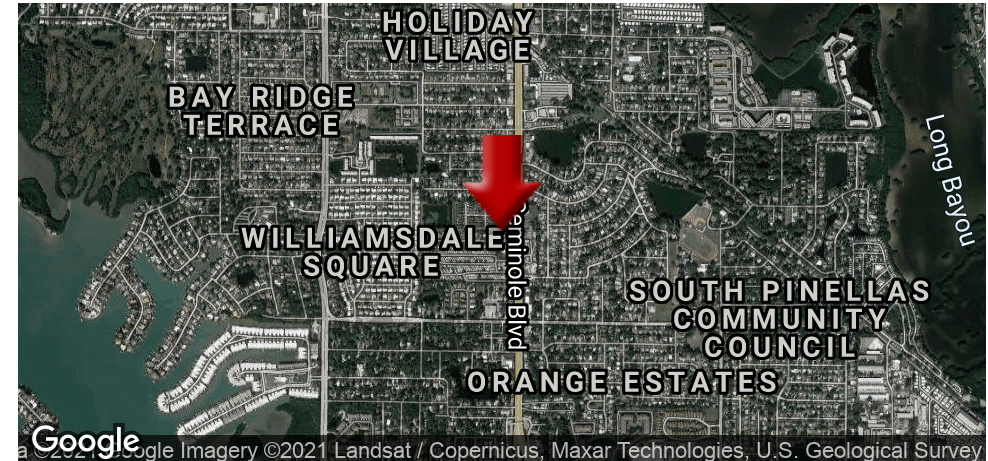


OFFICE FOR SALE OR LEASE



10733 57th Avenue, Seminole, FL 33772



OFFERING SUMMARY

SALE PRICE:	550,000
AVAILABLE SF:	1,714 SF
LEASE RATE:	Negotiable
LOT SIZE:	6,500 SF
BUILDING SIZE:	1,862
ZONING:	CG
PRICE / SF:	-

PROPERTY OVERVIEW

PRICE JUST REDUCED!

This property is zoned both for commercial and residential use. Beautifully updated and tastefully appointed with a neutral color palette, this property offers a brand new roof (Dec, 2020), lots of natural light, single story block construction, ample storage and the sleek office furniture conveys with the property. This building is zoned CG (Commercial General) and offers 1714 sq ft under roof consisting of four office spaces with separate entrances, a receptionist office, a break area, bathroom, six parking spaces, and has a large fenced in back yard. Located in the heart of densely-populated Pinellas County, FL just off of high-traffic count main road of Seminole Blvd/Alt US 19 and centrally located this property is a quick drive to Tyrone Square Mall, a few minutes to Seminole City Center, and the glittering water and soft sands of the Gulf of Mexico. The zoning allows for many uses including: retail, day care center, studio, restaurant, assisted living facility, nursing home, and animal clinic for example. Schedule your appointment to tour this versatile office property today!

PROPERTY HIGHLIGHTS

CENTRALY LOCATED NEXT TO SEMINOLE BLVD

MULTIPLE USES: OFFICE, RETAIL, RESTAURANT, MIX USE

KW COMMERCIAL
5666 Seminole Blvd. Suite 100
Seminole, FL 33772

RYAN MITCHELL
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RyanWTeam@gmail.com

Each Office Independently Owned and Operated kwcommercial.com/

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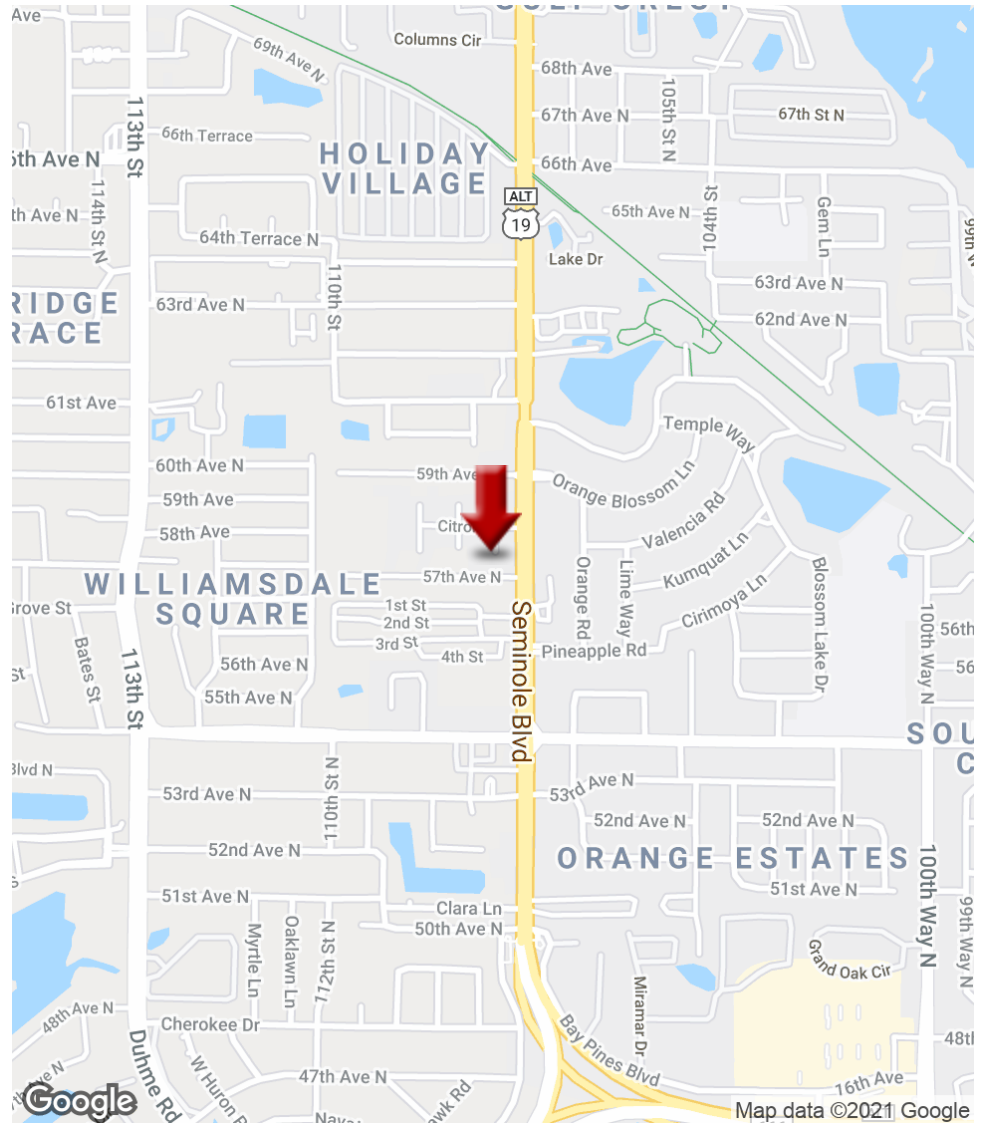
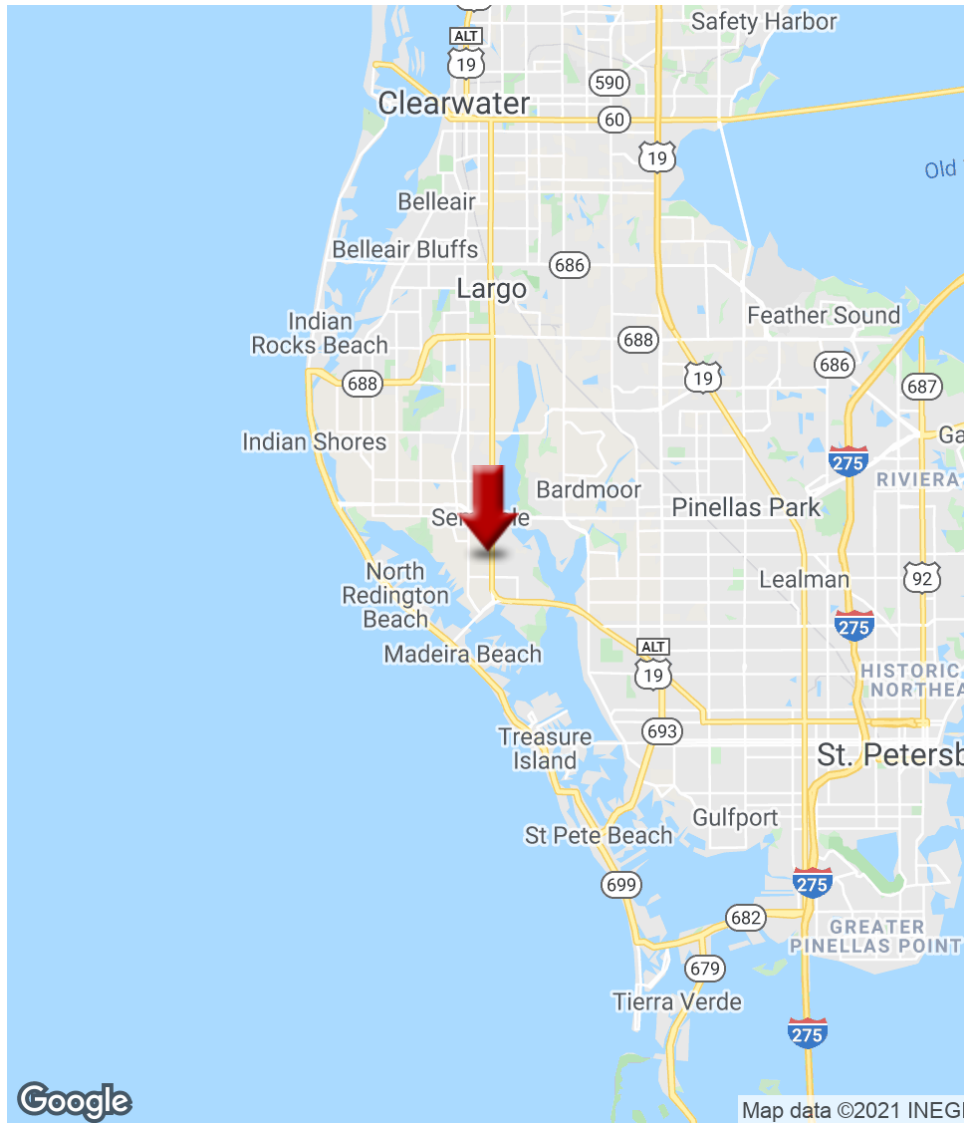
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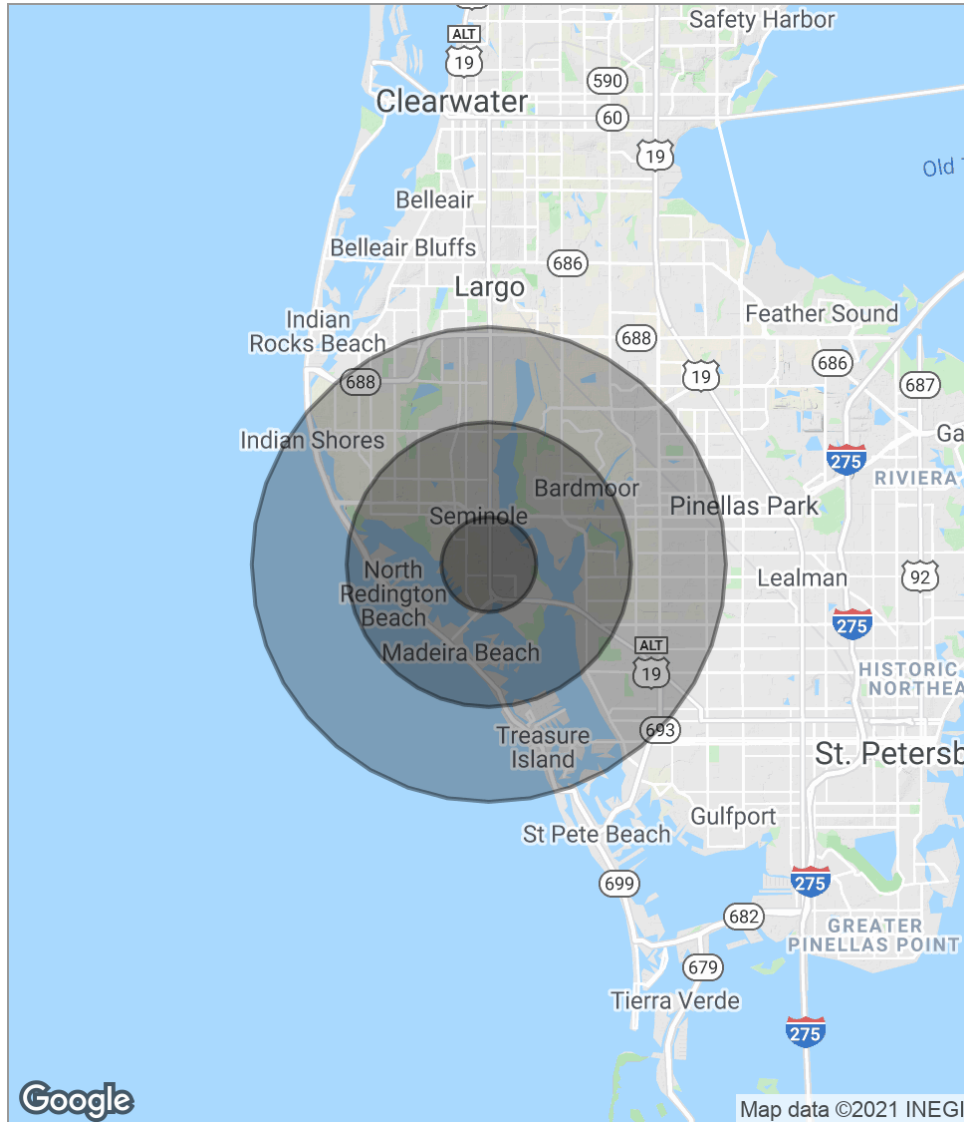
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,060	65,258	174,438
Median Age	50.8	49.6	47.2
Median Age (Male)	48.4	47.2	45.5
Median Age (Female)	52.3	51.3	48.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,587	30,306	76,505
# Of Persons Per HH	2.0	2.2	2.3
Average HH Income	\$56,720	\$62,131	\$61,557
Average House Value	\$246,231	\$280,485	\$257,759

* Demographic data derived from 2010 US Census

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