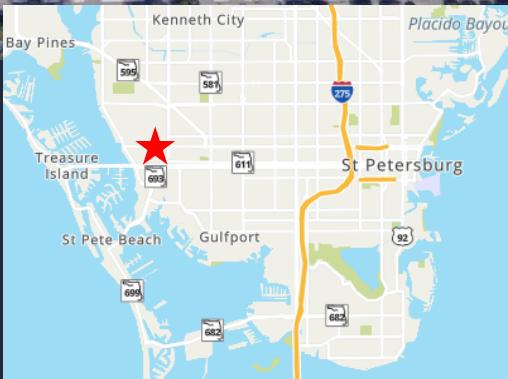
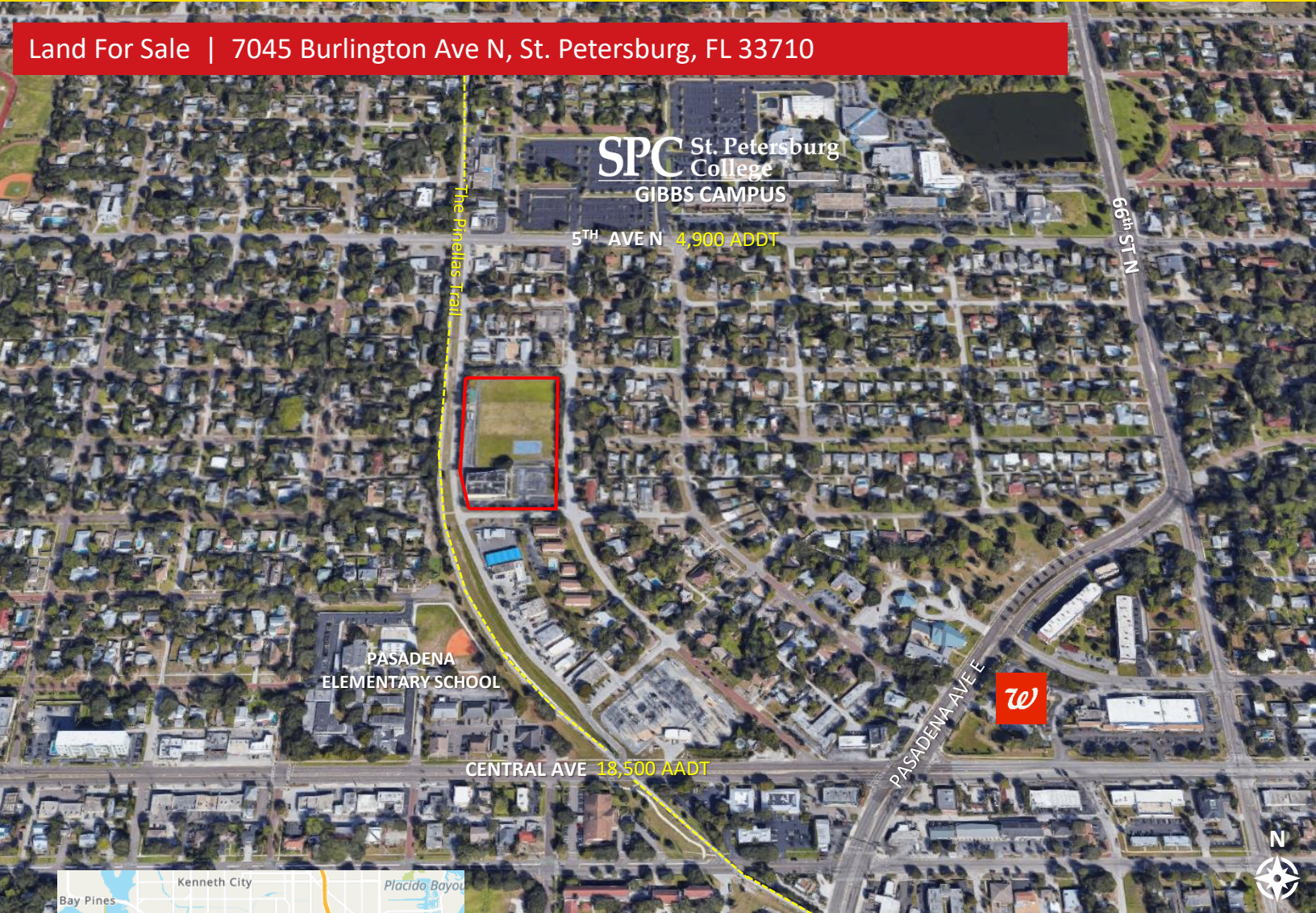


+/- 5.23 Acres

St. Petersburg Redevelopment Opportunity

Former St. Pete College Gibbs Wellness Center

Land For Sale | 7045 Burlington Ave N, St. Petersburg, FL 33710



KEY HIGHLIGHTS:

Land Size: +/- 5.23 Acres

Parcel ID: 19-31-16-67770-000-0010

Zoning: Neighborhood Traditional Single Family (NT-2)

Future Land Use: Institutional (I)

Building Size: +/- 20,732 SF (2 stories)

Year Built: 1969

Construction: Masonry

Call For Offers: **January 9, 2023 (12:00 PM)**

For more information please contact:

Randy Mills
+1.727.421.8789
rcmills@savills.us

Mike Griffin
+1.813.498.0232
mgriffin@savills.us

www.myspclands.com



PROPERTY OVERVIEW

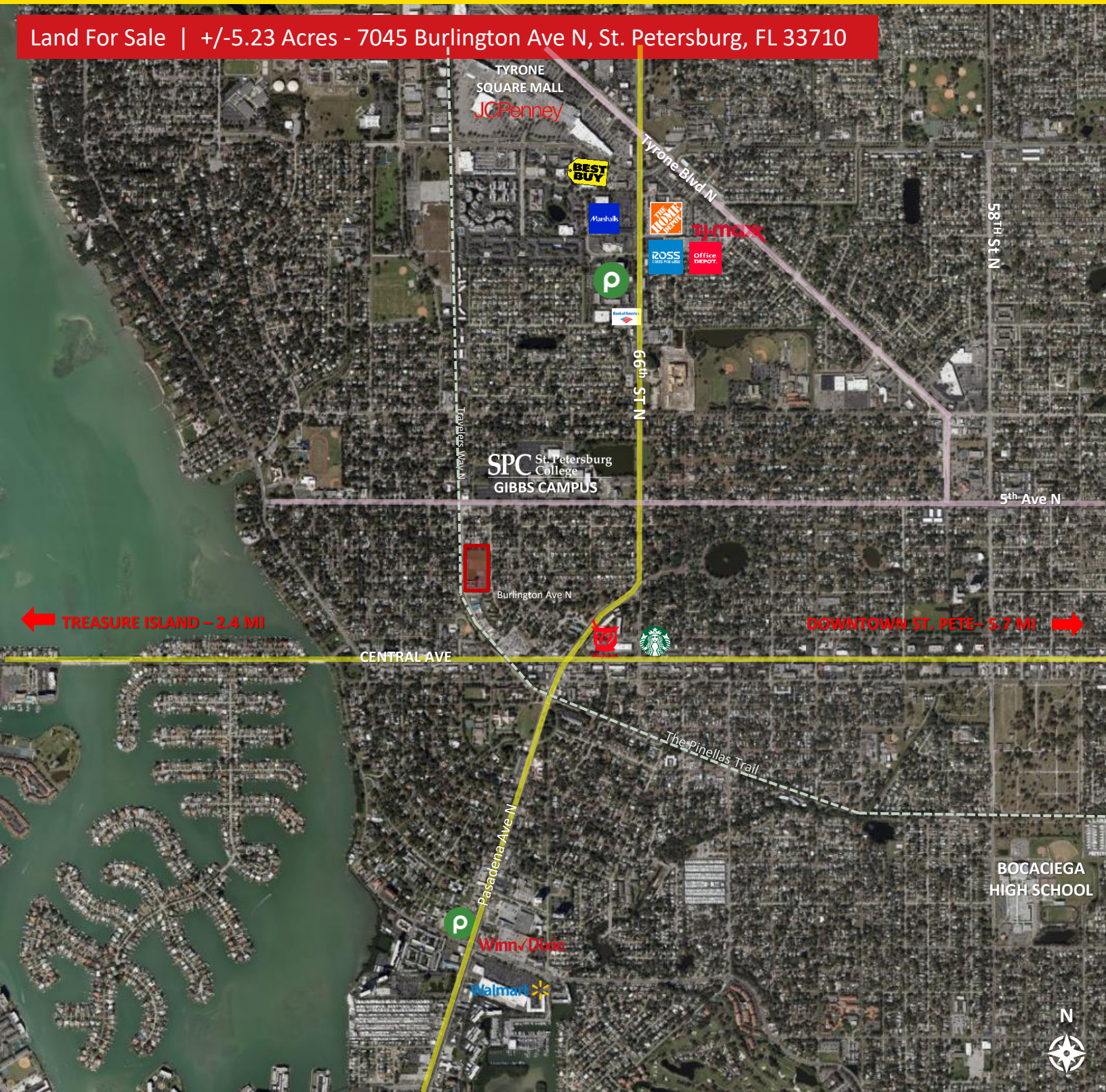
PROPERTY ADDRESS:	7045 Burlington Ave N, St. Petersburg, FL 33710
TAX DISTRICT:	City of St. Petersburg; Pinellas County
SUBMARKET:	South Pinellas
PARCEL ID:	19-31-16-67770-000-0010
PROPERTY SIZE:	+/- 5.23 Acres (227,819 SF) <i>*Source: Pinellas County Property Appraiser</i>
ZONING:	Neighborhood Traditional Single-Family (NT-2)
FUTURE LAND USE:	Institutional (I)
F.A.R. :	0.40 (residential) / 0.50 (non-residential)
MAX RESIDENTIAL DENSITY:	15 (1 principal unit and 1 accessory unit per lot)
MIN LOT WIDTH:	5,800 (residential) / 25,400 (non-residential)
MIN LOT AREA (SF):	0.65 (residential) / 0.55 (non-residential)
MAX IMPERVIOUS SURFACE:	25' (height 18'-24') / 35' (height over 24')
BUILDING FRONT SET BACKS:	25' (height 18'-24') / 35' (height over 24')
SIDE SET BACKS:	6' (height 18'-24') / 12' (height over 24')
BUILDING SIZE:	+/- 20,732 SF (2 stories)
YEAR BUILT:	1969 (53 years)
BUILDING CLASS:	C
CONSTRUCTION:	Masonry
PARKING / RATIO:	82 spaces (3.96 / 1,000 SF)
TRAFFIC COUNTS:	18,500 AADT on Central Avenue & 4,900 AADT on 5 th Ave N <i>*Source: FDOT Traffic website</i>
ACCESS	Full cut on 70 th St S & 71 st St N
FLOODZONE	Zone X (area of min risk)
EVACUATION ZONE	Zone D
CALL FOR OFFERS:	Friday, January 9, 2023 (12:00 PM)

Savills, an exclusive advisor, is pleased to present the opportunity to acquire the former SPC Gibbs Wellness Center property (the "Site" or "Property"), an infill site positioned along the north side of Burlington Avenue N between 71st St N and 70th St N in St. Petersburg, Florida. The Site totals approximately 5.23 acres and is prime for residential redevelopment. The NT-2 zoning allows for single family and duplex uses. A higher density use such as townhomes or multi-family apartments will require a rezoning and future land use change.

All offers are due **Friday, January 9, 2023 at 12:00pm (noon) EST**. Savills recommends submitting a Letter of Intent detailing the intended use along with a list of successful developments within the city of St. Petersburg. Please send your offer to rcmills@savills.us and mgriffin@savills.us.

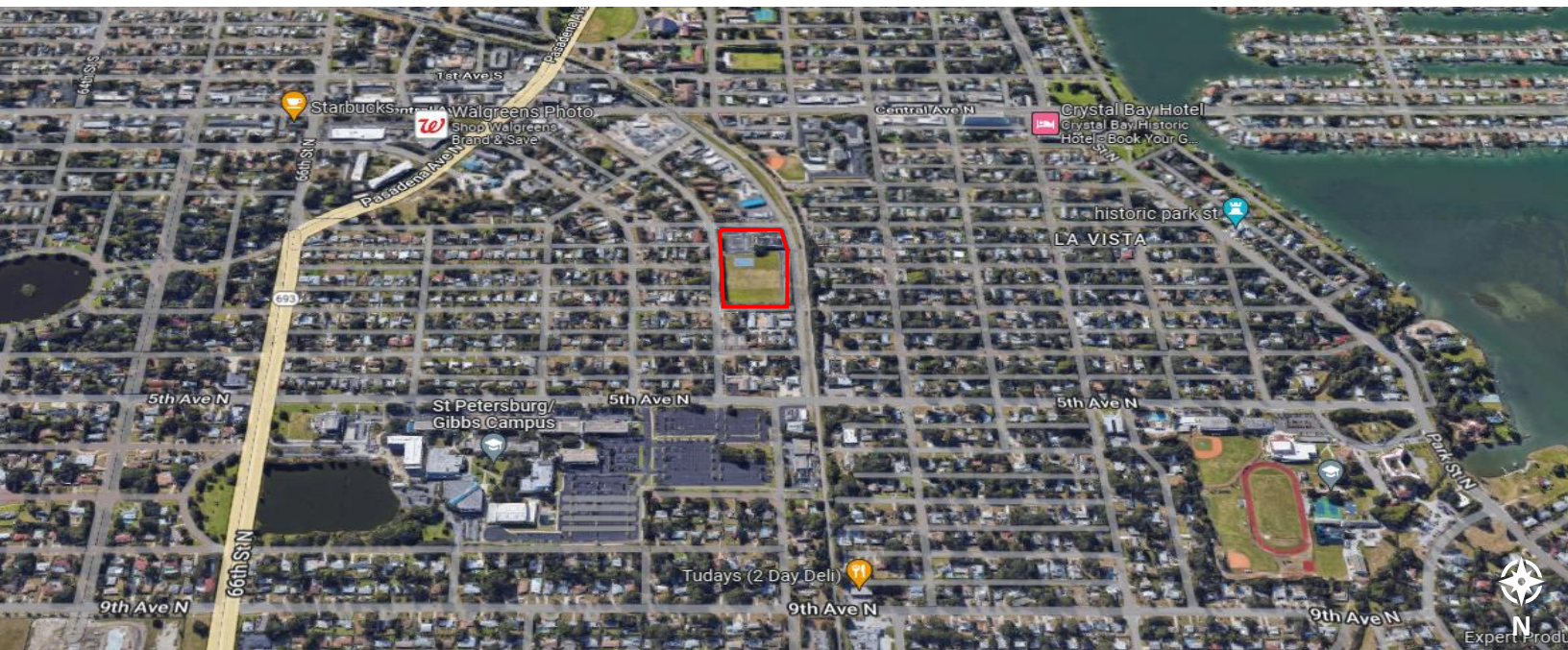
AERIAL

Land For Sale | +/-5.23 Acres - 7045 Burlington Ave N, St. Petersburg, FL 33710

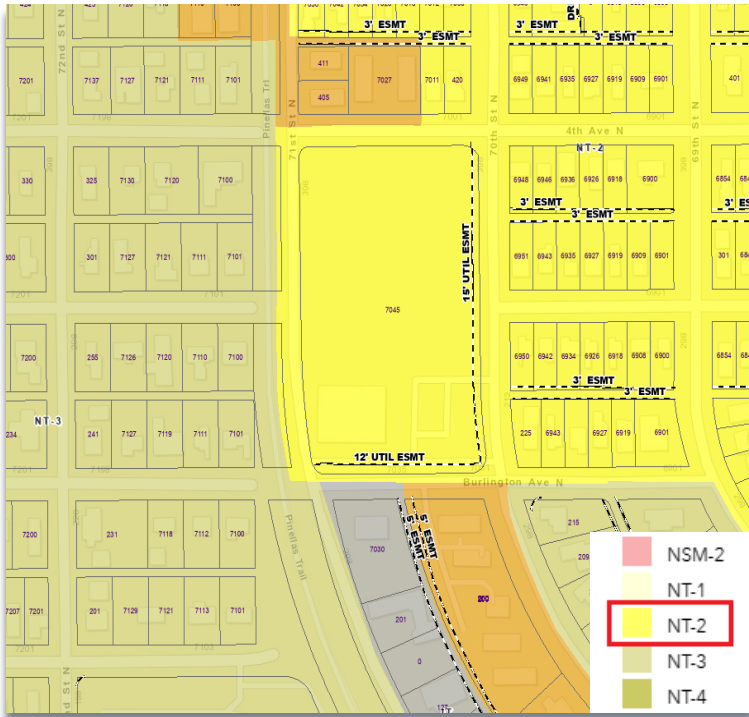


AERIALS

Land For Sale | +/- 5.23 Acres



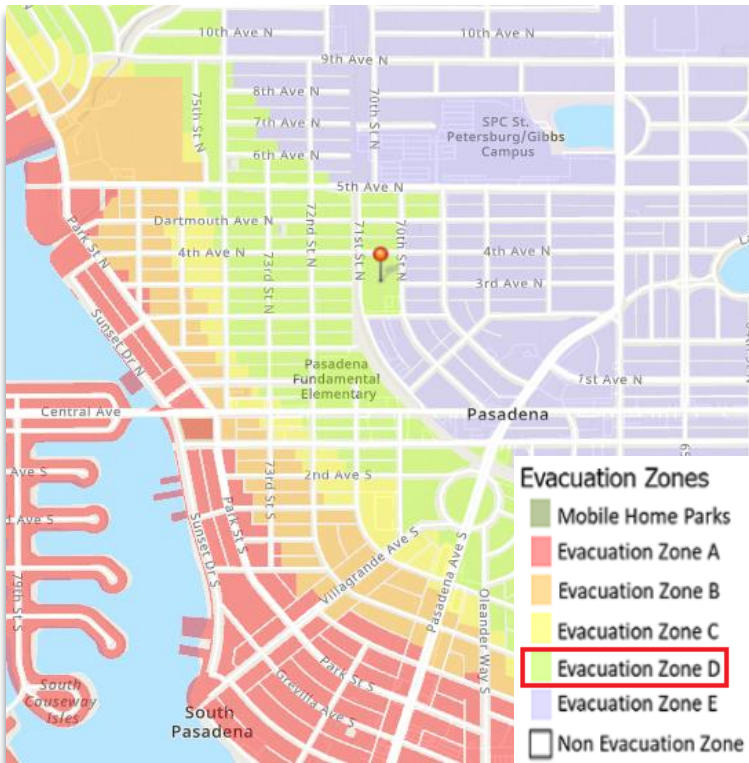
ZONING



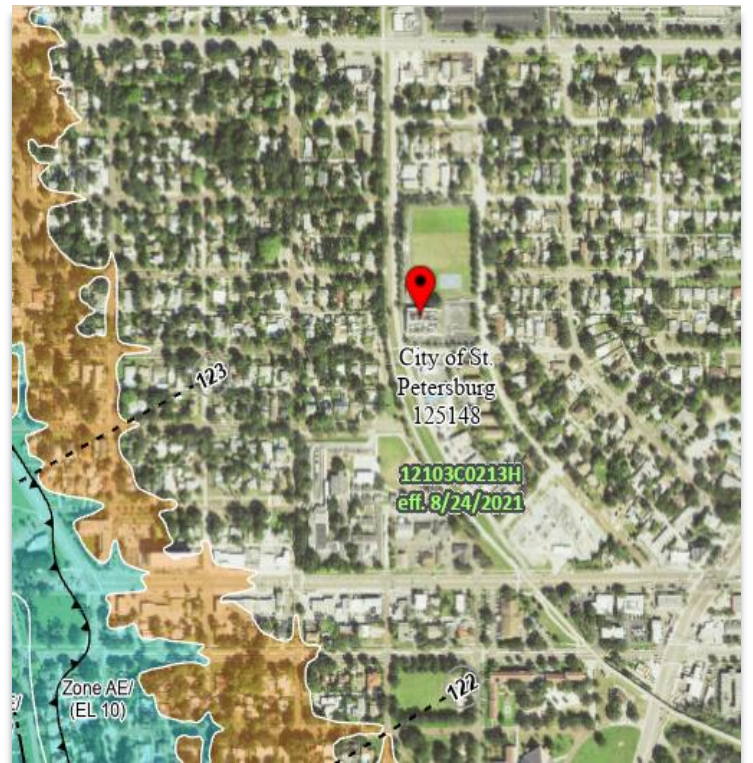
FUTURE LAND USE



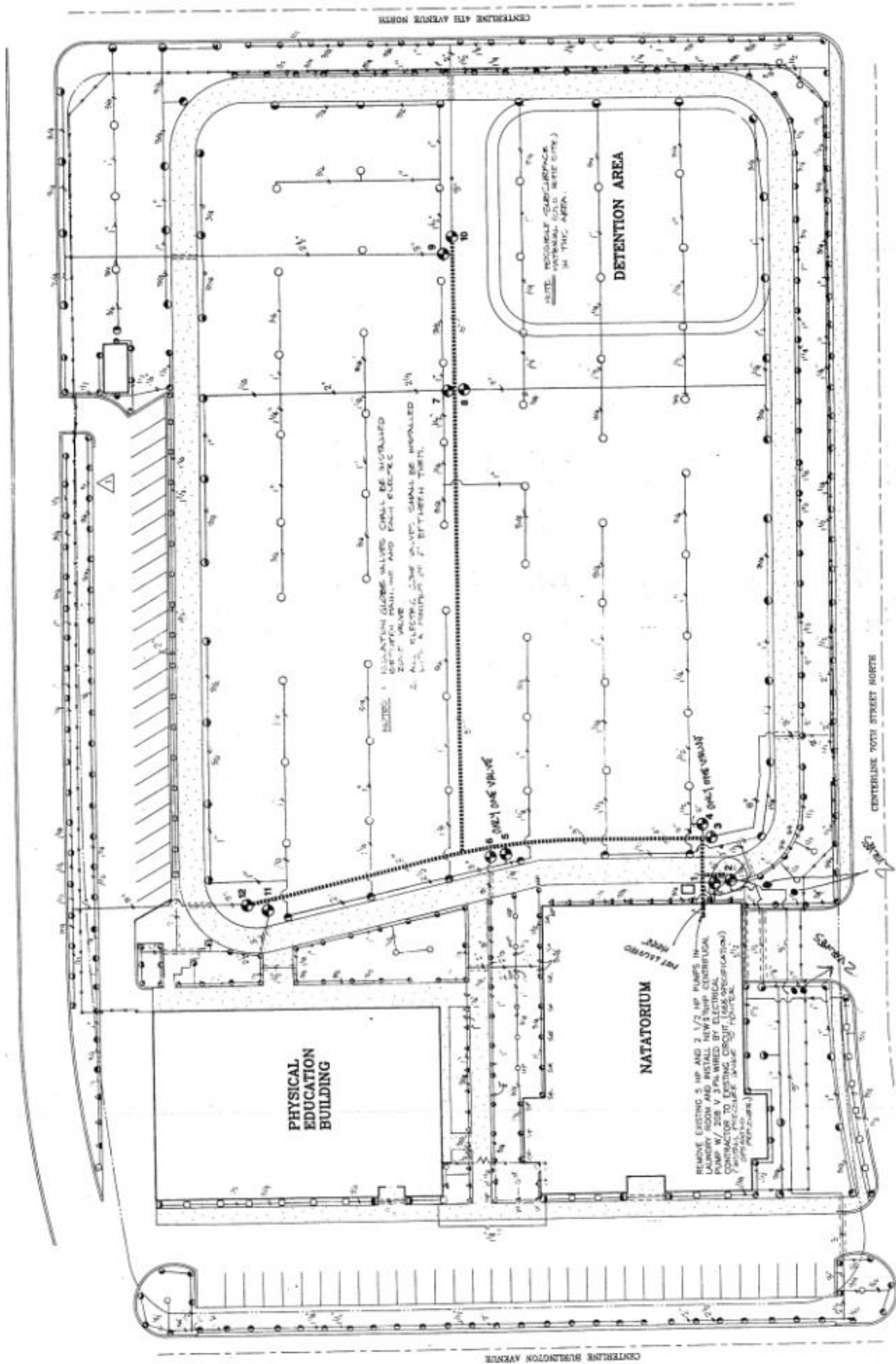
EVACUATION ZONE



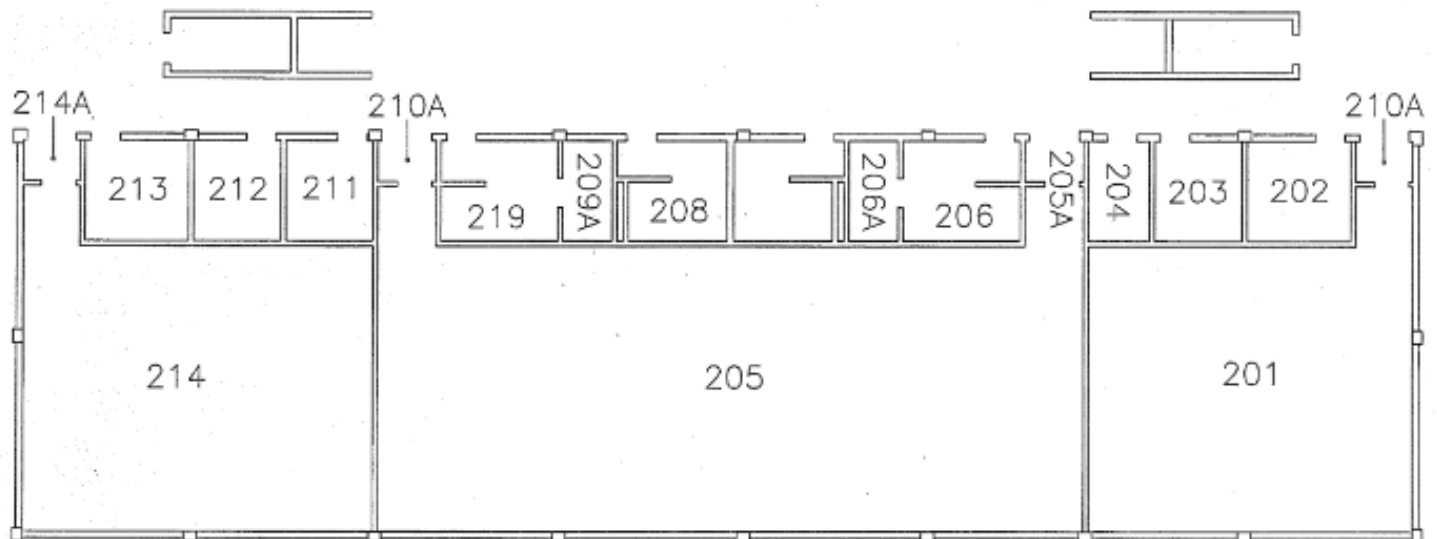
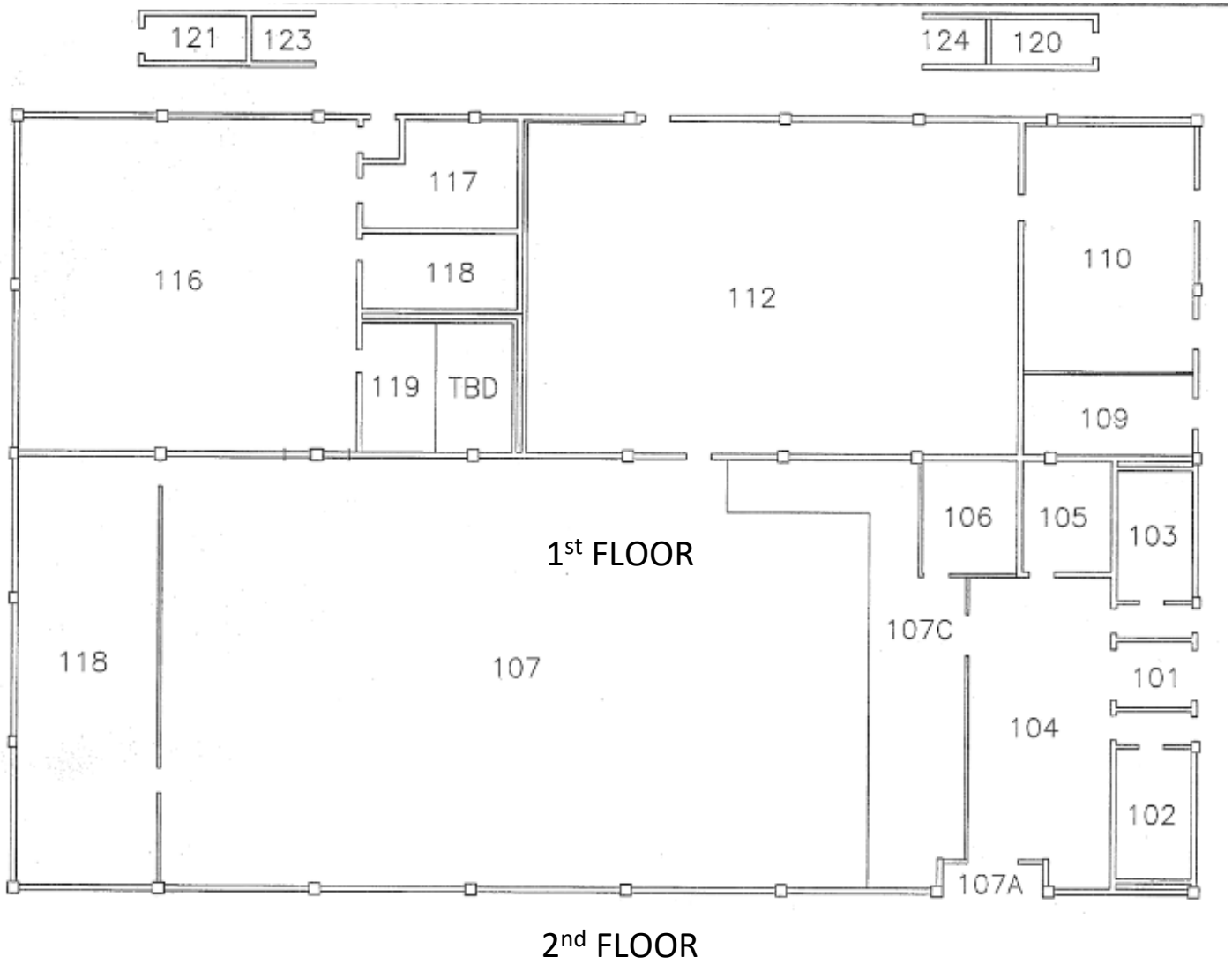
FLOOD ZONE



SITE PLAN



FLOOR PLANS



DEMOGRAPHICS

Population	1 mile	3 mile	5 mile
2010 Population	10,739	90,067	200,463
2022 Population	10,849	92,039	216,961
2027 Population Projection	10,932	92,923	221,201
Annual Growth 2010-2022	0.1%	0.2%	0.7%
Annual Growth 2022-2027	0.2%	0.2%	0.4%
Median Age	50.9	51.1	49.3
Bachelor's Degree or Higher	30%	30%	27%
U.S. Armed Forces	54	208	355

Income	1 mile	3 mile	5 mile
Avg Household Income	\$83,364	\$81,136	\$77,140
Median Household Income	\$58,986	\$59,773	\$56,233
< \$25,000	894	7,742	19,953
\$25,000 - \$50,000	1,173	9,606	23,055
\$50,000 - \$75,000	1,023	8,336	18,369
\$75,000 - \$100,000	711	6,203	12,371
\$100,000 - \$125,000	375	3,643	8,212
\$125,000 - \$150,000	303	2,217	4,661
\$150,000 - \$200,000	216	2,152	4,512
\$200,000+	388	2,722	5,710

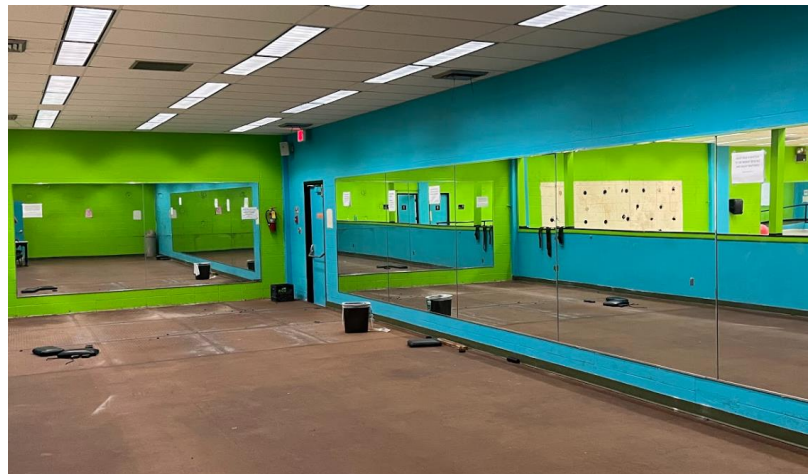
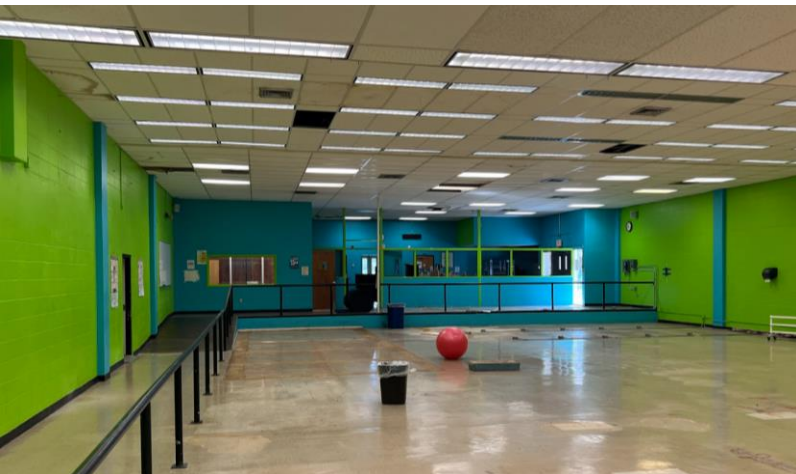
Households	1 mile	3 mile	5 mile
2010 Households	5,099	42,186	90,286
2022 Households	5,083	42,622	96,842
2027 Households	5,108	42,928	98,548
Annual Growth 2010 – 2022	-0.1%	-0.1%	0.1%
Annual Growth 2022 – 2027	0.1%	0.1%	0.4%
Owner Occupied Households	3,313	29,866	67,604
Renter Occupied Households	1,795	13,062	30,944
Avg Household Size	2	2.1	2.2
Avg Household Vehicles	1	2	2
Total Specified Consumer Spending (\$)	\$145.8M	\$1.2B	\$2.7B

SOURCE: CoStar

PROPERTY PHOTOS



PROPERTY PHOTOS



CONTACTS

Land For Sale | +/-5.23 Acres - 7045 Burlington Ave N, St. Petersburg, FL 33710



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ADDITIONAL INFORMATION IS AVAILABLE FOR DOWNLOAD AT:
www.myspclands.com

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