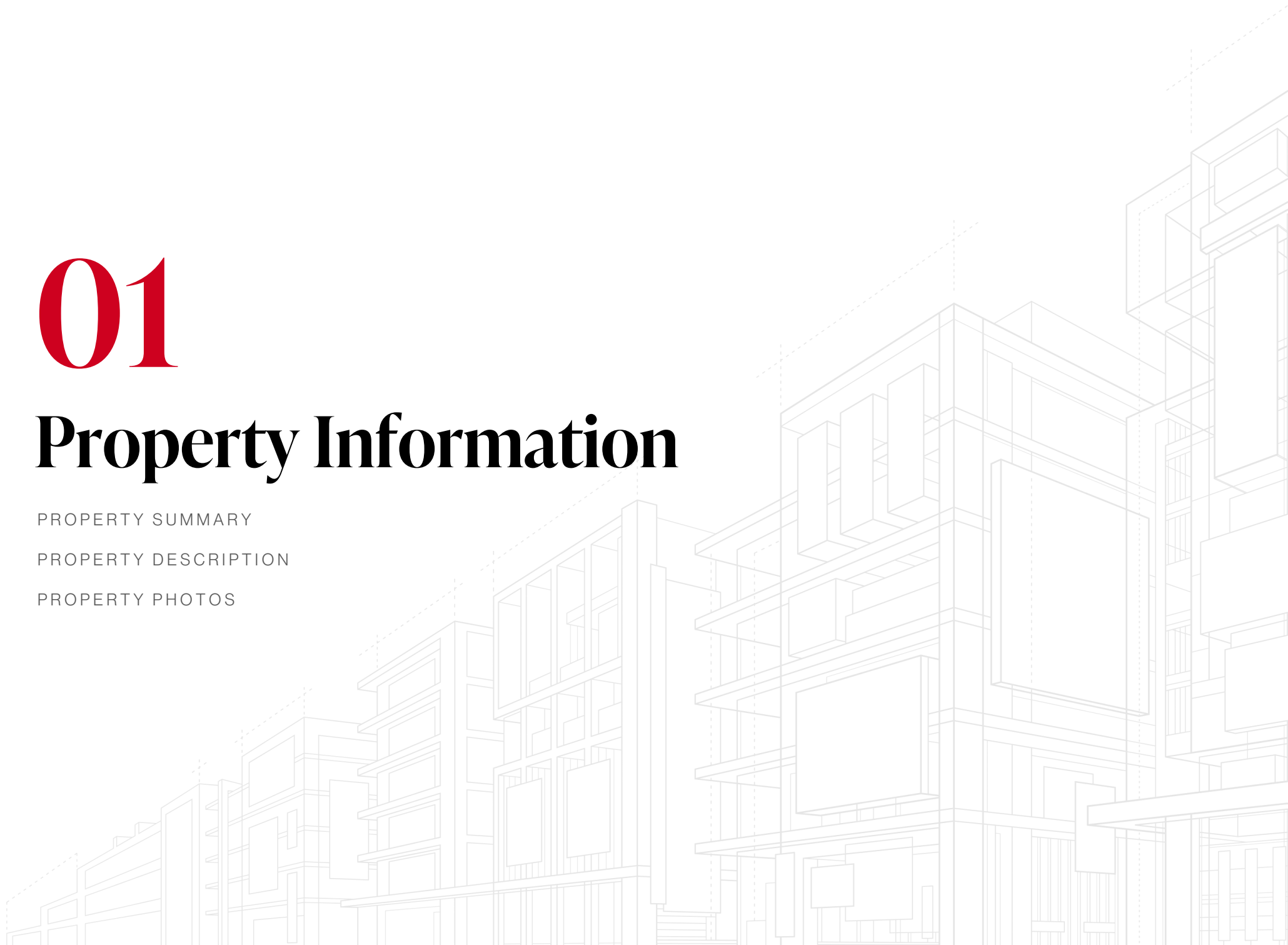
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Property Information

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY PHOTOS





PROPERTY SUMMARY

Address1:	3580 66th Avenue North
Address2:	Pinellas Park, FL 33781
Purchase Price:	\$2,300,000
Building Size:	8,516
Warehouse SF:	7,200
Lot Size:	0.47 Acres
Year Built:	1967
Ceiling Height:	9.5
Grade Doors:	24
Power:	220V 200 Amp Service
Zoning:	M-1

PROPERTY OVERVIEW

24 Grade-Level Bay Doors (9' x 8')
Block Construction | ±9.5' Clear Height
New TPO Roof
Outside Flood Zone
Multiple Small-Bay Configurations
Secured / Fenced Outdoor Areas
Automotive Lifts & Equipment Included
Immediate Access to US Hwy 19

LOCATION OVERVIEW

Situated in the core of Pinellas Park's active industrial corridor, the property benefits from strong visibility and access just off US Hwy 19, with traffic counts exceeding 66,000 vehicles per day.

The area is characterized by a dense mix of automotive, contractor, and light industrial users, supporting consistent tenant demand. Its central Pinellas County location provides convenient access to St. Petersburg, Clearwater, and the greater Tampa Bay region, reinforcing long-term investment stability.



PROPERTY DESCRIPTION

Industrial / Automotive Investment or Owner-User Opportunity: 8,516± SF industrial property positioned in the heart of Pinellas Park's active industrial corridor, just off US Hwy 19 with exposure to over 66,000 vehicles per day.

The property consists of approximately 7,200± SF warehouse space and 700± SF office space on 0.47± acres, configured into multiple small-bay units with flexible occupancy options for investors or owner-use. The property includes 24 grade-level overhead doors (9' x 8'), block construction, 9.5' ceiling heights, secured outdoor areas, and a recently installed TPO roof. Existing automotive infrastructure includes lifts and equipment associated with the current automotive tenant, providing immediate functionality for automotive, marine, contractor, service, fabrication, or light-industrial users.

Currently configured as 27 leasable units with month-to-month tenancy, the asset provides immediate cash flow and the ability to raise rents to market levels, restructure tenancy, or occupy a portion of the property for an owner-user operation.



Property Photos







**Crown KIA
Dealership**



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Location Information

AERIAL MAP

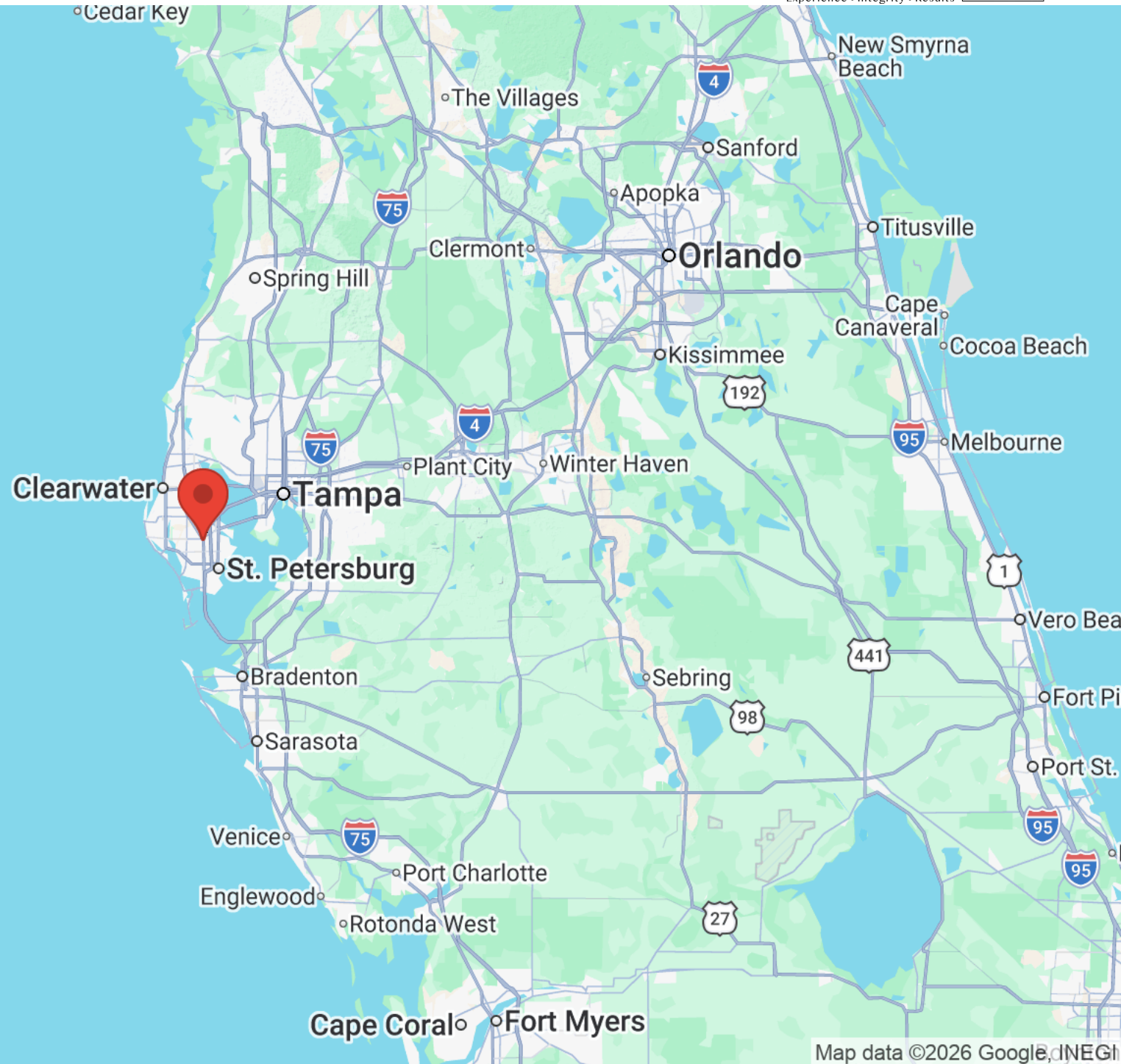
REGIONAL MAP



Aerial Map



Regional Map



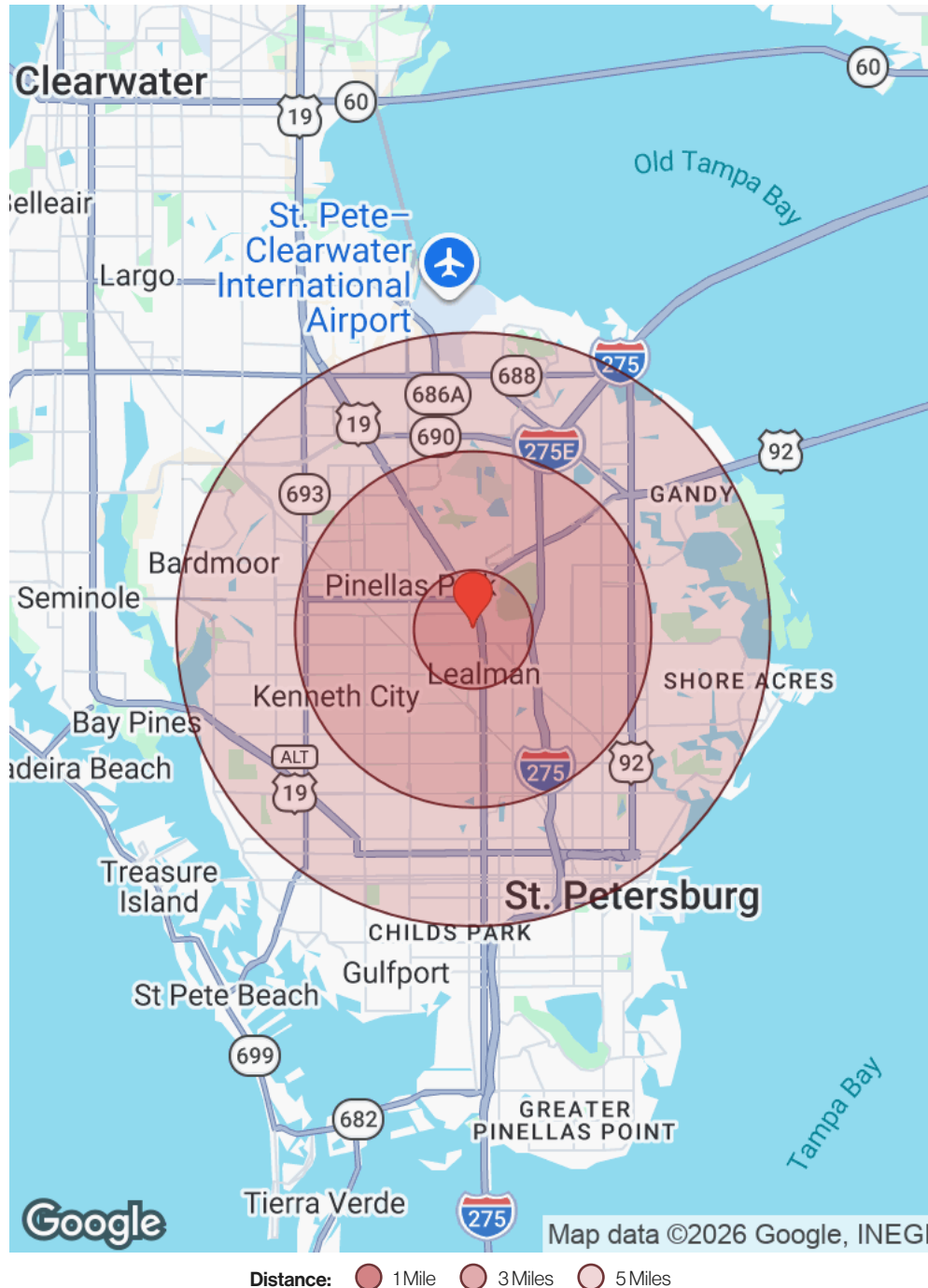
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Demographics

DEMOGRAPHICS




Demographics




Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	7,075	58,850	140,156
	Female	6,852	59,485	142,226
	Total Population	13,927	118,335	282,382
Housing	Total Units	7,199	60,917	152,805
	Occupied	6,281	53,992	135,475
	Owner Occupied	3,519	33,864	79,347
	Renter Occupied	2,762	20,128	56,128
	Vacant	918	6,925	17,329
Age	Ages 0 - 14	1,950	15,835	35,591
	Ages 15 - 24	1,312	11,245	26,469
	Ages 25 - 54	5,600	48,778	117,470
	Ages 55 - 64	2,100	17,288	40,761
	Ages 65+	2,964	25,189	62,093
Income	Median	\$54,118	\$67,987	\$74,670
	Under \$15k	768	5,289	12,198
	\$15k - \$25k	519	3,633	7,737
	\$25k - \$35k	666	4,257	9,284
	\$35k - \$50k	994	6,944	15,539
	\$50k - \$75k	932	9,492	23,269
	\$75k - \$100k	657	6,530	16,446
	\$100k - \$150k	997	9,879	23,459
	\$150k - \$200k	371	4,081	11,833
Over \$200k	379	3,888	15,709	


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