

FOR SALE

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BayCare Medical Group is Tampa Bay's leading multi-specialty group with over 500 providers practicing in more than 160 locations in 45 specialties throughout the Tampa Bay area.



Amscot opened its doors in 1989. Since then, they have opened 174 locations across Central Florida, including 28 locations in Pinellas County.



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3-MILE DEMOGRAPHICS



Total Population
(2017)

90,231



Daytime Population
(2017)

48,508



Average Household Income
(2017)

\$63,756



Total Households
(2017)

41,772



Total Households with Income \$50k+
(2017)

19,616



Median Age
(2017)

44.2



Population Density
(2017)

3,357

BUILDING SPECIFICATIONS

Address 6745-6801 4th Street North
St. Petersburg, FL 33702

Site Area 1.14± Acres

Square Footage
Baycare 6,120 SF
Amscot 2,900 SF
9,020 SF

Access The Property has two points of egress/ingress on 4th Street North.

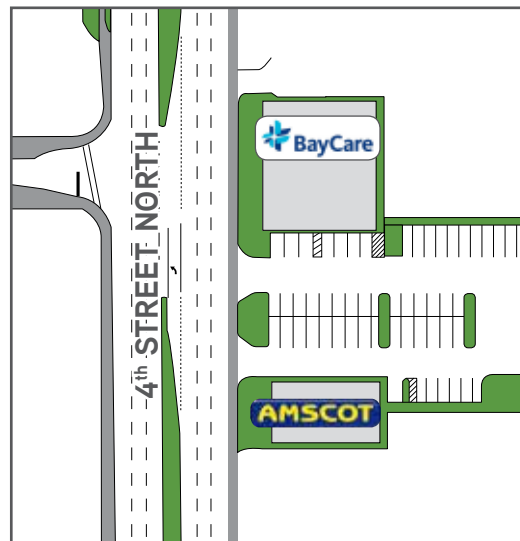
Zoning CCS-1 - Corridor Commercial Suburban

Year Built
Baycare 1986/2017
Amscot 2003

Occupancy 100%

Asking Price \$3,375,000 (\$374 PSF)

Site Plan



EXECUTIVE SUMMARY

Ron Schultz, Managing Director with Colliers International, is pleased to present BayCare and Amscot on 4th, a two-tenant "NNn" anchored property located on the highly sought after 4th Street North in St. Petersburg, Florida. 4th Street connects downtown St. Petersburg to Tampa via the Gandy Bridge and the Howard Frankland Bridge and has proven to be a successful retail corridor. Gateway Market Center (a Target, Office Depot, Party City, Bealls and Publix-anchored power center) is located just over one mile north of the subject.

The property benefits from one of the most densely populated areas in the entire Tampa MSA, St. Petersburg, with a population of 90,231 people within three miles and 191,827 within five miles of the property.

ASKING PRICE:

\$3,375,000

INVESTMENT HIGHLIGHTS

- Strong recognizable tenants.
- Excellent location and visibility on dominant 4th Street retail corridor.
- Very limited "hands-on" landlord responsibility.
- Traffic count over 35,000 vehicles daily.
- Average household income within 3 miles - \$55,238.
- Viable long-term retail location.
- Attractive and well-maintained asset that is functional in design and layout.