

Commercial Space for Lease

IMMEDIATE OCCUPANCY

The Bay Village Shopping Center

Pinellas Point Area



Storefront Retail and/or Restaurant Space 1,000 to 2,420 Sq. Ft.
2200 62nd Avenue South, St. Petersburg, Florida 33712



The Bay Village Shopping Center is a small neighborhood center located at the southwest corner of the intersection of 62nd Avenue South and 22nd Street South in the Pinellas Point neighborhood area of south St. Petersburg, Florida. The center was originally built in 1976 and included a Winn Dixie Food Store and an Eckerd Drug Store, which were relocated and the building torn down in 2006. Bay Village now includes Infinite Potential Learning Center, Dollar General and the remaining strip center pictured above which has six units. Current tenants include a convenience store and an upscale laundromat renovated in 2017. Both Cricket Wireless and Subway recently vacated their units.

The local neighborhood is characterized by several large garden style apartment complexes built in the early 1970's and 1980's. The surrounding traditional single family housing was built in the early 1950's and 1960's. Abutting Bay Village is a Public Library built in 2002, Bay Pointe Middle School and Bay Pointe Elementary School built in 2002. Maximo Park, O'Neills Marina and the Interstate 275 interchange is one mile due west of Bay Village via Pinellas Point Drive which becomes Roy Hanna Drive east of 28th Street and then 62nd Avenue South east of 25th Street.

- Access:** Left In/Left Out access into the site is via two curb cuts on 62nd Avenue and three curb cuts on 22nd Street South, one of which is for the rear service area only.
- Zoning:** CCS-1, Corridor Commercial Suburban - 1 zoning district, City of St. Petersburg; this zoning district permits a variety of service, retail, office, restaurant, bank, medical and schools uses. The CCS-1 zoning district is consistent with the PR-MU designation under the comprehensive land use plan.
- Future Land Use:** PR-MU - Planned Redevelopment – Mixed Use (MU) - Allowing mixed use retail, office, service and medium density residential uses not to exceed a floor area ratio of 1.25 and a net residential density of 24 dwelling units per acre.
- Site Data:** 152' wide x 273'deep; 41,496sq. ft.± or 0.95 acres±
- Building Data:** 9,150 sq. ft. gross; 7,500 sq. ft. heated and cooled

JRES | Jacob Real Estate Services, Inc. | 607 West Bay Street, Tampa, Florida 33606 | 813-258-3200 | 813-254-8168 | www.jres.net

Any information given herewith is obtained from sources we consider reliable. However, JRES, Jacob Real Estate Services, Inc. is not responsible for misstatement of facts, errors, omissions, prior placement or sale, withdrawal from market, modification of offering terms and/or conditions, or change in price without notice. The information presented here is for informational purposes without warranty or assurance that said information is correct. Other than the obligation to deal honestly and in good faith, any terms outlined here are for negotiation purposes and are in no way binding upon any party until such time as a fully negotiated lease or purchase document is executed by the parties intending to be bound. Any person intending to rely upon the information supplied herein should verify all information independently.

The Bay Village Shopping Center

Pinellas Point Area



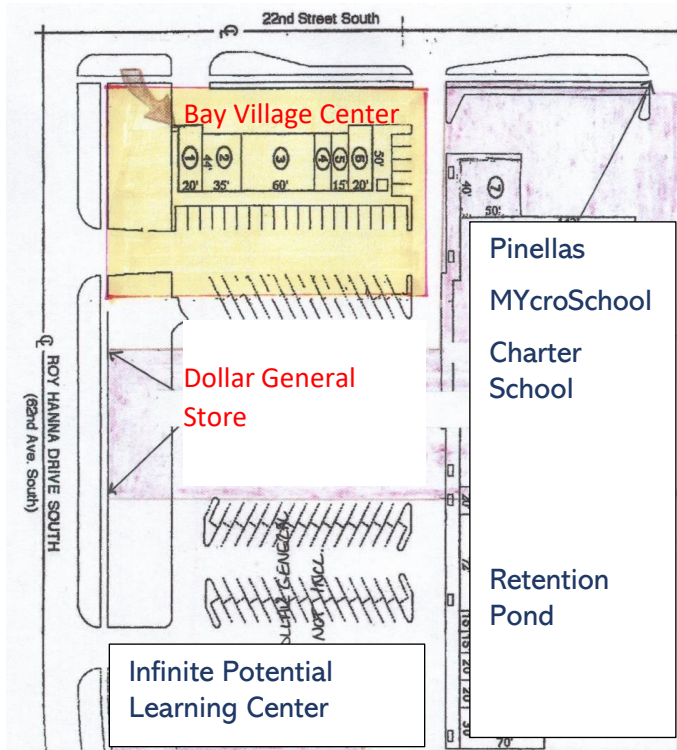
FOR LEASE Retail or Restaurant Space 1,000 to 2,500 Sq. Ft.
2200 62nd Avenue South, St. Petersburg Florida

Area Map:



Bay Village Site Plan:

← North



In the site sketch at left, you can see the strip center that is located at the northeast corner of the site.

The building footprint of the Winn Dixie anchored neighborhood center that formerly occupied the site can be seen biased to the south site of the site.

The drawing is not to scale.

Cross drive and access easements are in place as are utility and storm water easements. Information provided is believed to be reliable, should be verified if to be relied upon by the reader.

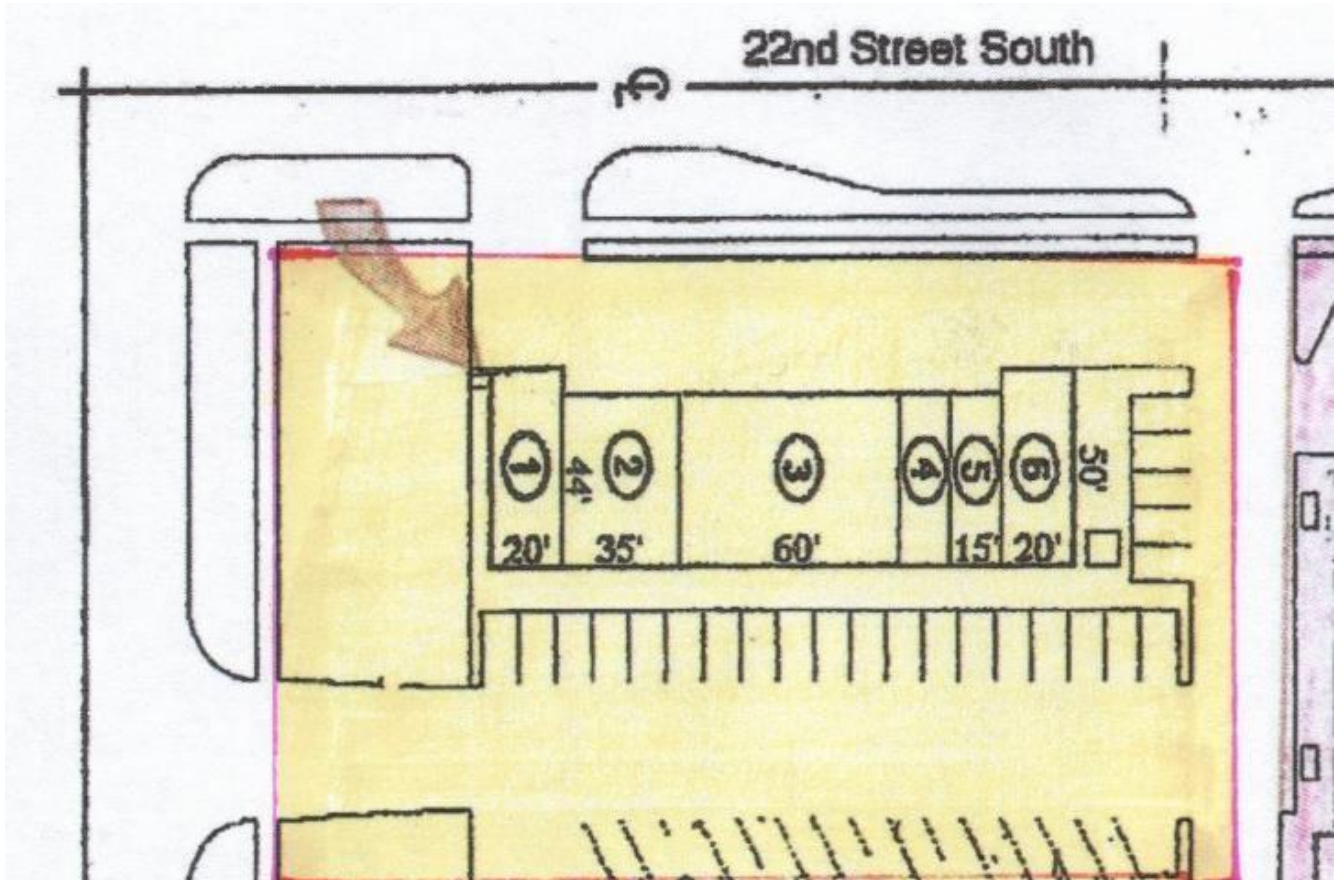
JRES | Jacob Real Estate Services, Inc. | 607 West Bay Street, Tampa, Florida 33606 | 813-258-3200 | 813-254-8168 | www.jres.net

Any information given herewith is obtained from sources we consider reliable. However, JRES, Jacob Real Estate Services, Inc. is not responsible for misstatement of facts, errors, omissions, prior placement or sale, withdrawal from market, modification of offering terms and/or conditions, or change in price without notice. The information presented here is for informational purposes without warranty or assurance that said information is correct. Other than the obligation to deal honestly and in good faith, any terms outlined here are for negotiation purposes and are in no way binding upon any party until such time as a fully negotiated lease or purchase document is executed by the parties intending to be bound. Any person intending to rely upon the information supplied herein should verify all information independently.

The Bay Village Shopping Center
Pinellas Point Area



Site Sketch:



Parking: 37 asphalt paved parking spaces is approximately 5:1,000 sq. ft.

Taxes: Parcel ID: 11-32-16-05538-001-0010 2023 Assed Value: \$ 827,500.00
2022 Taxes: \$15,775.77 or \$2.10 per square foot 2024 C.A.M = \$ 9.85psf

Availabilities: Unit 1: 20' wide by 50' deep - 1,000 sq. ft. End cap - Asking Rent is \$15.00psf, triple net End Cap, Walk-in Cooler, Roof Mounted Exhaust

Unit 2: 35' wide by 44' deep - 1,540 sq. ft. formerly Subway Restaurant. Walk-in Cooler, three bowl sink, Freezer. Two storefronts. Asking Rent is \$14.50psf, Triple Net.

Buildout allowance available for qualified tenants with Five Year Lease Term or more, subject to Landlord's underwriting requirements.

For additional information, please contact today:

Joe Jacob, Zack Jacob or Jim Jacob
Jacob Real Estate Services, Inc.
813-258-3200

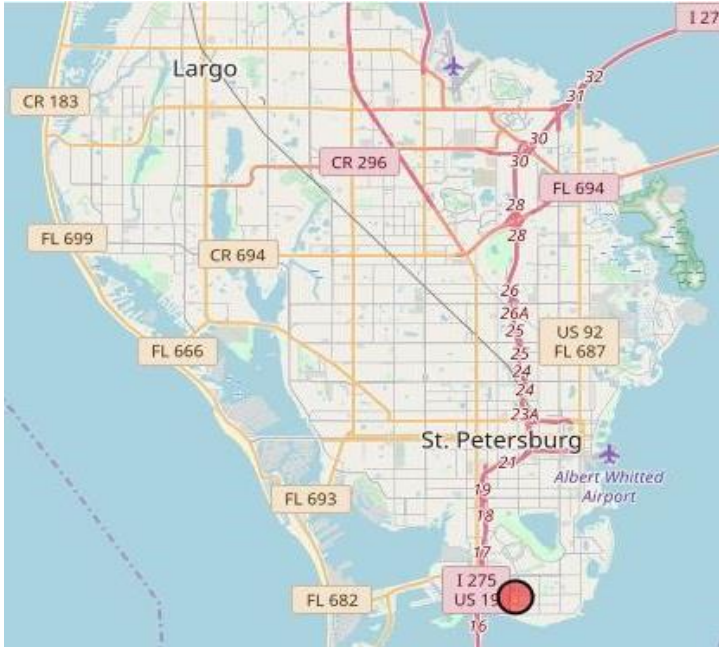
JRES | Jacob Real Estate Services, Inc. | 607 West Bay Street, Tampa, Florida 33606 | 813-258-3200 | 813-254-8168 | www.jres.net

Any information given herewith is obtained from sources we consider reliable. However, JRES, Jacob Real Estate Services, Inc. is not responsible for misstatement of facts, errors, omissions, prior placement or sale, withdrawal from market, modification of offering terms and/or conditions, or change in price without notice. The information presented here is for informational purposes without warranty or assurance that said information is correct. Other than the obligation to deal honestly and in good faith, any terms outlined here are for negotiation purposes and are in no way binding upon any party until such time as a fully negotiated lease or purchase document is executed by the parties intending to be bound. Any person intending to rely upon the information supplied herein should verify all information independently.

The Bay Village Shopping Center Pinellas Point Area



Locator Map:



Pylon Signage:



Prominent Signage on Signalized Corner



On the attached pages is included a CoStar Summary with Demographic Information for the Bay Village Property.

JRES | Jacob Real Estate Services, Inc. | 607 West Bay Street, Tampa, Florida 33606 | 813-258-3200 | 813-254-8168 | www.jres.net

Any information given herewith is obtained from sources we consider reliable. However, JRES, Jacob Real Estate Services, Inc. is not responsible for misstatement of facts, errors, omissions, prior placement or sale, withdrawal from market, modification of offering terms and/or conditions, or change in price without notice. The information presented here is for informational purposes without warranty or assurance that said information is correct. Other than the obligation to deal honestly and in good faith, any terms outlined here are for negotiation purposes and are in no way binding upon any party until such time as a fully negotiated lease or purchase document is executed by the parties intending to be bound. Any person intending to rely upon the information supplied herein should verify all information independently.