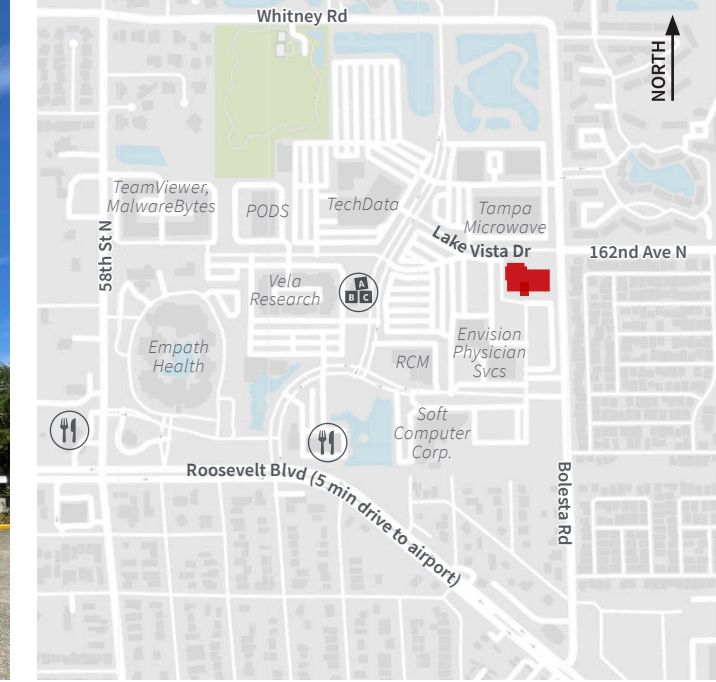




5225 Tech Data Drive

Clearwater, FL 33760 | For Sale



Bay Vista Office Park

For Sale



Offer Summary

70,240 SF, two-story office

Built 1988

Single-tenant historical use

4.63 per 1,000 SF parking (326 surface spots)

Sale Price: \$5,950,000



Highlights

Located in the Bay Vista Office Park, a 140-acre, 1M SF business park just west of St. Pete-Clearwater International Airport.

Neighboring tenants include TechData (Division HQ), Soft Computer Corp. (HQ), Vela Research (HQ), TeamViewer (HQ), Empath Health (HQ), Envision Physician Services.

The park has roving, nighttime security, on-site restaurant, and childcare.

Contact

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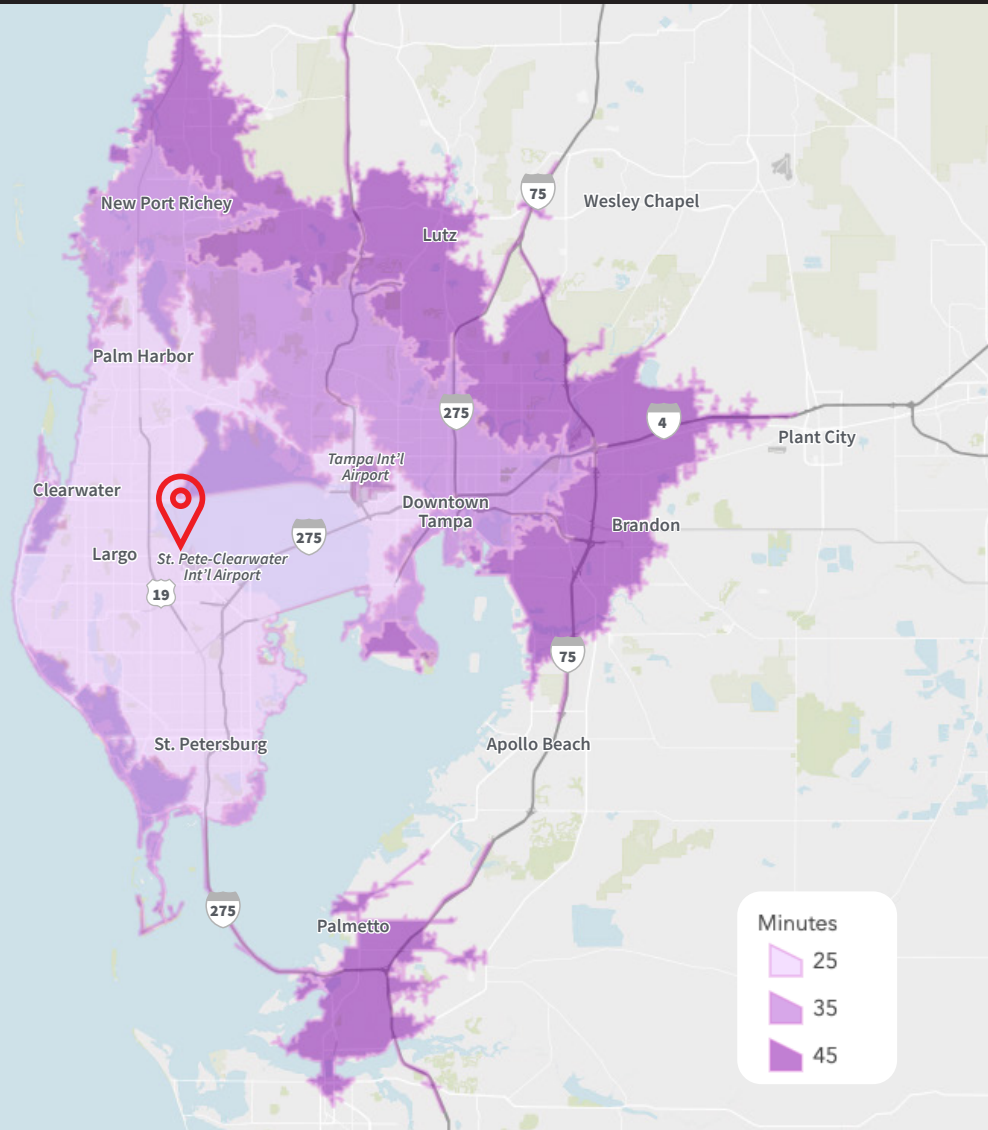
1.15M

labor force

Employees in Tampa Bay enjoy an average commute of only 27 minutes, with employers pulling the majority of their workforce within a generous 45-minute reach.

Bay Vista Office Park is quickly accessible to major thoroughfares, giving the location a broad reach to Tampa Bay's workforce.

Primary routes include the Bayside Bridge, US Hwy 19, the Courtney Campbell Causeway (SR60) and Howard Frankland Bridge (I-275).

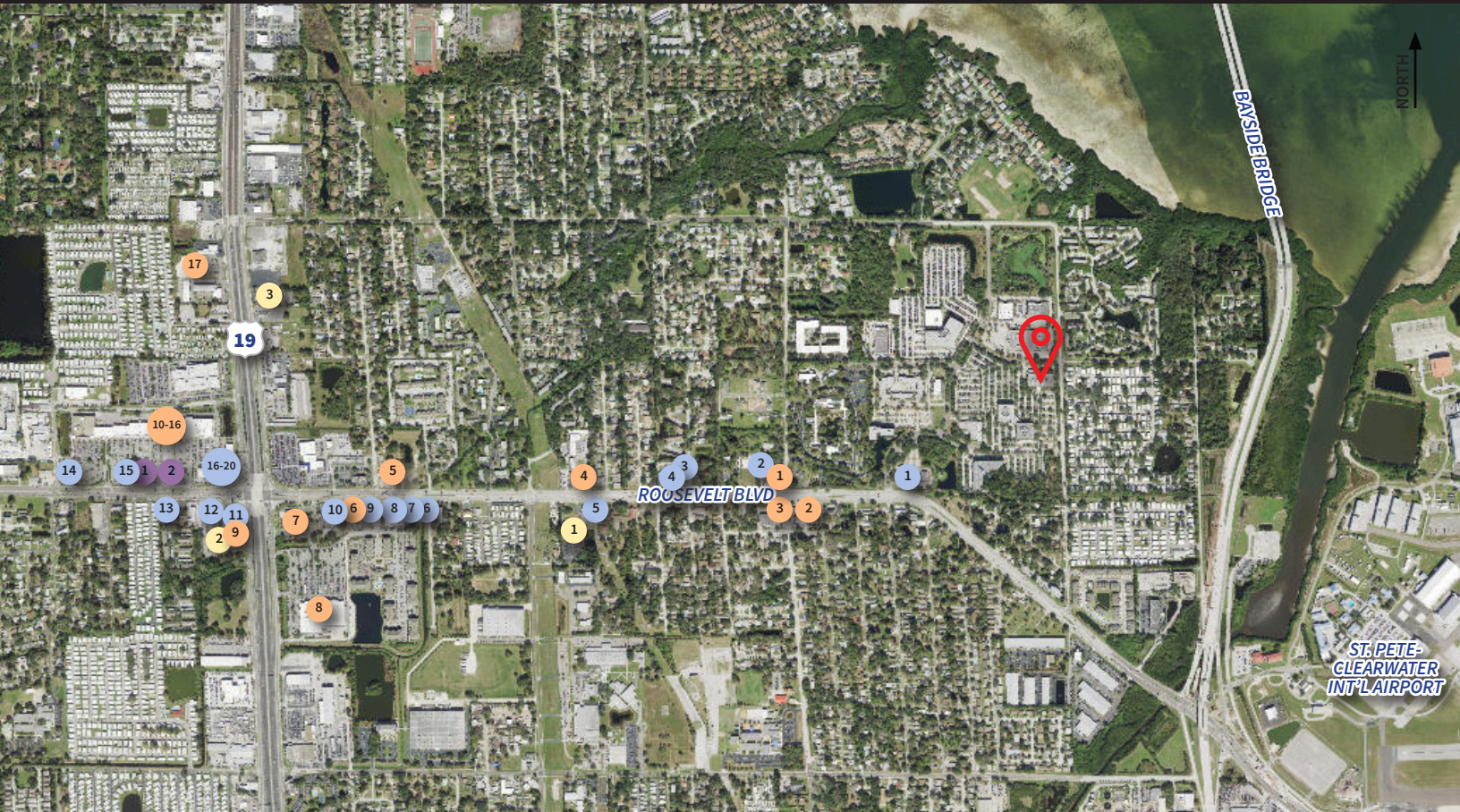


2021 Drive-time Demographics

	25-min	35-min	45-min		25-min	35-min	45-min
Total population	995,715	1,624,933	2,245,190	Housing affordability index	121	120	121
Total households	447,283	703,520	949,374	Labor force	520,363	841,561	1,148,146
Median home value	\$259,604	\$265,967	\$257,438	Median age	47.9	45.5	43.4

5225 Tech Data Drive

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Surrounding Amenities (5 min drive)

Dining

1. Wung Thai
2. Average Joe's Sports Bar & Grill
3. Shenanigan's Irish Pub
4. El Huarache Azteca
5. Country Skillet
6. Tropical Smoothie
7. Jersey Mike's Subs
8. Moe's Southwest Grill
9. McDonald's
10. Cheddar's Scratch Kitchen
11. Einstein Bros. Bagels
12. LongHorn Steakhouse

Hotels

13. Taco Bell
 14. Wendy's
 15. Applebee's Grill & Bar
 16. Chipotle Mexican Grill
 17. First Watch
 18. Subway
 19. Chili's Grill & Bar
 20. Siam Thai & Sushi
1. InTown Suites Extended Stay
 2. WoodSpring Suites
 3. Rodeway Inn

Retail / Convenience

1. 7-Eleven
2. Speedway
3. Walgreens
4. Family Dollar
5. Exxon
6. Take 5 Oil Change
7. Wawa
8. Walmart
9. Anytime Fitness
10. Publix
11. Supercuts
12. Five Below
13. Dollar Tree
14. Petco

15. Ross
16. LA Fitness
17. Goodwill

Banks

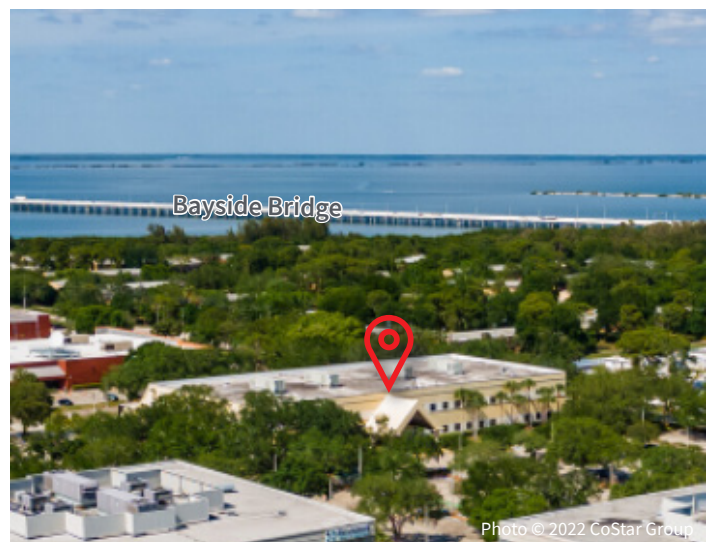
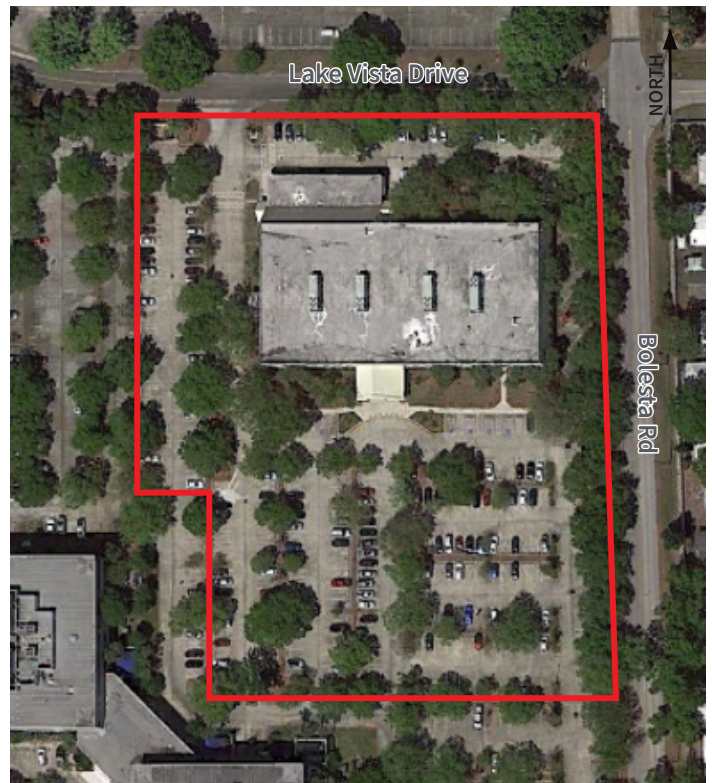
1. Regions
2. Wells Fargo

5225 Tech Data Drive

Clearwater, FL 33760 | For Sale

Property Specifications

Parcel:	33-29-16-70380-200-1502 Pinellas County
Address:	5225 Tech Data Drive Clearwater/Largo, FL
Year Built:	1988, Renovated 2015-2016
Building Size:	70,240 SF, 2-story
Parking:	4.63 per 1,000 SF parking (326 surface spots, including 10 EV charging stations)
Land:	4.68 acres
Zoning:	Residential / Office General (ROG)
Flood Zone:	X
Evacuation Zone:	B
Property Use:	General Office Bldg - multi-story/campus
2021 Property Taxes:	\$1.26/SF, Largo Tax District 19.9466 millage rate
Last Sale:	2004 to Duke Energy, \$5,450,000 / \$77.59 PSF
Building Const.:	Concrete Blk/Stucco
Power:	1,000 KW generator Full building back-up 1,700 gallon diesel tank
Data/Telecom:	Frontier SmartPark

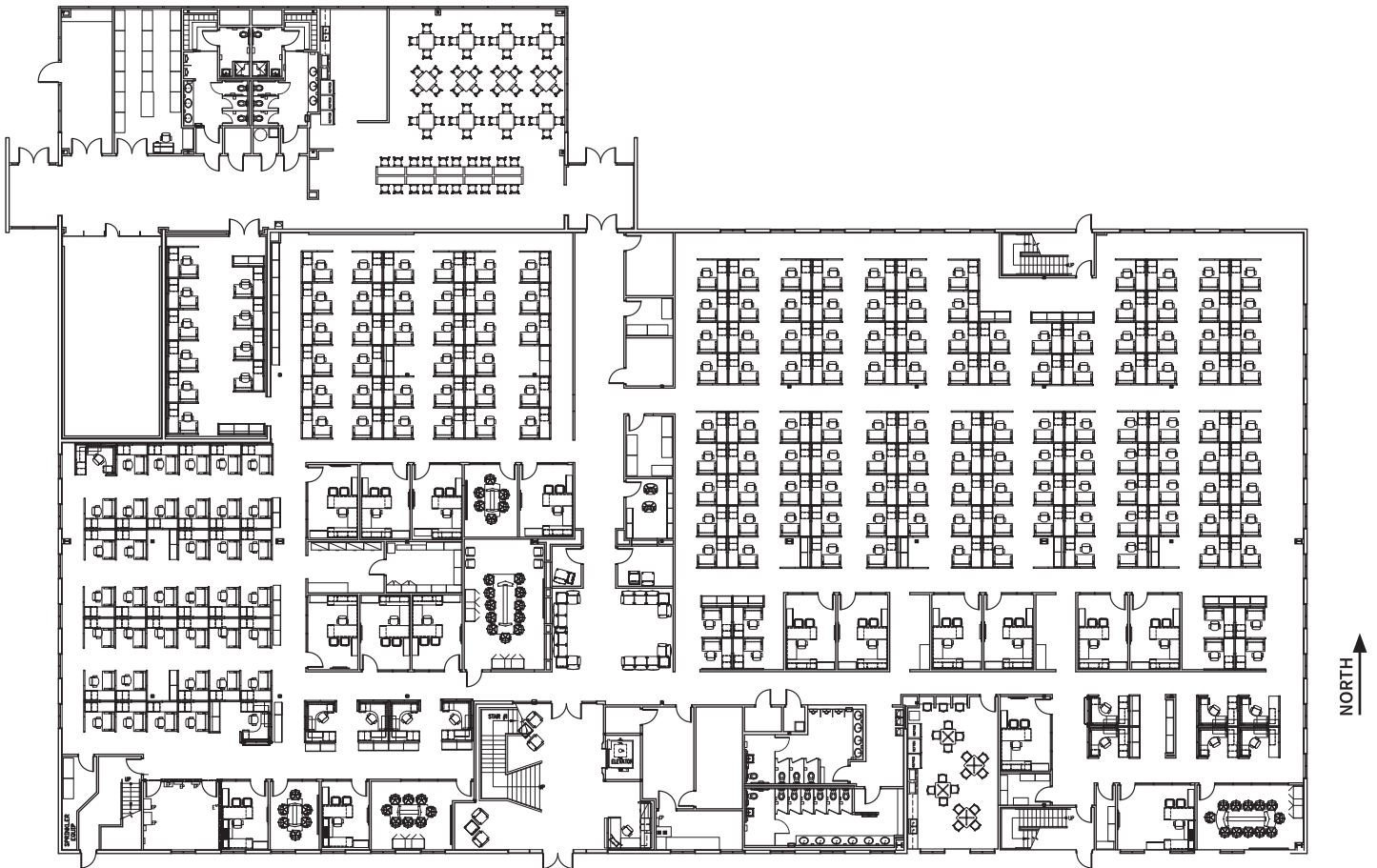


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1st Floor



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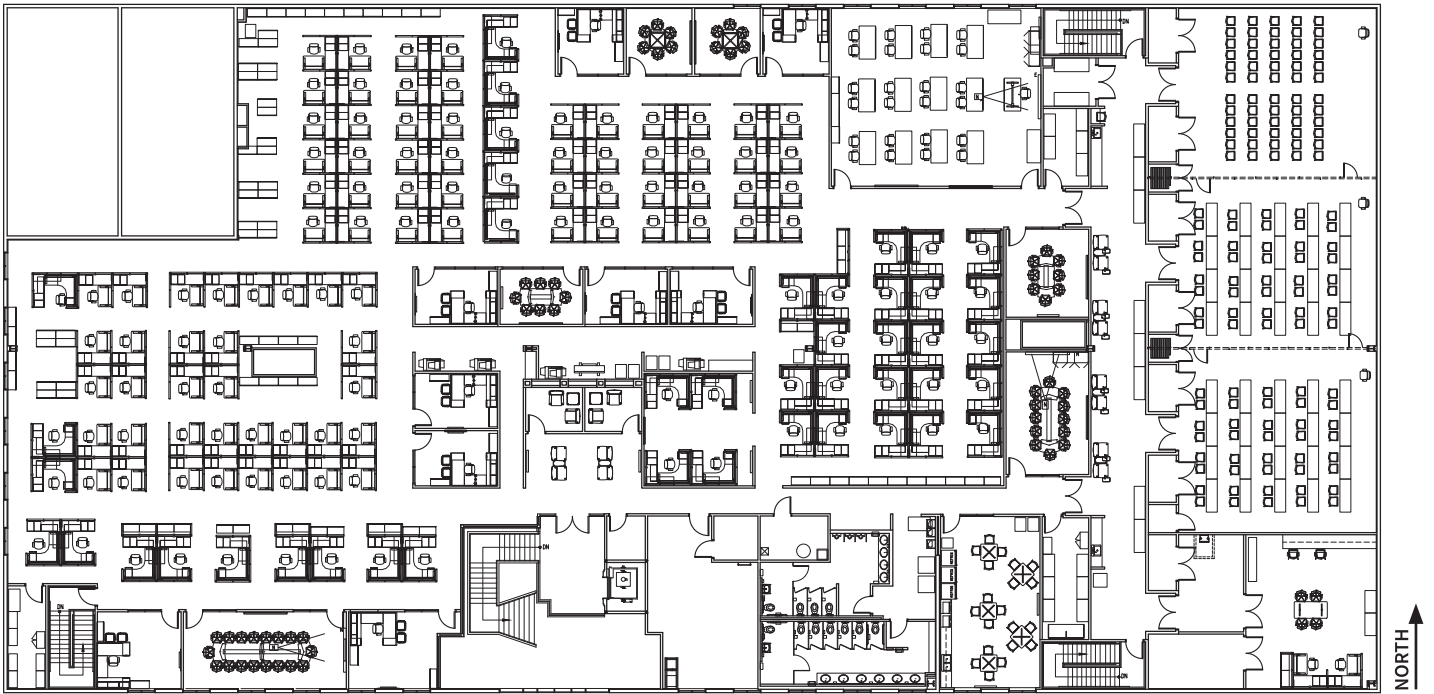


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2nd Floor



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