



FOR SALE/LEASE

**5117 8th Avenue South  
Gulfport, FL 33707**

## PROPERTY FEATURES

- 2015 Construction
- 3 roll-up doors
- Fenced yard
- 14' clear height

	0.25 Miles	0.5 Miles	1 Mile
<b>Total Households:</b>	338	1,720	7,622
<b>Total Population:</b>	742	3,861	16,161
<b>Average HH Income:</b>	\$44,571	\$41,277	\$48,941

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

**ERIK CARLSON**

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## RARE FREE STANDING INDUSTRIAL PROPERTY FOR SALE/LEASE

5117 8TH AVENUE SOUTH, GULFPORT, FL



### OFFERING SUMMARY

Sale Price:	\$864,000
Price/psf:	\$250psf
Lease Rate:	\$4,320.00 per month (NNN)
Building Size:	3,456 SF
Lot Size:	7,560 SF
Year Built:	2015
Zoning:	CG

### PROPERTY OVERVIEW

5117 8th Avenue South located in Gulfport, Florida is an excellent opportunity for an owner/user or investor seeking a well maintained and newly constructed industrial property. The property is for sale or for lease and can be available within 30 day notice to current occupants.

Lease Info: Tenant shall be responsible for base rent of \$4,320 per month in addition to reimbursement of property taxes, sales tax, utilities and tenant shall be responsible for general maintenance of the property.

### PROPERTY HIGHLIGHTS

- 2015 Construction
- 3 roll-up doors
- Fenced yard
- 14' clear height

### PROPERTY OVERVIEW

Subject property is approximately 3,456 sq ft which is comprised of approximately 200 sq ft of office and newer restroom with the balance open warehouse space. Property benefits from being fully insulated and is newer construction being built in 2015.

Walls are block construction up to about 10' with metal finishing to the roof structure with a clear height of approximately 14'. Two front roll-up doors are approximately 12' tall by 10' wide. Property does have one roll-up door at the rear that is approximately 12' tall by 16' wide.

The property has an easement at the rear of the lot providing additional egress options so you can pull through building and exit towards 52nd Street South.

Property has 1 electrical meter servicing 200 amps.

Property is available with 30 day notice.

### LOCATION OVERVIEW

Located along Gulfport's industrial row being 8th Ave South near 49th Street which is a north-south corridor. Property benefits from being close proximity to downtown St Pete as well as the many marinas/beaches near Gulfport, St Pete Beach, and Treasure Island.

Gulfport is a well known "artsy" community with an annual arts festival that draws many visitors. Downtown Gulfport which is comprised of many locally owned and operated shops and restaurants is minutes away.

Property is zoned Commercial General within the City of Gulfport - check muni code here for potential uses:

[https://library.municode.com/fl/gulfport/codes/code\\_of\\_ordinances?nodeId=COOR](https://library.municode.com/fl/gulfport/codes/code_of_ordinances?nodeId=COOR)





## RARE FREE STANDING INDUSTRIAL PROPERTY FOR SALE/LEASE

5117 8TH AVENUE SOUTH, GULFPORT, FL

Sale Price **\$864,000**

Lease Rate **\$4,320.00 PER MONTH**

### PROPERTY INFORMATION

Property Type Industrial  
Property Subtype Warehouse/Distribution  
Zoning CG  
Building Size 3,456 SF  
Lot Size 7,560 SF

### LOCATION INFORMATION

Building Name Rare Free Standing Industrial Property For Sale/Lease  
Street Address 5117 8th Avenue South  
City, State, Zip Gulfport, FL 33707  
County Pinellas

### PARKING & TRANSPORTATION

Parking Type Surface  
Number of Parking Spaces 6

### BUILDING INFORMATION

Ceiling Height 14 ft  
Minimum Ceiling Height 12 ft  
Office Space ~200 SF  
Number of Floors 1  
Year Built 2015  
Roof Metal  
Walls Block/Metal  
Foundation Slab

### UTILITIES & AMENITIES

HVAC None  
Power 200 amps - Duke Energy  
Water/Sewer City of Gulfport  
Trash City of Gulfport

Michael Saunders & Company



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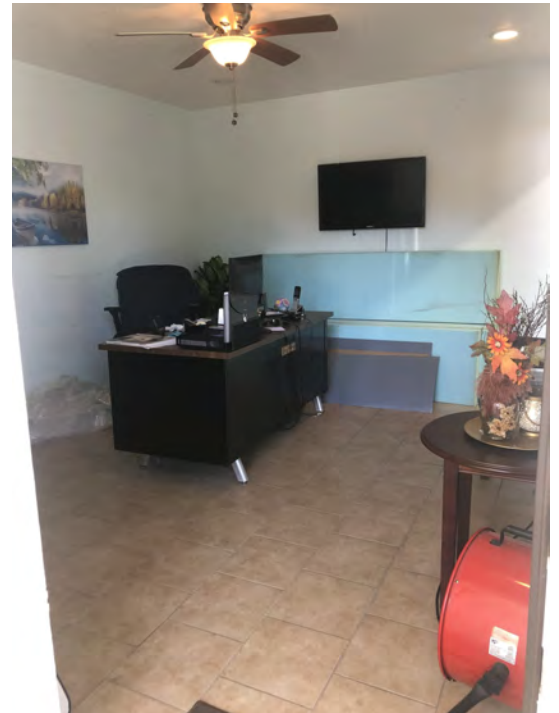
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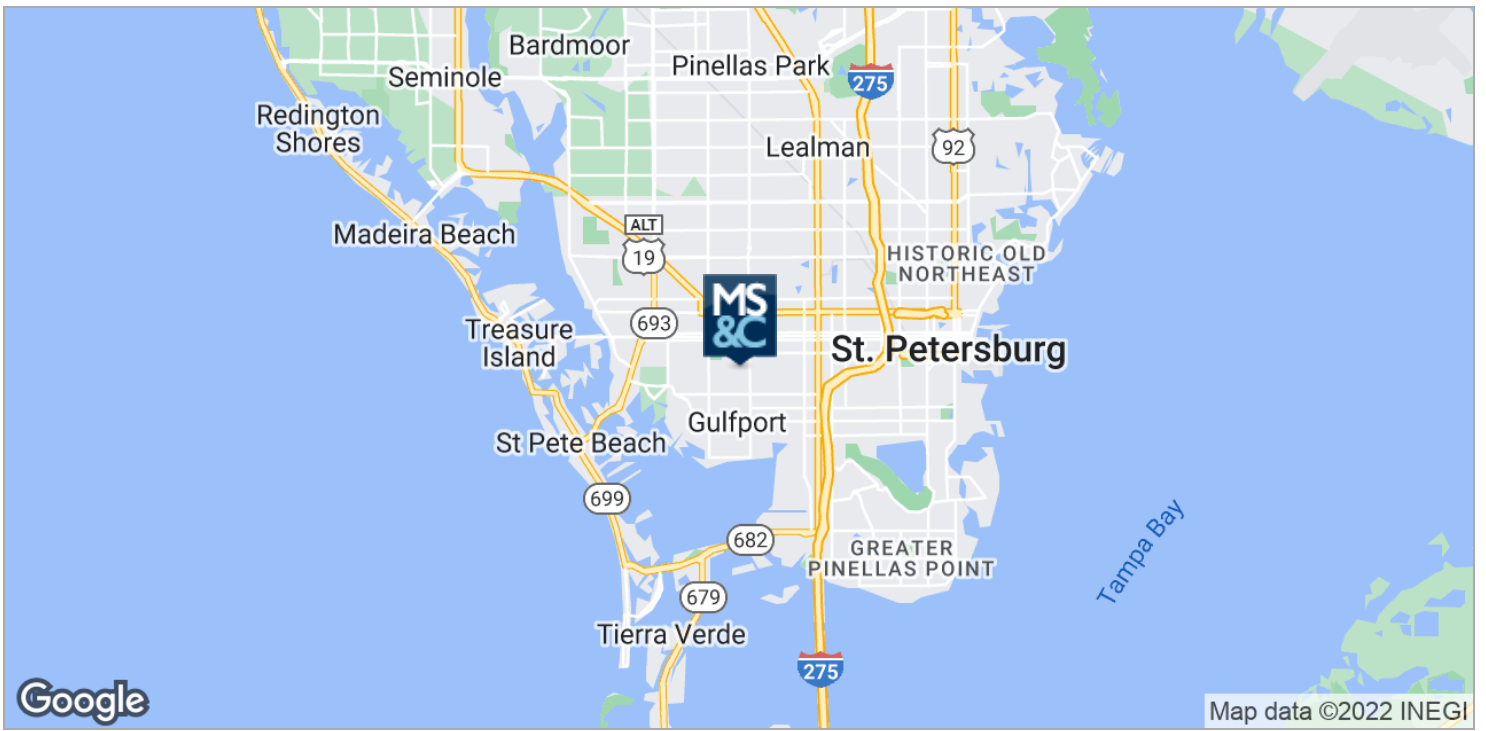
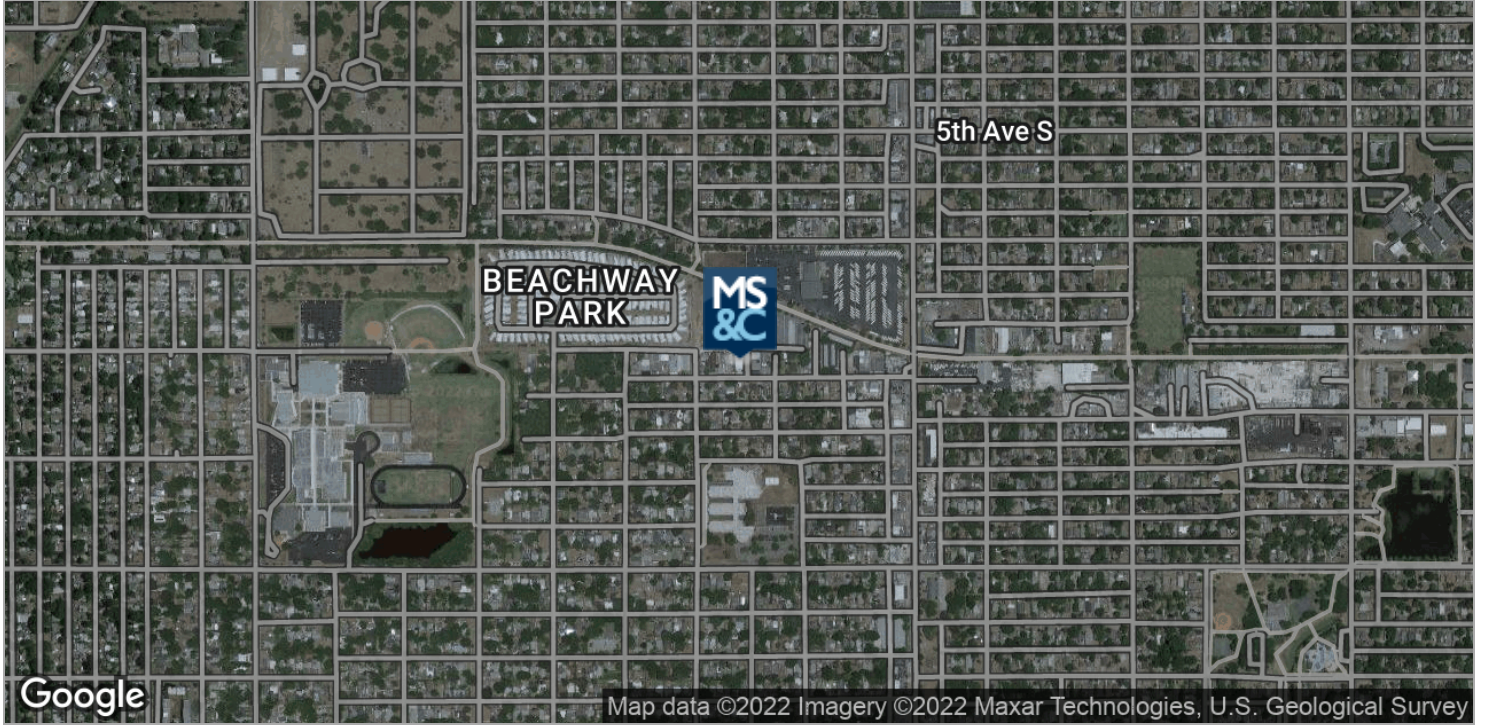
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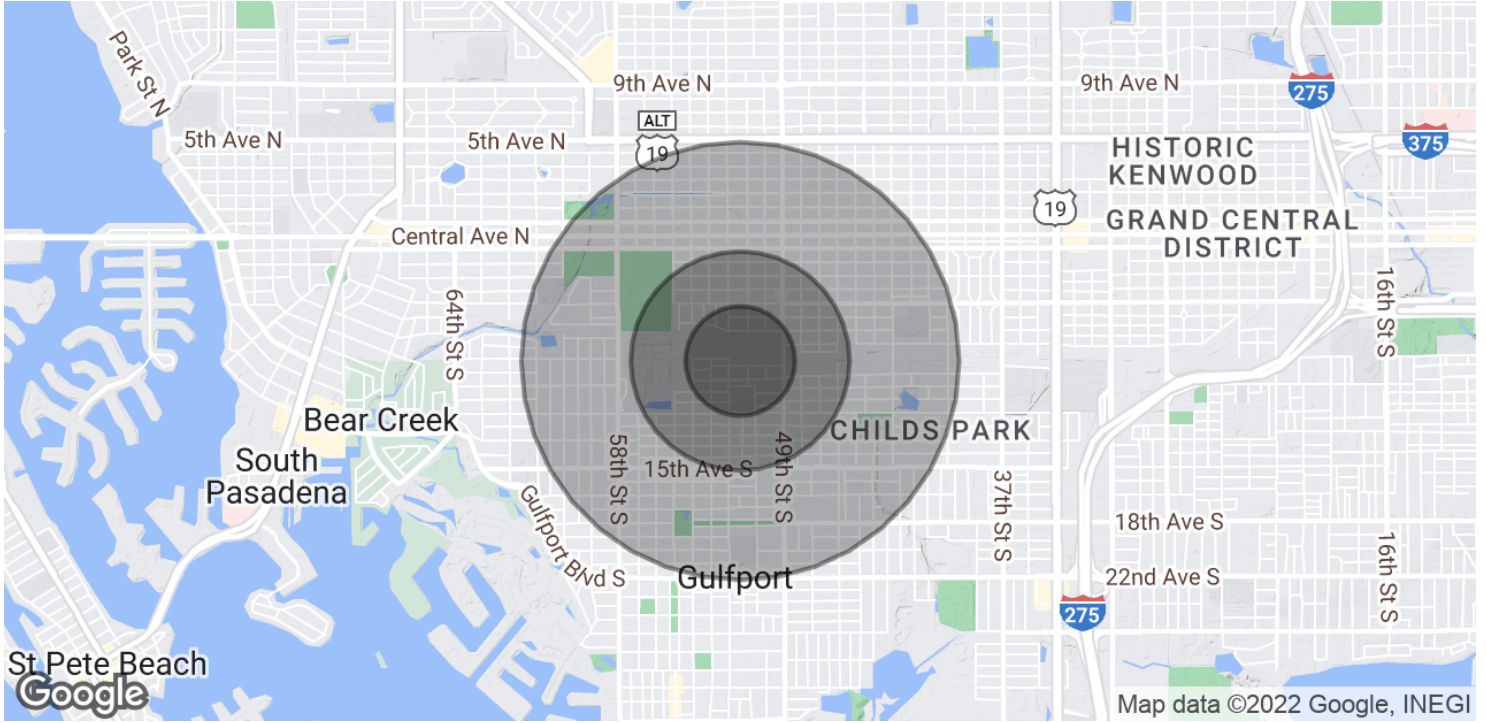
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# RARE FREE STANDING INDUSTRIAL PROPERTY FOR SALE/LEASE

5117 8TH AVENUE SOUTH, GULFPORT, FL



## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	742	3,861	16,161
Average Age	45.3	38.7	40.0
Average Age (Male)	41.0	35.4	37.7
Average Age (Female)	47.1	45.6	44.7

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	338	1,720	7,622
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$44,571	\$41,277	\$48,941
Average House Value	\$151,826	\$135,511	\$159,971

\* Demographic data derived from 2020 ACS - US Census



### ERIK CARLSON

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### PROFESSIONAL BACKGROUND

Erik Carlson is a senior commercial advisor with the Michael Saunders Company's commercial real estate division, MS&C Commercial and leading efforts to expand the brand into the St Petersburg and Parrish submarkets. Erik specializes in investment sales and leasing of multi-family, commercial, development, and 1031 tax deferred exchanges. Erik has approximately 20 years of commercial real estate experience, amassing a career total of \$1 billion of real estate transactions.

Prior to joining MS&C Commercial, Erik was the Director at KW Commercial in SF Bay Area where he led a small team of experienced agents that completed approximately \$50 million in transactions their first year. Prior to that Erik was part of SVN First Guardian Group and was vice president of the commercial group that specialized in investment sales. During this time, he served as the National Council Chair of Student Housing Properties. Erik has been part of the Elite Partners Circle and held a distinguishable ranking within the top 15 SVN agents nationwide for three consecutive years ('15, '16, and '17) and the Presidents Circle 2018.

Mr. Carlson is a licensed real estate agent in the State of Florida and a licensed real estate broker in the State of California and holds a bachelor's degree in Business Management from Menlo College.