



# 46,233 ft<sup>2</sup> - Light Industrial

## Broderick & Associates, Inc.

Licensed Real Estate Brokers

4677 118th Ave N  
Clearwater, FL

### Offering Memorandum

## 4677 118<sup>th</sup> Ave. N., Pinellas Park, FL 33762

### Contact

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## PROPERTY SUMMARY

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Asking Price: \$6,449,000 (\$139.49/ft<sup>2</sup>)

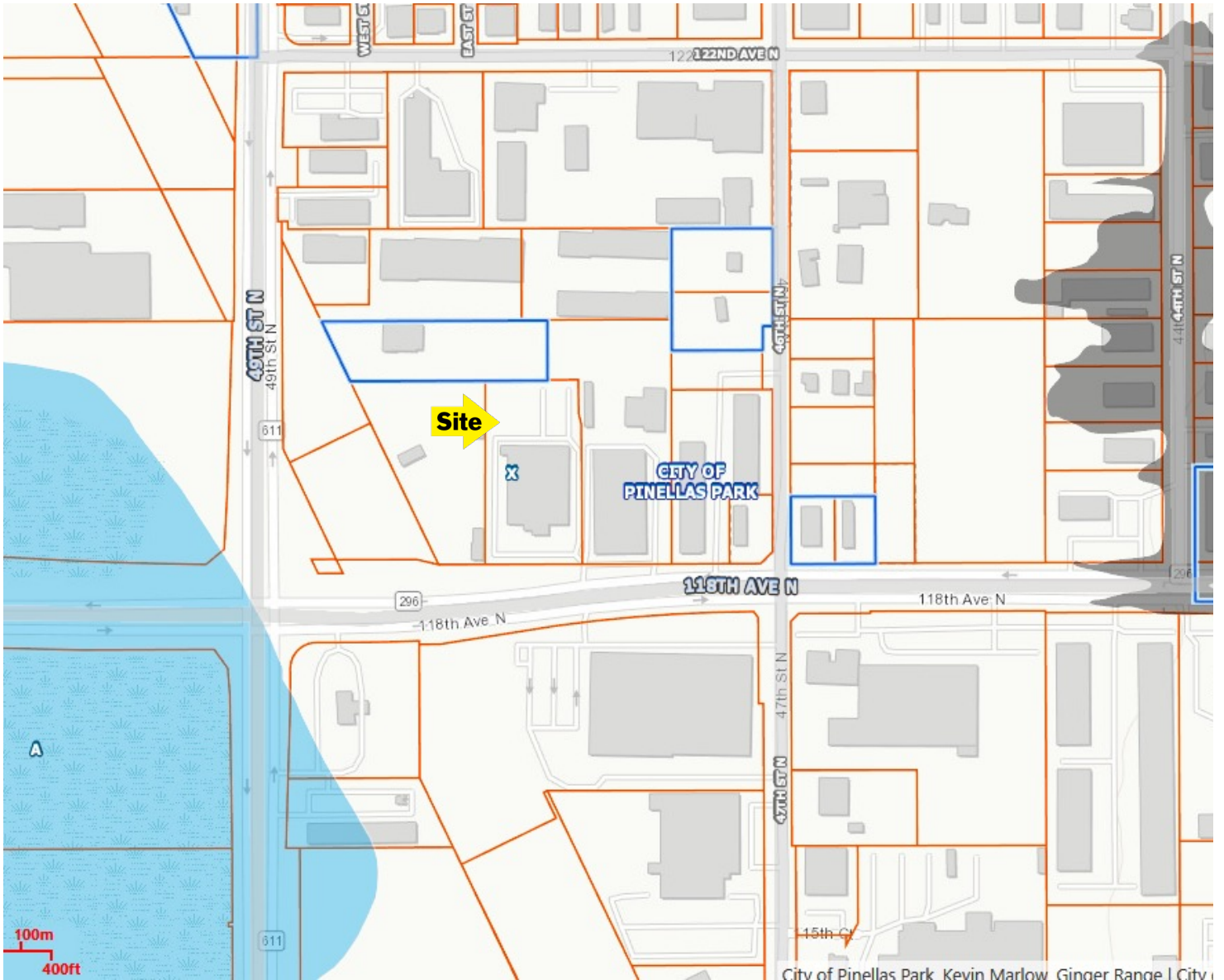
Address:	4677 118 <sup>th</sup> Ave. N., Pinellas Park, FL 33762
Parcel ID:	09-30-16-70992-400-1409
Property Use Code:	4800 General Warehouse
Zoning Overlay:	Light Industrial – M-1
Land Use:	Industrial Limited - IL
Total Size (SF):	46,233 ft <sup>2</sup>
Land Area (AC):	2.55 Acres
Ownership Type:	Fee Simple
Use Type(s):	Light Industrial / Office / Warehouse

## INVESTMENT HIGHLIGHTS

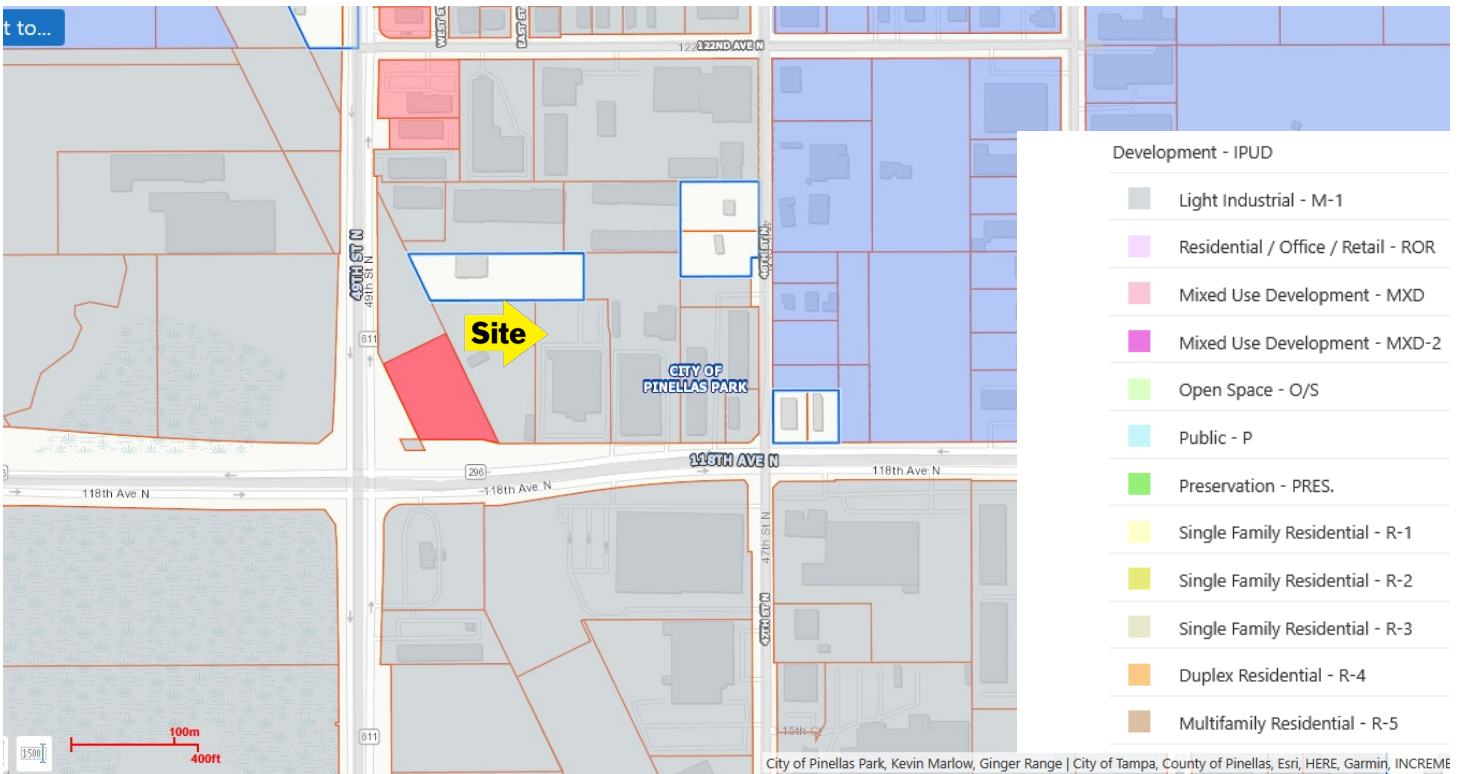
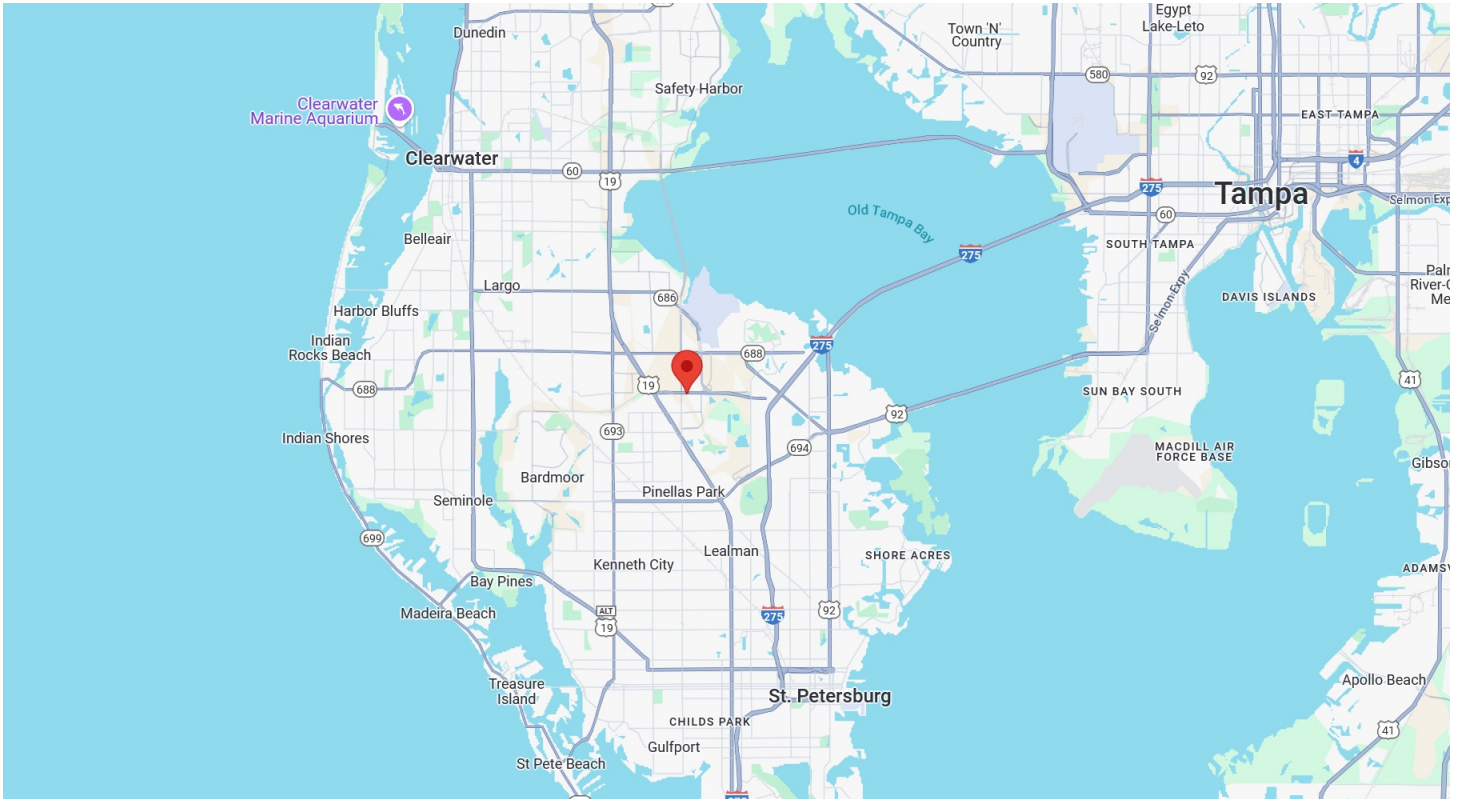
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- ◆ **Prime Warehouse-Office Facility** - 46,233 sq. ft. facility with 18,380 sq. ft. of office, classroom, and training space; remaining area configured for warehouse/industrial use.
- ◆ **Strategic Central Pinellas Location** - Positioned with direct access to major highways and strong corridor visibility, including 6' x 12' digital pylon signage.
- ◆ **Functional Industrial Infrastructure** - Features seven overhead doors, 24' eave height, 28.5' peak ceiling height, and a 150-kW Caterpillar diesel generator for full-building backup power.
- ◆ **Owner/User or Investment Opportunity** - Owner-occupied through September 2026, with the owner relocating in October. Well-suited for warehouse, administrative, call center, mixed-use operations, or an NNN tenant/investor structure.
- ◆ **Ample Parking, Security & Connectivity** - 138 parking spaces, including 102 secured within a gated compound, plus 66.5 tons of HVAC across 20 systems and fiber-optic internet connectivity.

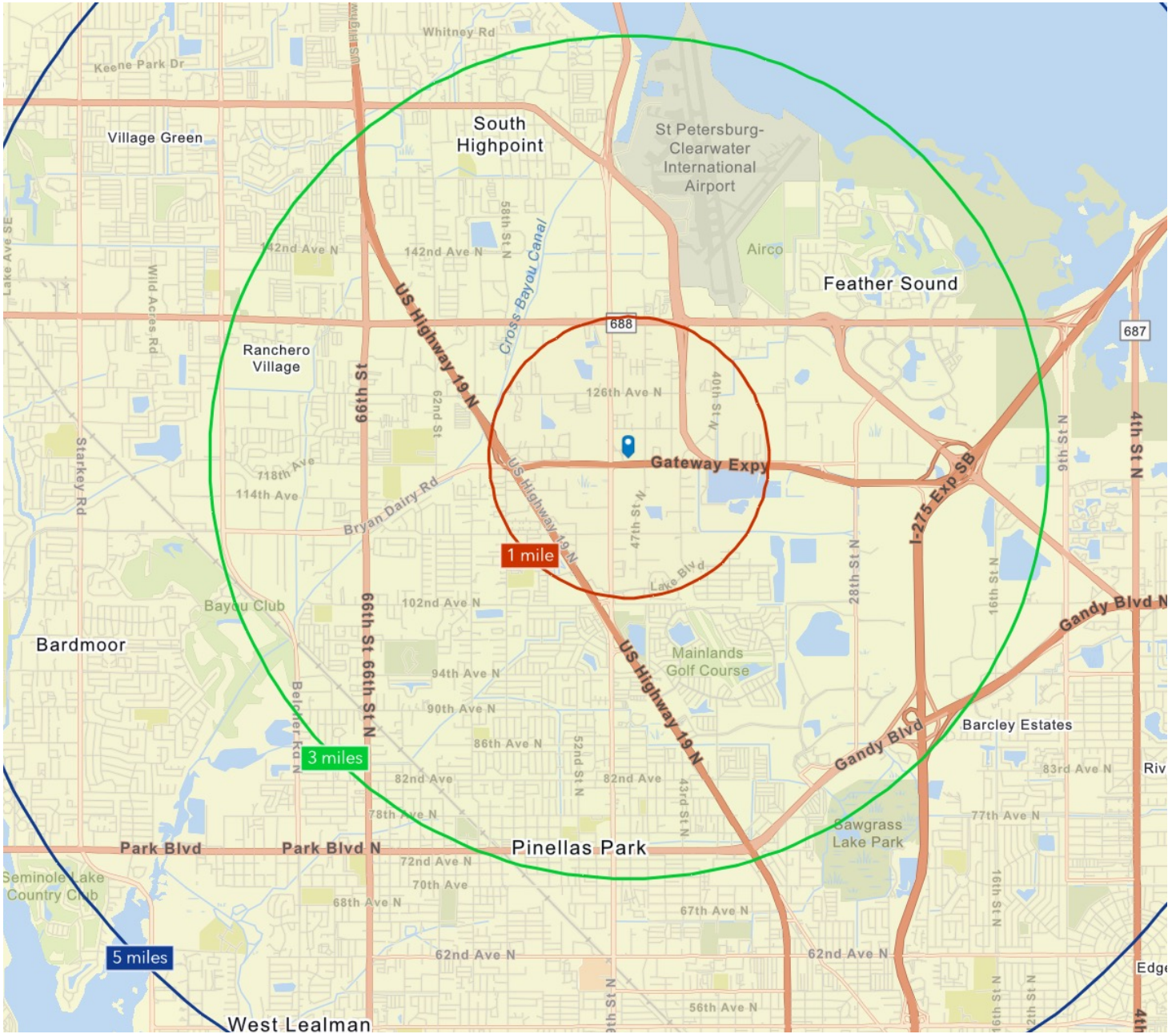
# FLOOD MAP



# LOCATION INFORMATION



## DEMOGRAPHIC INFORMATION



2024 Summary (Search Rings)	1-Mile	3-Mile	5-Mile
Population	1,886	69,971	224,688
Median Household Income	\$74,102	\$68,080	\$64,149
Total Businesses/Total Employees	903/12,804	5,754/83,539	12,945/145,840



# DEMOGRAPHIC INFORMATION



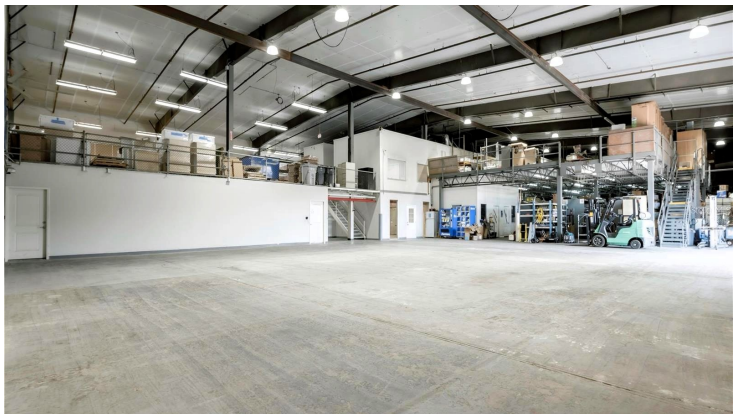
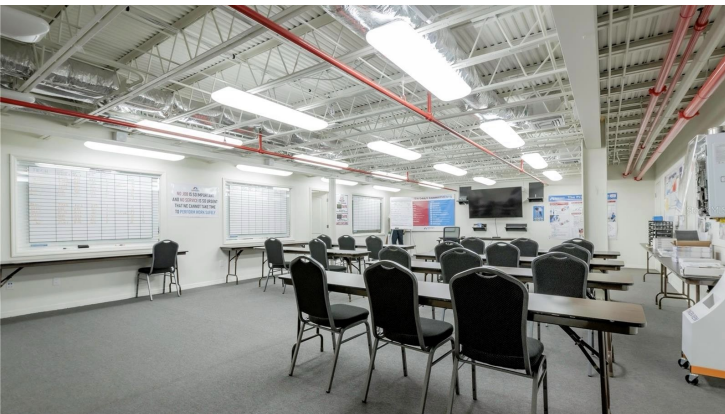
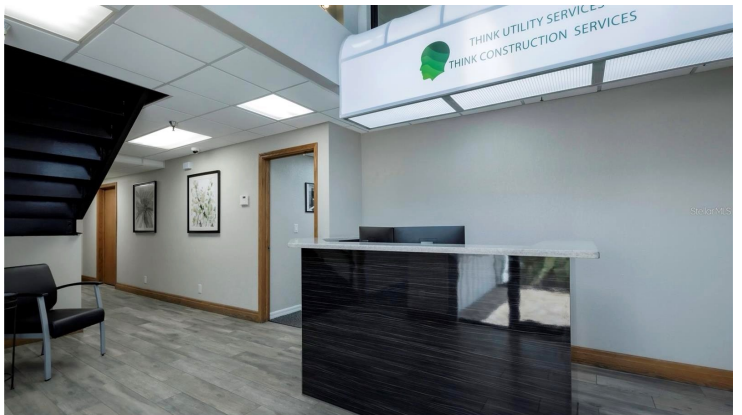
## Demographic and Income Comparison Profile

4677 118th Ave N, Clearwater, Florida, 33762  
Rings: 1, 3, 5 mile radii

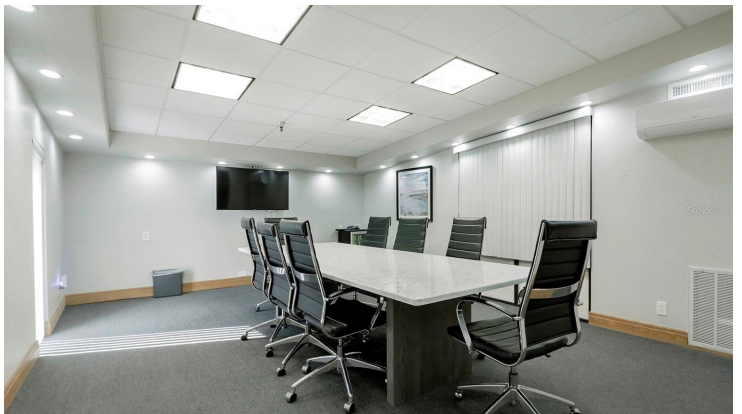
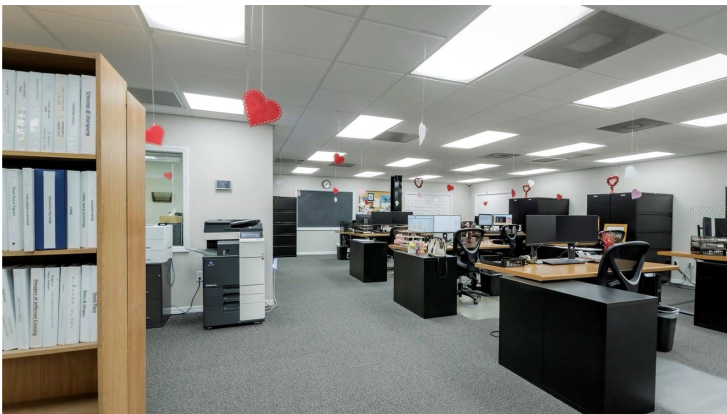
Prepared by Esri  
Latitude: 27.87990  
Longitude: -82.69813

	1 mile	3 miles	5 miles
<b>Census 2020 Summary</b>			
Population	1,783	66,918	220,788
Households	976	29,348	100,421
Average Household Size	1.82	2.17	2.14
<b>2024 Summary</b>			
Population	1,886	69,971	224,688
Households	1,028	31,008	103,146
Families	556	16,272	53,557
Average Household Size	1.83	2.15	2.12
Owner Occupied Housing Units	630	17,609	61,387
Renter Occupied Housing Units	398	13,399	41,759
Median Age	46.5	44.5	45.0
Median Household Income	\$74,102	\$68,080	\$64,149
Average Household Income	\$92,443	\$92,197	\$91,151
<b>2029 Summary</b>			
Population	1,871	70,071	223,859
Households	1,040	31,471	104,368
Families	562	16,498	54,121
Average Household Size	1.80	2.12	2.09
Owner Occupied Housing Units	679	18,547	64,288
Renter Occupied Housing Units	361	12,924	40,081
Median Age	47.8	45.7	46.3
Median Household Income	\$96,055	\$85,320	\$81,086
Average Household Income	\$110,533	\$109,622	\$109,369
<b>Trends: 2024-2029 Annual Rate</b>			
Population	-0.16%	0.03%	-0.07%
Households	0.23%	0.30%	0.24%
Families	0.21%	0.28%	0.21%
Owner Households	1.51%	1.04%	0.93%
Median Household Income	5.33%	4.62%	4.80%

# PHOTOS



# PHOTOS





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