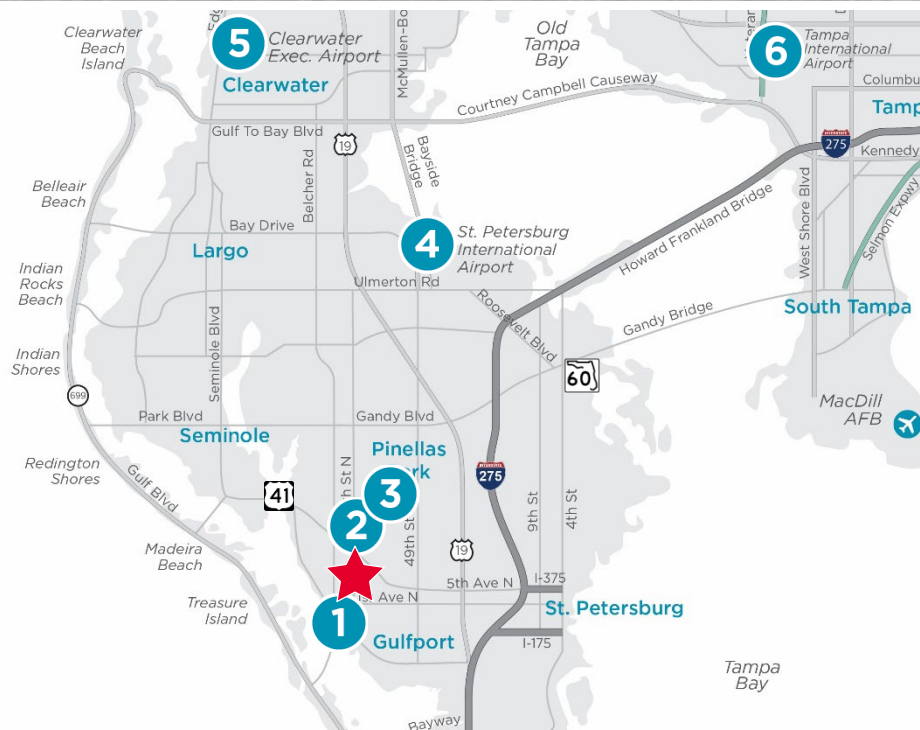




5.97 ACRES FOR SALE. Subject is located in the Tyrone Gardens market within Pinellas County. High Traffic Count with a signalized intersection on the Southwest corner of the site; nearly 44,000 VPD on the intersection of 66th St. N & 10th Ave N and nearly 41,000 VPD at the intersection of 66th St. N & 9th Ave N. The zoning for the site is CRS-1 which allows for a multitude of permitted uses included Residential, Office, Retail, Medical and more. [Click here for more information.](#)

Drive Times		
1	Palms of Pasadena Hospital	4 Minutes
2	St. Pete General Hospital	5 Minutes
3	Northside Hospital	11 Minutes
4	St. Petersburg International Airport	21 Minutes
5	Clearwater Executive Airport	26 Minutes
6	Tampa International Airport	29 Minutes



For more information, please contact

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cushmanwakefield.com

PROPERTY SPECIFICATIONS

Address	Northeast corner of 66th Street N and 9th Avenue N
Size	5.97 acres (will divide)
Folio #	17-31-16-19691-001- 0010 (4.72 acres) 17-31-16-19691-001- 0020 (1.25 acres)
Location	Tyrone Gardens, St. Petersburg, Florida
Distances	Alt 19: 1.2 miles I-275: 10.1 miles St. Pete-Clearwater Int'l Airport: 11.3 miles Downtown St. Pete: 16.4 miles
Asking Price	\$4,700,000

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ZONING

CRS-1 with development agreement

Current approve uses:

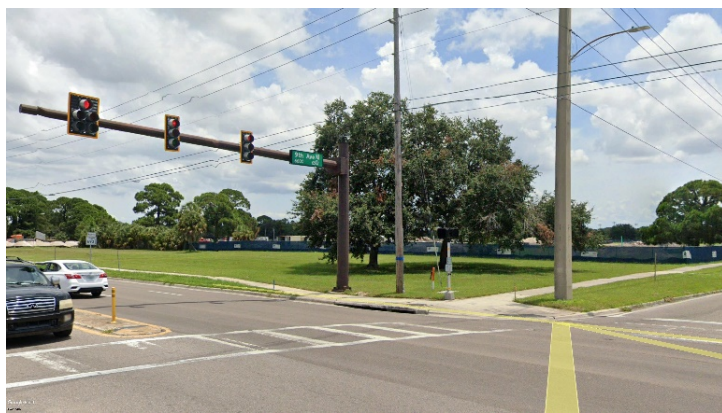
- Office general / medical
- Bank with drive-through

Uses which require additional approval:

- Residential
- Retail

FUTURE LAND USE:

R/OG



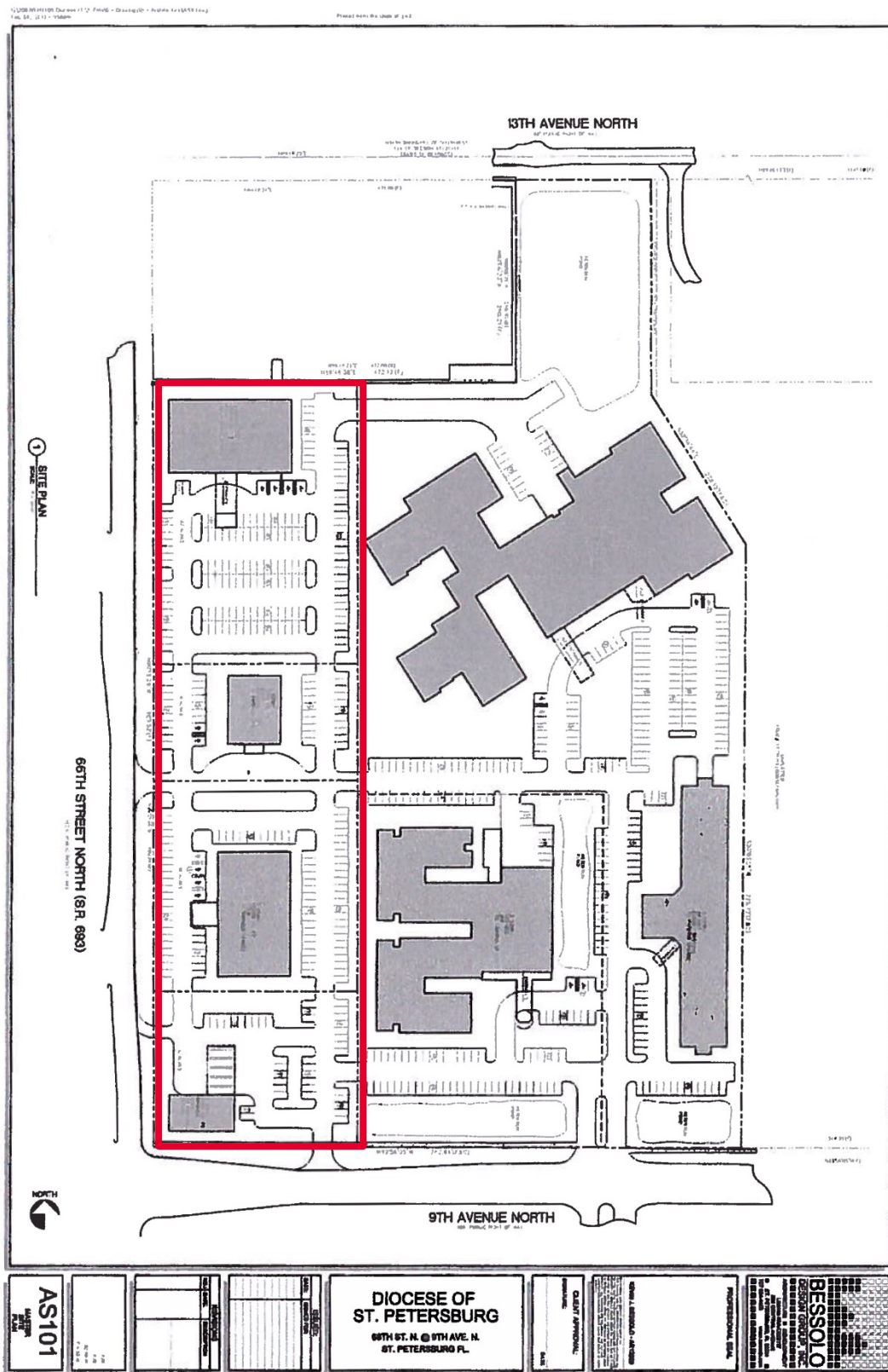
New senior living facility



5.97 ACRES

**NORTHEAST CORNER OF 66th STREET N &
9th AVENUE N, ST. PETERSBURG, FLORIDA**

Site Plan






CUSHMAN &
WAKEFIELD

LAND FOR SALE

5.97 ACRES

NORTHEAST CORNER OF 66th STREET N &
9th AVENUE N, ST. PETERSBURG, FLORIDA

Conceptual Site Plan

 ARCHITECTURAL CONCEPTS EMMETT WALSH ARCHITECTS P.A. 1100 1 ST AVENUE N, SUITE 100 ST. PETERSBURG, FL 33705 TEL: 727.325.1100 WWW.EMMETT-WALSH.COM				PROPOSED: BEACHSIDE VILLAGE A RETIREMENT CONTINUUM OWNERS: CUSHMAN & WAKEFIELD DESIGNER: EMMETT WALSH ARCHITECTS P.A. DATE: 01/11/2017	CONCEPT SITE PLAN	PROJECT NO. 1000 SCALE 1" = 40' DRAWING NO. A1.1

