



VACANT DOLLAR TREE

1628 18TH AVE, SAINT PETERSBURG, FL 33712

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

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Florida Broker of Record:

MICHAEL ORDEN | NAPLES REAL ESTATE CONSULTANTS

FL LICENSE #BK3224663

INVESTMENT SUMMARY

List Price:	\$1,200,000
Land Acreage:	0.88
Year Built	2006
Building Size:	9,900 SF
Lease Term:	N/A
Zoning:	Commercial
Ownership:	Fee Simple

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this former Dollar Tree building available for sale. The subject property is located in St. Petersburg, which is a city on Florida's gulf coast and is part of the Tampa Bay area. St. Petersburg is the fifth-most populous city in Florida and the largest in the state that is not a county seat (the city of Clearwater is the seat of Pinellas County).

The subject property is strategically located on 18th Avenue which has over 11,000 vehicles per day. There is easy access to the signalized hard corner intersection of 18th Avenue and 16th Street S. Surrounding retail tenants include McDonald's, MetroPCS, Family Dollar, Dollar General, Baskin Robbins, Taco Bell, Wendy's and Dunkin Donuts. This building is located in a densely populated area with over 215,000 residents within five miles. The average household income within five miles exceeds \$45,000 and the median home value exceeds \$177,000.



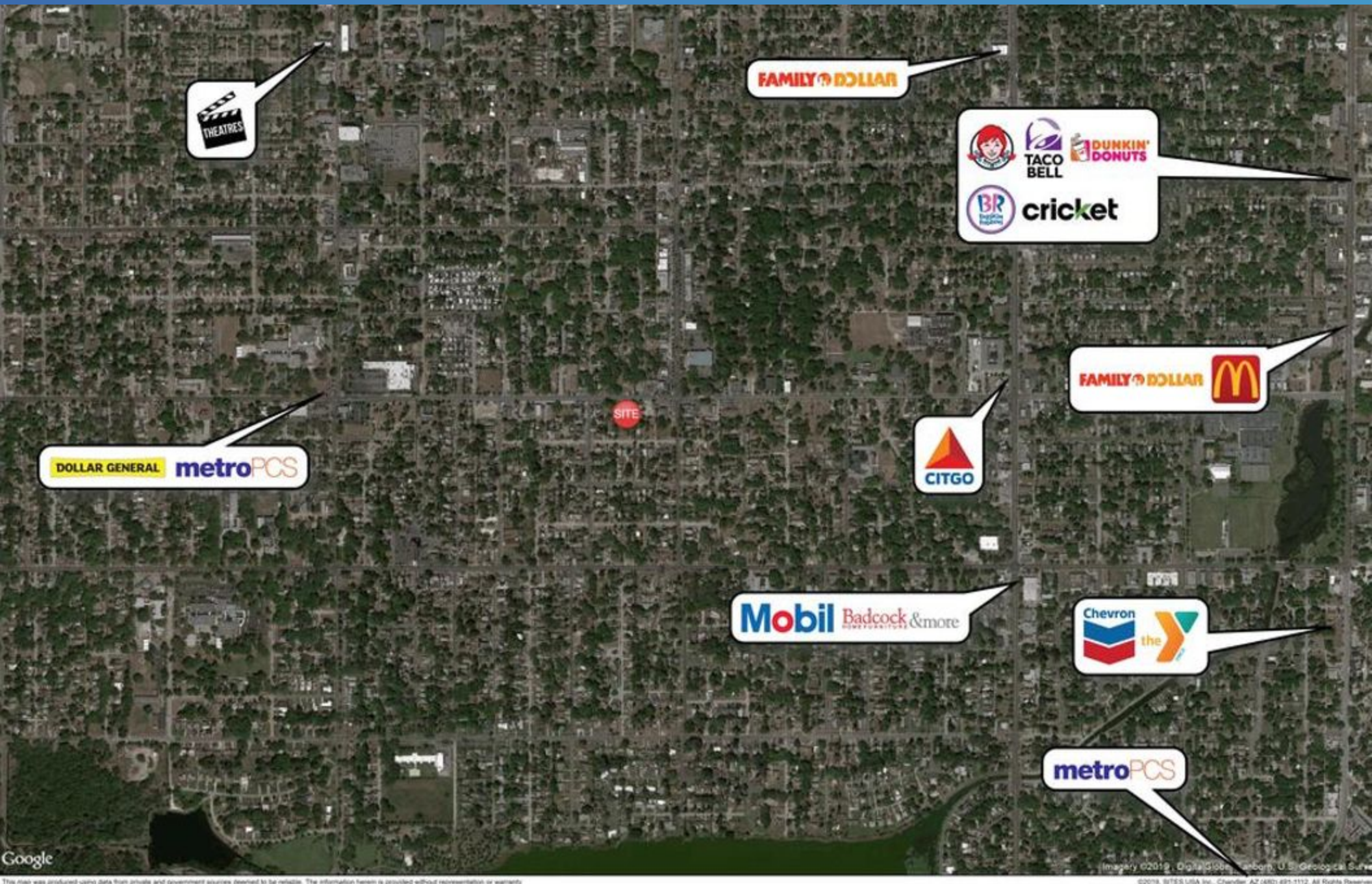
INVESTMENT HIGHLIGHTS

- 9,900 SF Former Dollar Tree Store on .88 Acres
- Very Densely Populated Area With Over 215,000 Residents Within 5 Miles
- 5 Mile Median Home Value Exceeds \$177,000
- 5 Mile Average Household Income Exceeds \$45,000
- 11,000 Vehicles Per Day along 18th Avenue
- Conveniently Located Less Than 5 Minutes From I-275
- Less Than 2 Miles From Bayfront Health and The University of South Florida St. Petersburg
- Near Tropicana Field Which is Home of the Tampa Bay Rays of Major League Baseball (MLB) Since 1998

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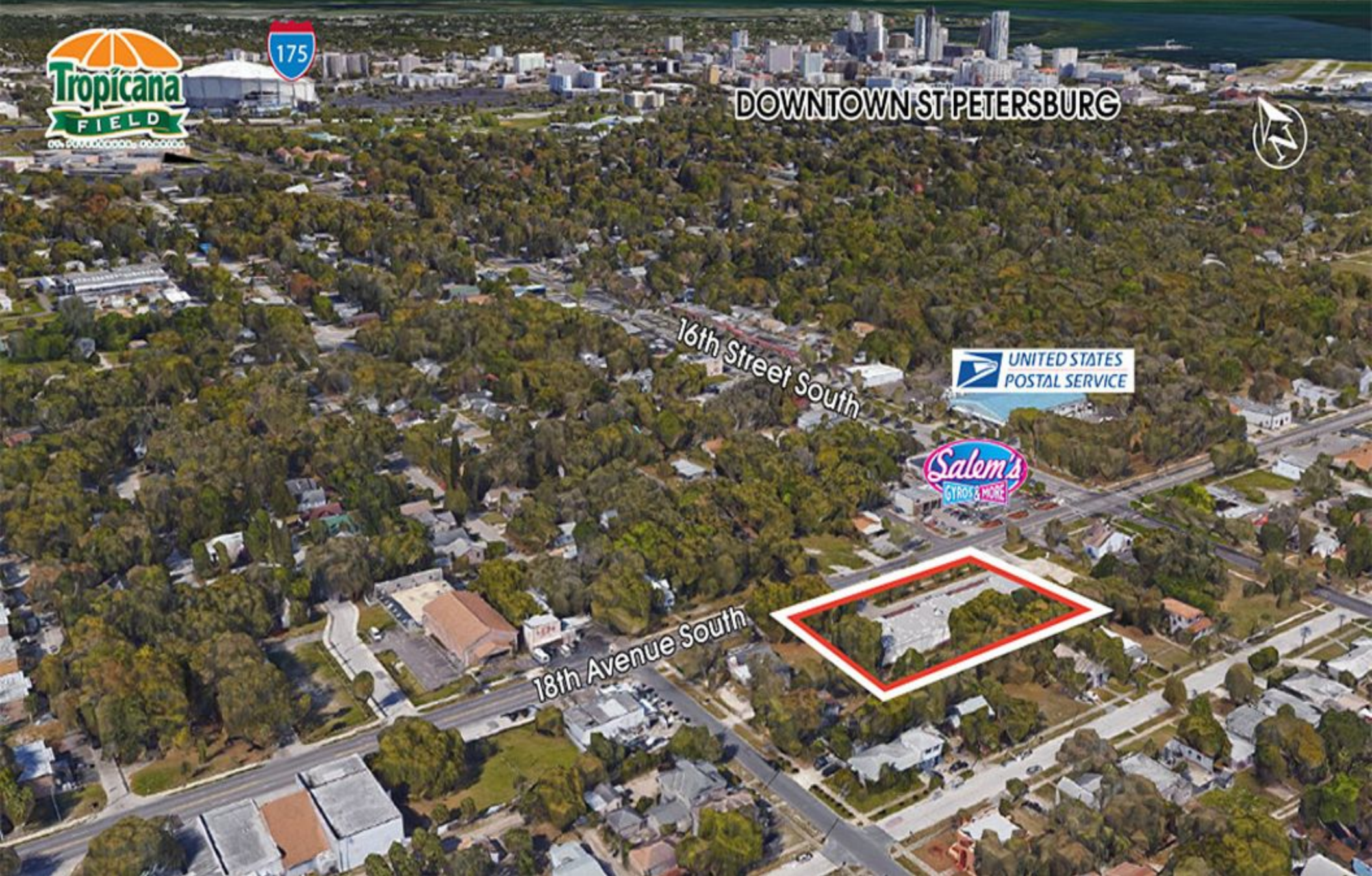
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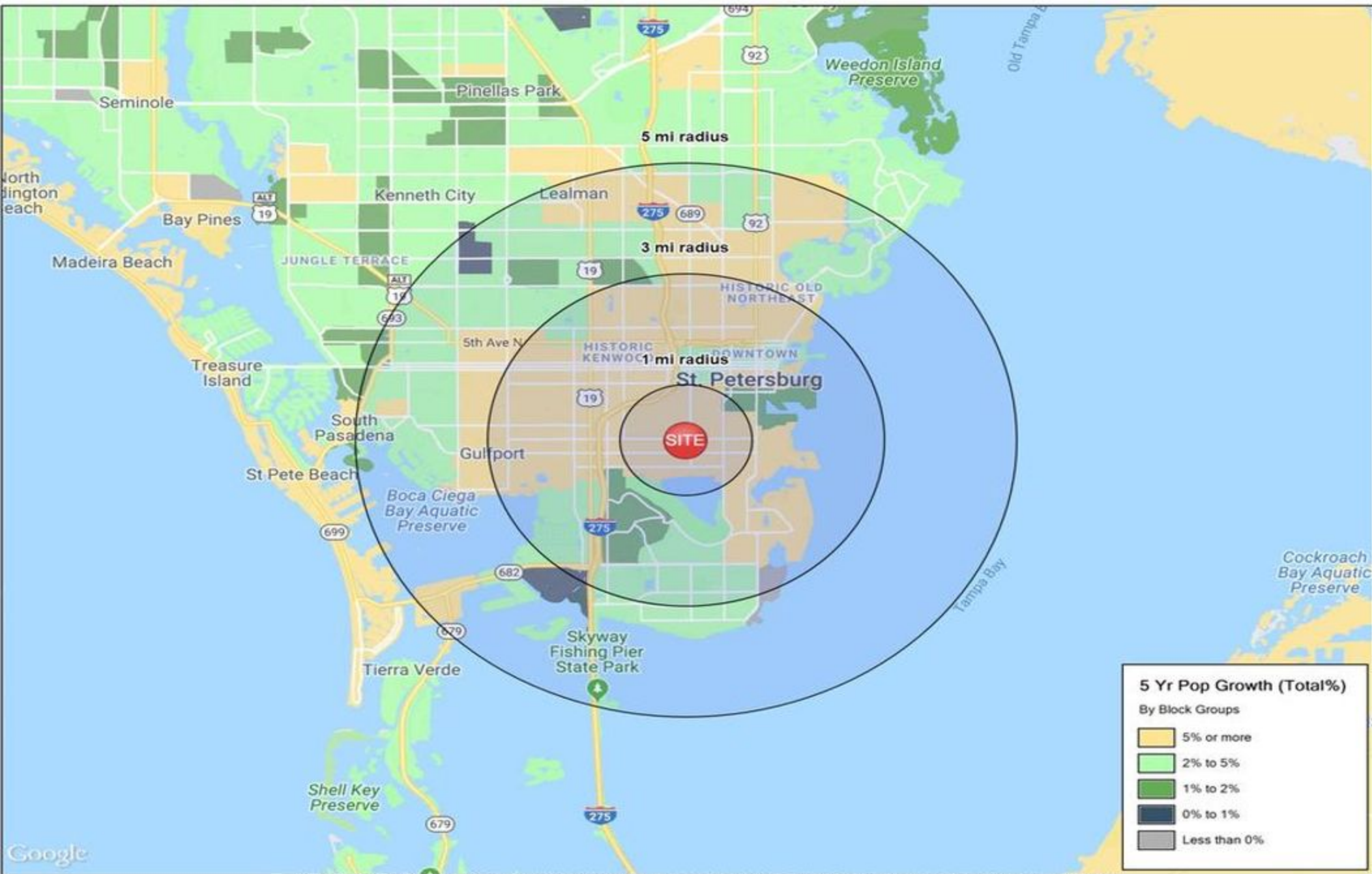
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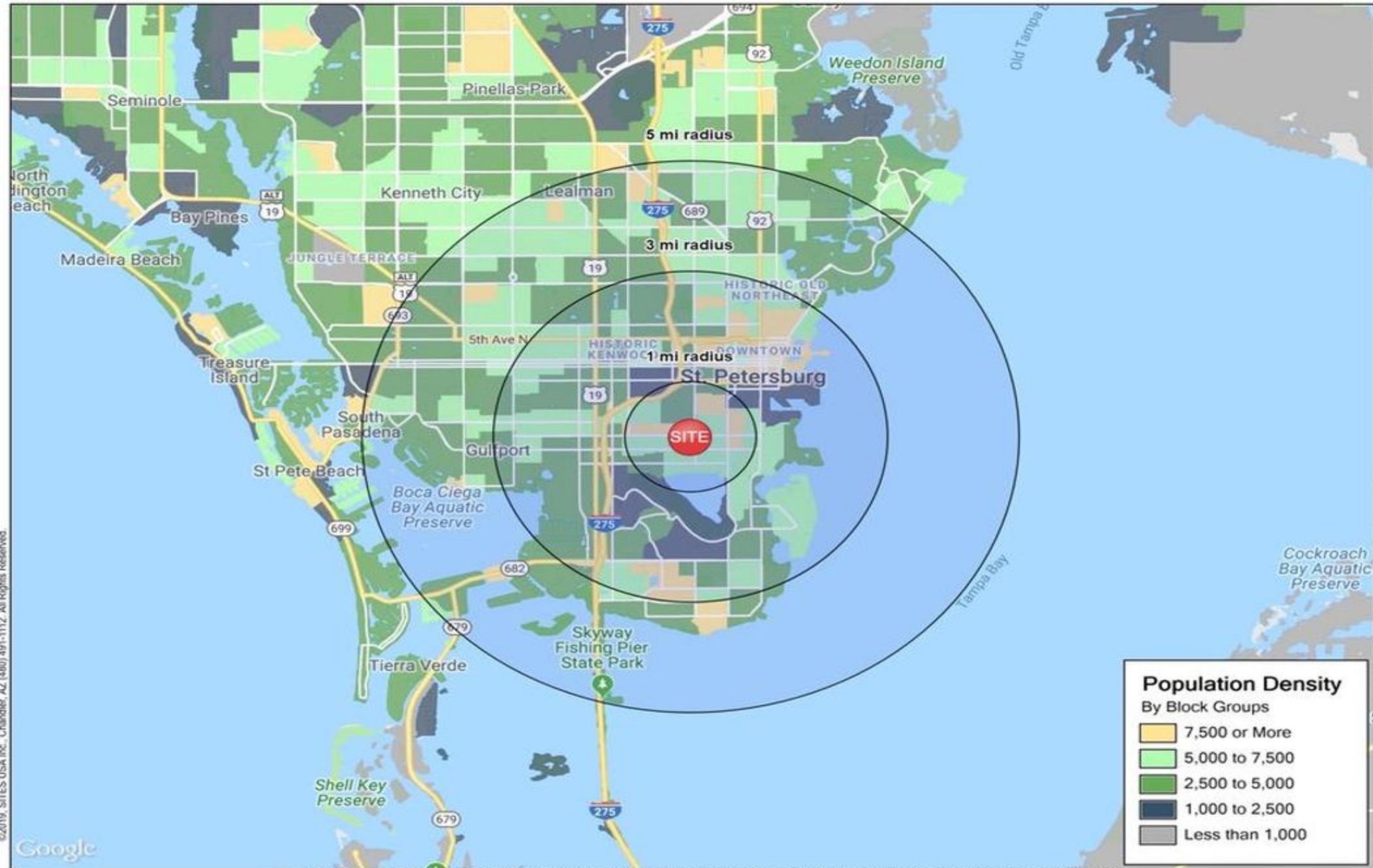
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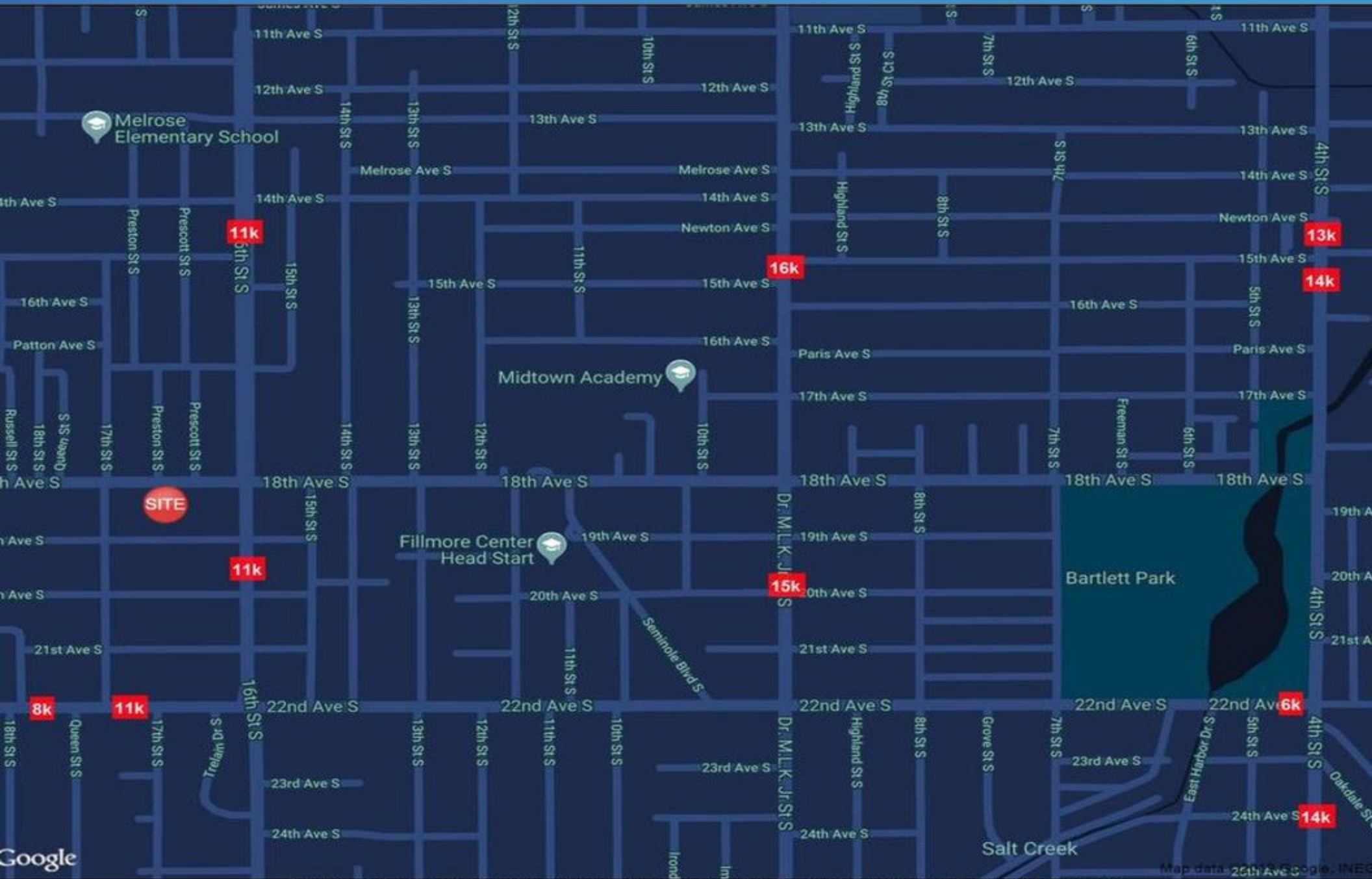


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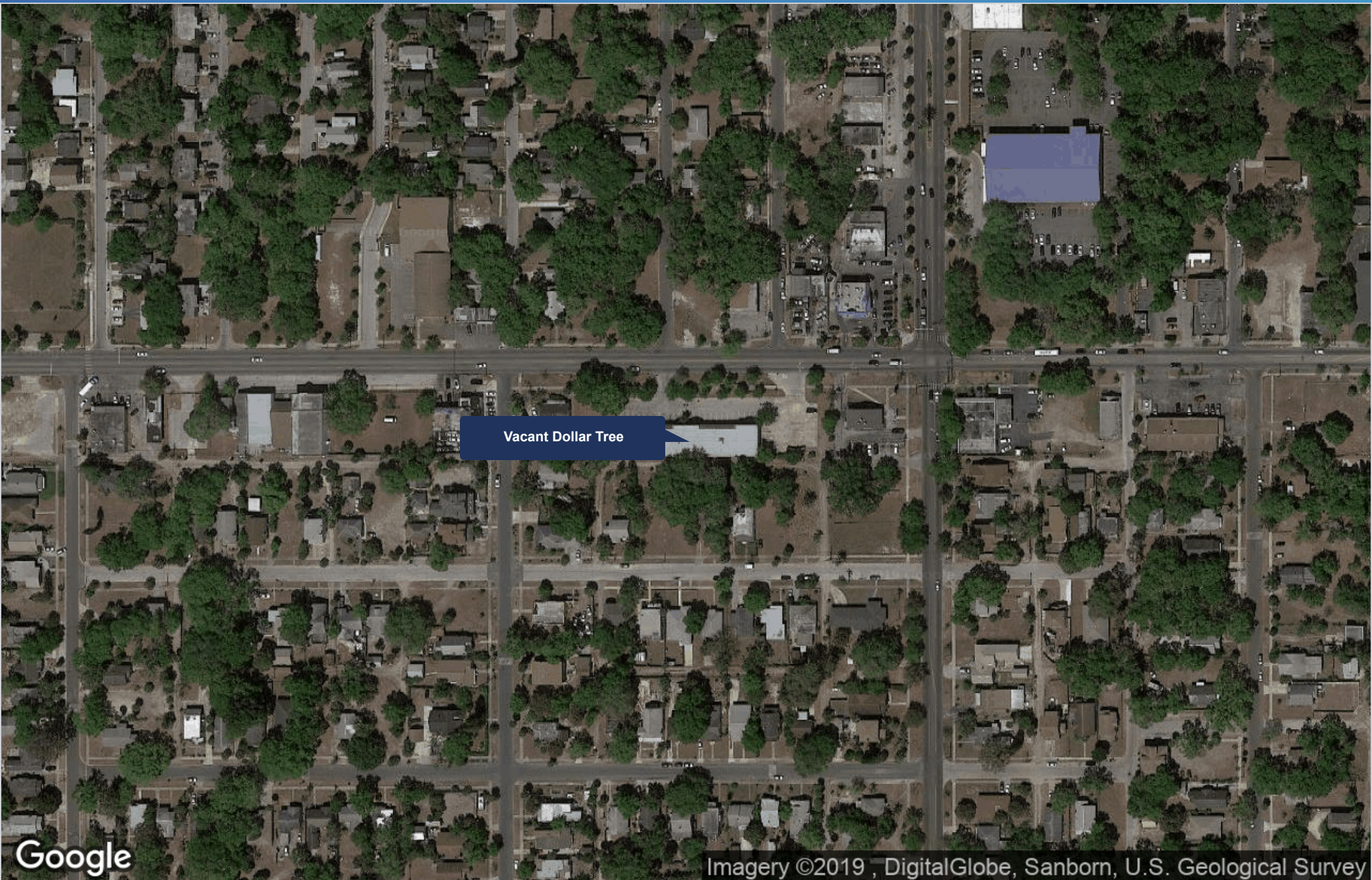


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TownMapsUSA.com

St. Petersburg is a city in Pinellas County, Florida, United States. As of the 2015 census estimate, the population was 257,083, making it the fifth-most populous city in Florida and the largest in the state that is not a county seat (the city of Clearwater is the seat of Pinellas County).

St. Petersburg is the second-largest city in the Tampa Bay Area, after Tampa. Together with Clearwater, these cities comprise the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area, the second-largest in Florida with a population of around 2.8 million. St. Petersburg is located on the Pinellas peninsula between Tampa Bay and the Gulf of Mexico, and is connected to mainland Florida to the north.

With an average of some 361 days of sunshine each year, and a Guinness World Record for logging the most consecutive days of sunshine (768 days), it is nicknamed "The Sunshine City".

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2018	16,994	106,078	215,685
Total Population 2023	17,895	111,987	227,750
Population Growth Rate	5.30%	5.57%	5.59%
Average Age	37.10	40.50	42.70
Average Household Size	2.70	2.20	2.20
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,022	45,920	95,667
Average HH Income	\$27,164	\$40,137	\$45,829
Median Home Value	\$99,648	\$174,880	\$177,574





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

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