

U.S. HIGHWAY 19 & GATEWAY CENTRE BOULEVARD GATEWAY PARCEL B

EXCLUSIVE LISTING | PINELLAS PARK, FLORIDA 33782



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GATEWAY CENTRE

EXECUTIVE SUMMARY

Land Advisors Organization (“LAO”) is pleased to exclusively offer several premier infill development sites located inside the Gateway Centre Business Park. Gateway Parcel B is a prime 4.11± acre site located on the Southeast Corner of U.S. Highway 19 and Gateway Centre Boulevard. Parcel B offers an opportunity for a commercial developer or user to create a new business location in the heart of Pinellas Park, Pinellas County, Florida.

Gateway Centre Business Park offers convenient access to U.S. Highway 19 as well as Gandy Boulevard providing easy transportation connectivity to Interstate 275. The property will allow future tenants and users an opportunity to engage customers who are embracing the live-work-play concept as it’s also near brand new luxury apartments and a strong employment center.

The Gateway area in mid-Pinellas County is home to several of the region’s largest employers who are responsible for over 60,000 jobs. This area is favorable for new construction given the overall tight market, asking rates above the precession peak, above average rent growth, aging inventory, and a thin pipeline for new projects.

GATEWAY CENTRE PARCEL B

PROPERTY SIZE ±4.11 acres

ZONING

The property is located in the City of Pinellas Park and is zoned B-1, General Commercial. B-1 zoning allows for but is not limited to a variety of commercial and retail uses including hotels, offices, auto repair, restaurant, convenience store, day care, medical and dental labs, and health spas.

PARCEL 22-30-16-30374-000-0301

TRAFFIC COUNT

Average Annual Daily Traffic Count: 65,000

Source: Florida Department of Transportation Traffic Online

LISTING PRICE \$2,450,000

GATEWAY CENTRE PROPERTY OWNERS ASSOCIATION

This property is subject to the Gateway Centre Property Owners Association, Declaration of Covenants, Conditions and Restrictions (CC&Rs), and Design Criteria.

ADDITIONAL PROPERTIES There are several other properties being offered in the Gateway Centre Business Park as shown on page 10 of this package. Please contact Nancy Surak for additional details and pricing.

COMMUNICATION All communication regarding any aspect of this offering will be made directly through Nancy Surak at the Land Advisors Organization.

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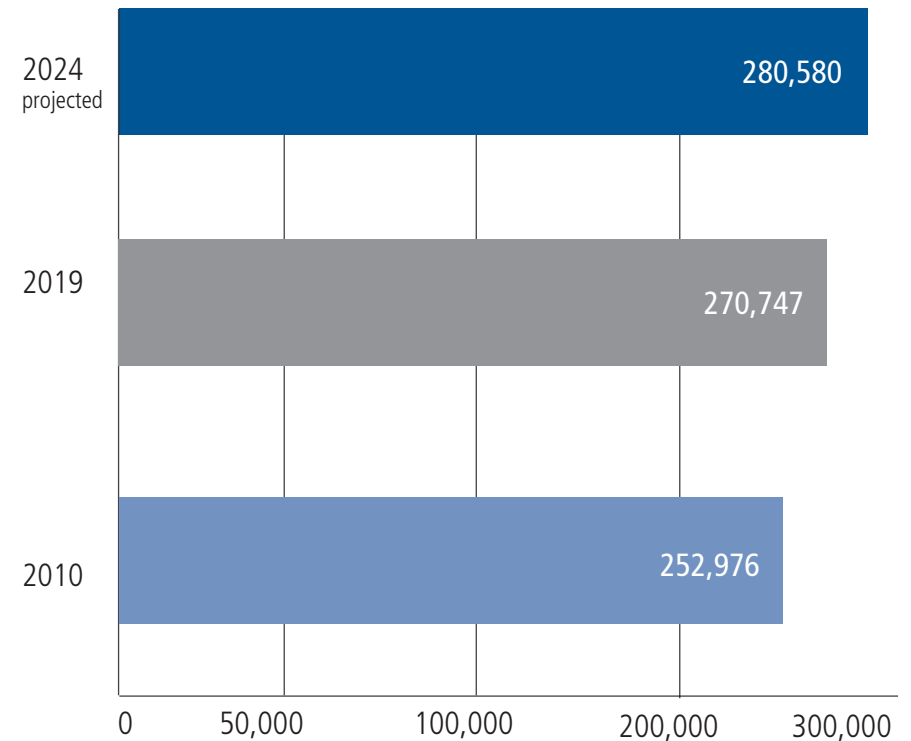
DEMOGRAPHICS

GATEWAY CENTRE PARCEL B

POPULATION	3 MILES	5 MILES
2019 Total Population	91,542	270,747
2024 Projected Population	94,631	280,580
2019 Total Daytime Population	119,209	304,377
2019 Employees	71,519	169,078
WORKFORCE EDUCATION	3 MILES	5 MILES
Associates Degrees/Some College	30.90%	31.10%
Bachelors Degrees	14.20%	17.80%
Masters/Professional/Doctorate Degrees	6.70%	9.10%
HOUSEHOLD INCOME AND SIZE		
2019 Average Household Income	\$59,455.00	\$68,705.00
2024 Average Projected Household Income	\$69,866.00	\$80,244.00
2019 Total Households	38,697	117,357
2024 Projected Total Households	39,860	121,280
2019 Average Household Size	2.33	2.25

Source: Esri 2020 Executive Summary and Market Profile

POPULATION BY YEAR (within 5 miles)



GATEWAY DISTRICT OVERVIEW

GATEWAY CENTRE PARCEL B

The Gateway District is home to many of Tampa Bay's top employers including Raymond James Financial, Home Shopping Network, Great Bay Distributors, Valpak, and Jabil. Today, this area currently supports more than 2,700 businesses and 60,000 employees.

It's highly accessible to regional transportation assets including the St. Pete/Clearwater and Tampa International Airports, three seaports, four major bridges, and six major roadways. With its ideal location, businesses in the area have access to a large and talented workforce population of over 712,000 people who live within a 30-minute drive time. Nearly 1.5 million Tampa Bay residents can access the Gateway area driving 30 minutes or less, making it an ideal place for business expansion and relocation.

Since 2014, major corporations have relocated or expanded their existing offices and facilities in Gateway including Valpak, HSN, Maxi-Blast, AGR Florida, Jabil, and Great Bay Distributors. Brand new multifamily residential luxury projects such as Allure at Gateway and Satori at Gateway are the most recent development additions to Gateway.

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PINELLAS COUNTY MARKET OVERVIEW

GATEWAY CENTRE PARCEL B

Attracted by the mild, sub-tropical climate and miles of white sand beaches, 946,848 people have made Pinellas County their home. With an average 360 days of sunshine each year and beaches ranked among the best in the U.S., the county is also the most popular tourist destination on the Gulf of Mexico, drawing nearly six million tourists annually.

Pinellas' diverse communities range in population from more than 252,000 in St. Petersburg to slightly more than 100 in Belleair Shore, and nearly all capitalize on living in a waterfront paradise. As an established county, the significant infrastructure - including schools, utilities and roadways - is already in place. Pinellas is also well connected with regional access provided via Interstate-275, two international airports, and the largest port in Florida.

Source: Pinellas County Economic Development, Tampa Bay Newspapers



Pinellas lies at the center of the robust Tampa Bay market, which is expected to grow from its current population of 4 million to 6 million by 2030.

The market's significant economic clout is also evidenced by more than \$70 billion in consumer spending and a labor force 2 million strong.

The region is ranked #12 in the U.S. for job growth and carries the country's 13th largest media market.

AREA EMPLOYMENT

Anchored by the urban markets of Clearwater and St. Petersburg, Pinellas County has the second largest base of manufacturing employment in Florida. Fortune 500 technology manufacturers Jabil Circuit and Tech Data are headquartered here. Pinellas has diverse, yet symbiotic, industry clusters, including aviation/aerospace; defense/national security; medical technologies; business and financial services; and information technology.



GATEWAY CENTRE PARCEL B

Pinellas County Major Employers

Pinellas County School District	15,202
Walmart	5,200
Pinellas County Government	5,194
Raymond James	4,911
Bay Pines Veterans Administration Health Care System	4,309
Publix	4,200
All Children's Hospital	3,400
HSN (Home Shopping Network)	3,000
City of St. Petersburg	2,965
St. Petersburg College	2,885
Morton Plant Hospital	2,300
Tech Data	2,200
Jabil Circuit	2,000
Spectrum	2,000
Mease Hospital Inc	2,000
Fidelity Information Services	1,850
Honeywell Aerospace	1,600
Valpak	1,500
Largo Medical Center	1,500
Franklin Templeton Investments	500
Raytheon Co	500
Baxter Healthcare Manufacturing	500

Sources: Pinellas County EDC and Tampa Bay Business Journal

LOCAL AMENITIES

GATEWAY CENTRE PARCEL B



BEACHES & GULF COAST

With 35 miles of white sand bliss to choose from, it's easy to craft a perfect day at the beach. Pinellas County features 3 regional public beach parks along the Gulf Coast where picnicking facilities, fishing opportunities, and watersports activities are abundant.

A day out on a boat can take you on many different adventures including beachcombing, bird watching, fishing, snorkeling or just a simple sail on the gulf waters. Our coastline offers the perfect environment for amazing watersports like parasailing and jet skiing or simply just relaxing.



ART & CULTURE

From museums devoted to big-name artists like surrealist Salvador Dalí and glass artist Dale Chihuly, to incredible street murals, and to strong community theatre, art and the cultures it celebrates—it's all around you in Pinellas County.

The Pinellas Arts Village is an emerging cultural district located in historic downtown Pinellas Park. The Village hosts SWARTZ Gallery, Bottle Pub, Painting with a Twist, Grump's Garage, Studios at 5663, Pinellas Park Art Society, Pomei Studios, Donnelly Cove, Wordier Than Thou, and the Complete Sweet Shoppe.



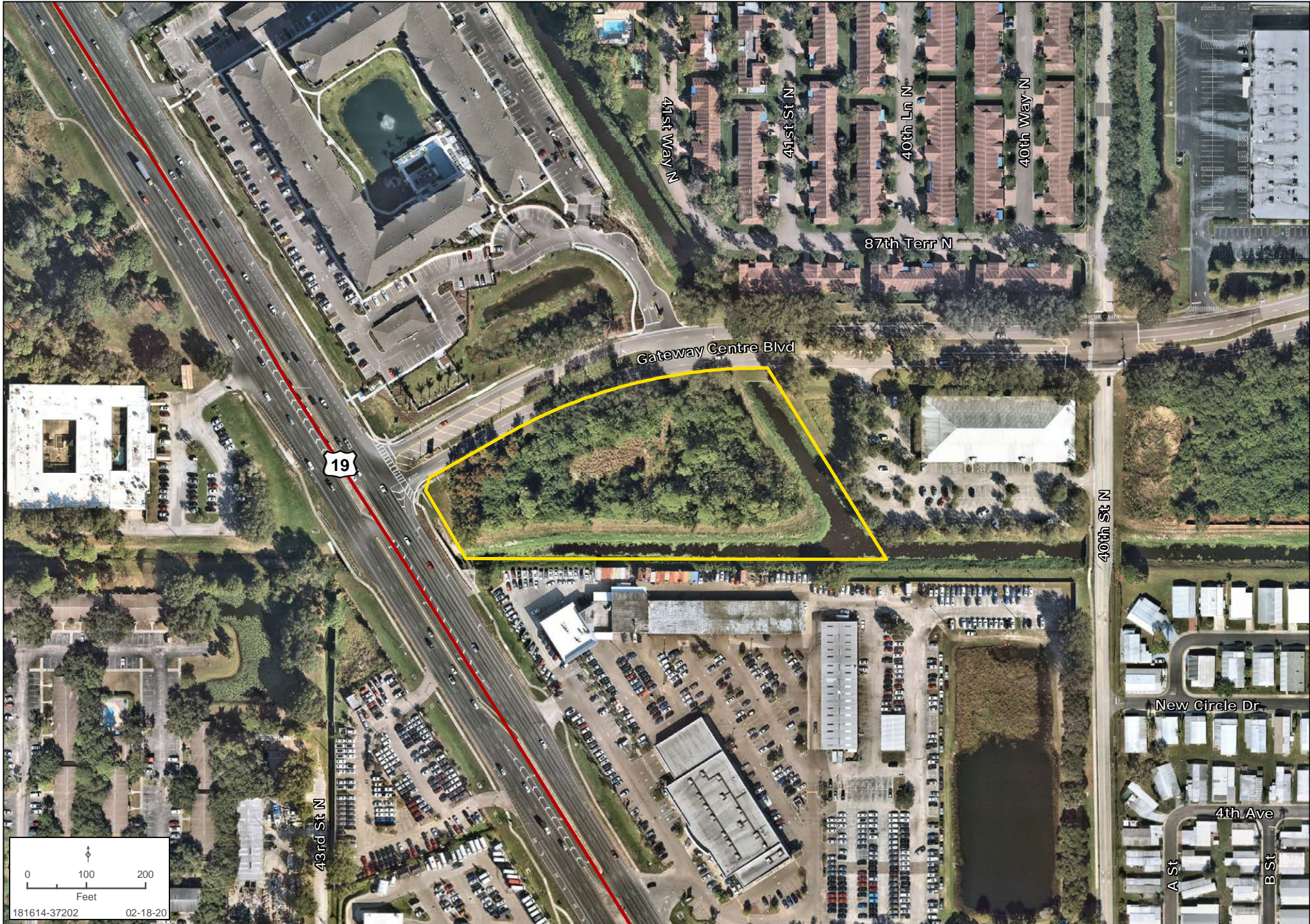
LOCAL ANNUAL EVENTS

Community celebrations are a big part of living in Pinellas County. From food festivals to music making on the water, from the wacky to the whimsical, there's always something going on. Major annual events include the Super Boat National Championships, the Firestone Grand Prix, and PGA's Golf Valspar Championship.

Located in the middle of the widest part of the St. Pete/Clearwater peninsula, Pinellas Park is centrally located and known for several very popular annual events including but not limited to the German American Society Oktoerfest festival, the Chili Blaze chili cook off, and the Country in the Park festival.

PROPERTY DETAIL MAP

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GATEWAY PARCELS MAP

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Parcel	Acres
B	4.11 ac
C West	9.06 ac
C East	8.08 ac
J	6.19 ac
L	6.15 ac
M	18.6 ac
K	12.46 ac

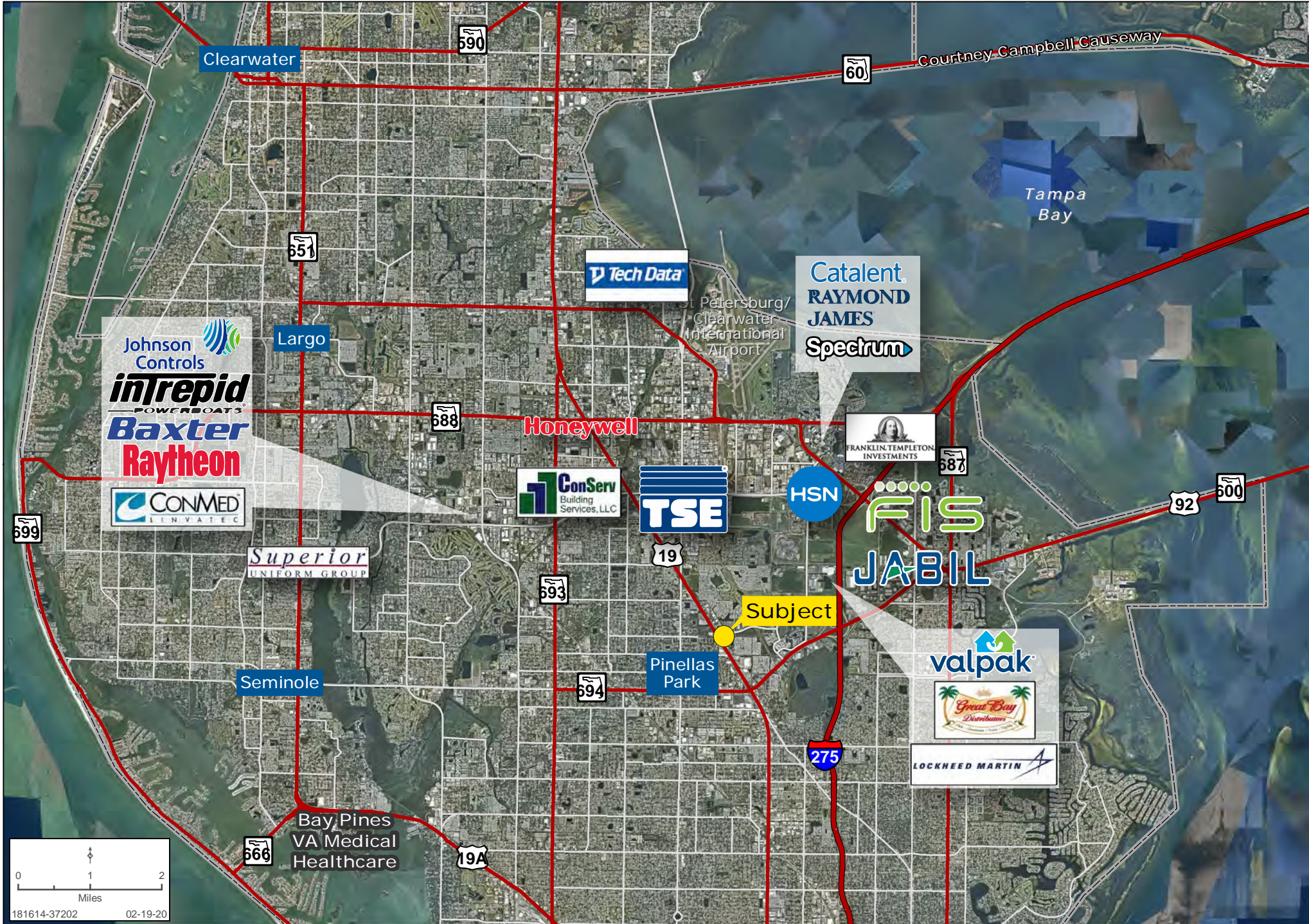
SURROUNDING POINTS OF INTEREST MAP

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PINELLAS COUNTY LARGEST EMPLOYERS

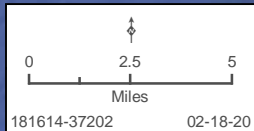
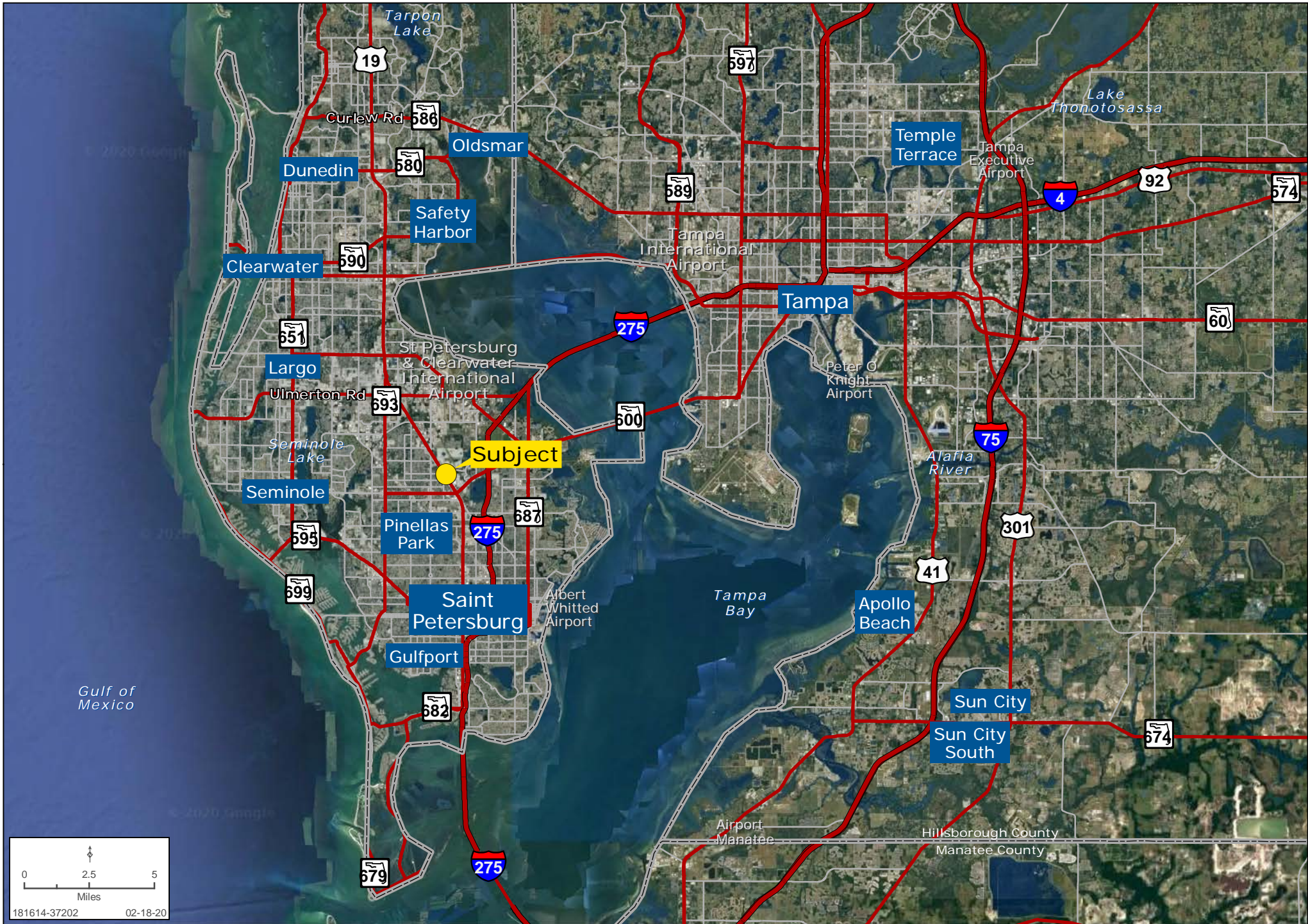
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REGIONAL MAP

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DRIVE TIME MAP

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