

2,500SF Commercial Building in Downtown Safety Harbor

OFFERING MEMORANDUM | 605 9TH AVENUE NORTH | SAFETY HARBOR, FL

Exclusively Listed by

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KW COMMERCIAL | PALM HARBOR

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01

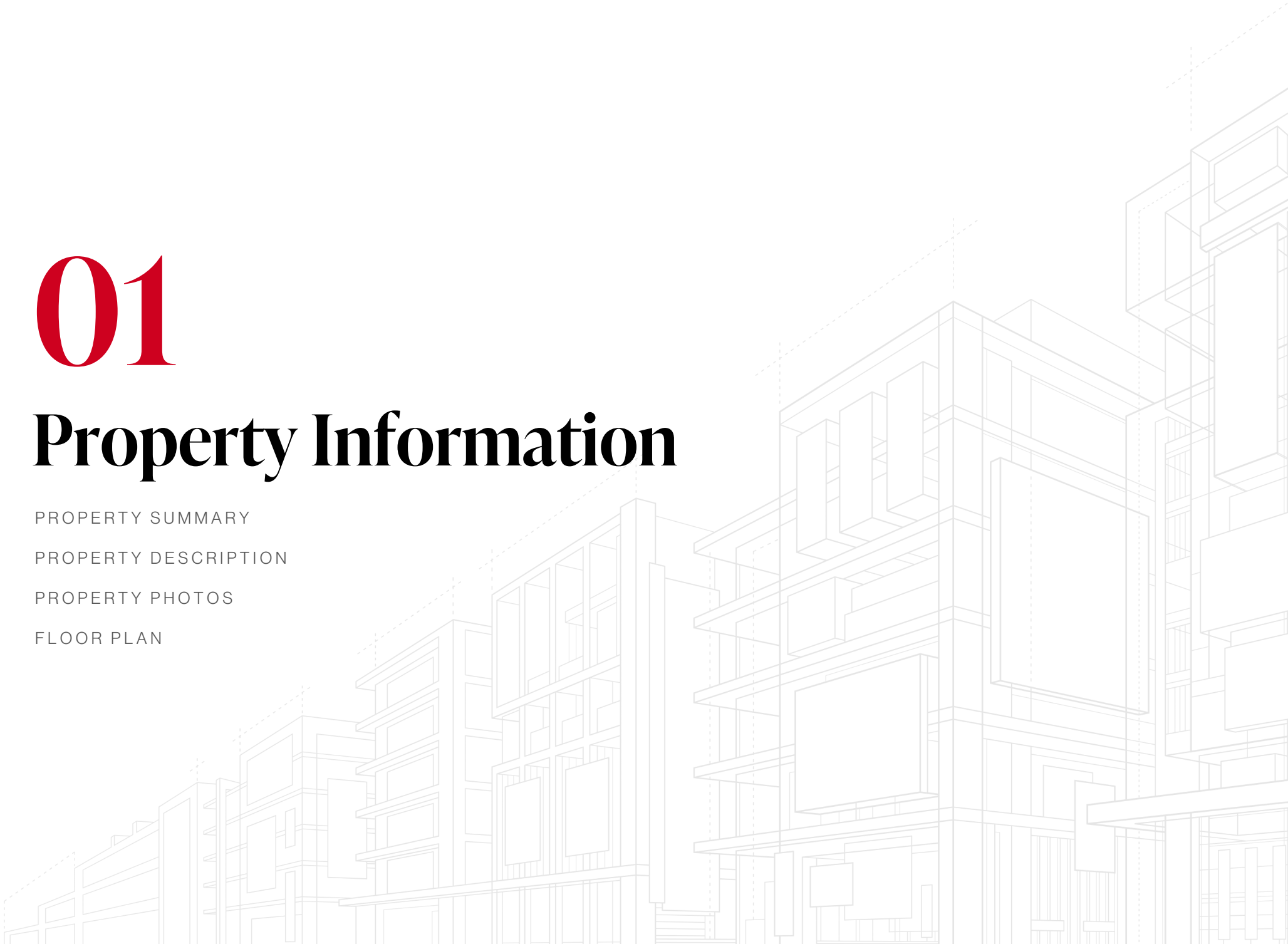
Property Information

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY PHOTOS

FLOOR PLAN





PROPERTY SUMMARY

Address:	605 9th Avenue North Safety Harbor, FL 34695
Purchase Price:	\$725,000
Building Size:	2,500SF
Lot Size:	0.14 Acres
Frontage:	103'
Parking:	Open Parking/ On Site
Year Built:	1962
Zoning:	C-1

PROPERTY OVERVIEW

2,326± SF freestanding commercial building
0.14± acre parcel
M-1 zoning
Concrete block construction
Built in 1962
Public water and sewer
Excellent visibility and access
Minutes from Main Street and downtown Safety Harbor
Owner-user, investment, or redevelopment potential
Located in one of Pinellas County's most desirable commercial submarkets

LOCATION OVERVIEW

Strategically located just off Main Street in downtown Safety Harbor, 605 9th Avenue N offers excellent visibility and accessibility within a vibrant, walkable submarket supported by strong demographics, steady foot traffic, and convenient regional connectivity throughout the Tampa Bay area.



PROPERTY DESCRIPTION

Faulkner Commercial Group is pleased to present 605 9th Avenue N, a freestanding commercial building ideally located just off Main St in downtown Safety Harbor. Situated on a 0.14-acre parcel in the City's M-1 zoning district, the property consists of a 2,326± SF concrete block building constructed in 1962 and positioned along a well-traveled corridor with convenient access to Main Street, downtown amenities, and the greater Tampa Bay market. The property has been home to the Sausage House, a popular, well-known retail and restaurant establishment.

The property offers excellent visibility and accessibility in one of Pinellas County's most desirable and supply-constrained submarkets. Safety Harbor continues to experience strong demand from small businesses, professional services, specialty retail, contractors, and owner-users seeking locations near the vibrant downtown district.

The existing structure features durable concrete block construction, a flat roof, slab foundation, public water and sewer service, and flexible space suitable for a variety of commercial, retail, food service, and light industrial uses permitted within the M-1 zoning district. Buyers are encouraged to verify all permitted uses with the City of Safety Harbor. Safety Harbor's zoning regulations allow a range of commercial and industrial activities subject to city review and approval.

Whether utilized as an owner-occupied business location, income-producing investment, or future redevelopment opportunity, 605 9th Avenue N represents a rare opportunity to acquire commercial real estate in a highly sought-after market characterized by limited inventory, strong demographics, and proximity to the restaurants, shops, and attractions that make Safety Harbor one of Tampa Bay's most desirable communities.

The information contained in this Offering Memorandum is subject to an executed Non-Disclosure Agreement.

Property Photos



Property Photos

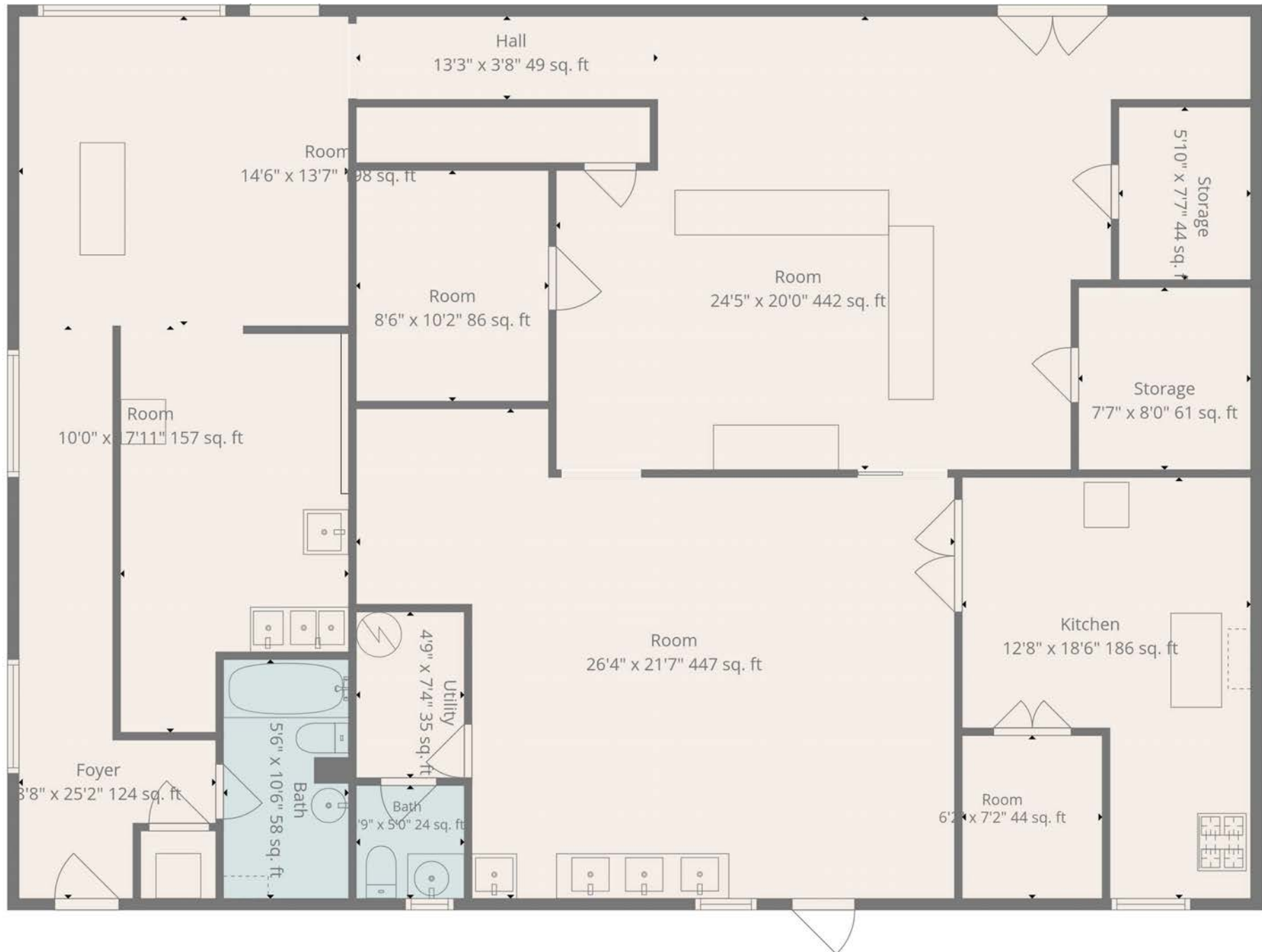




Property Photos



Floor Plan



02

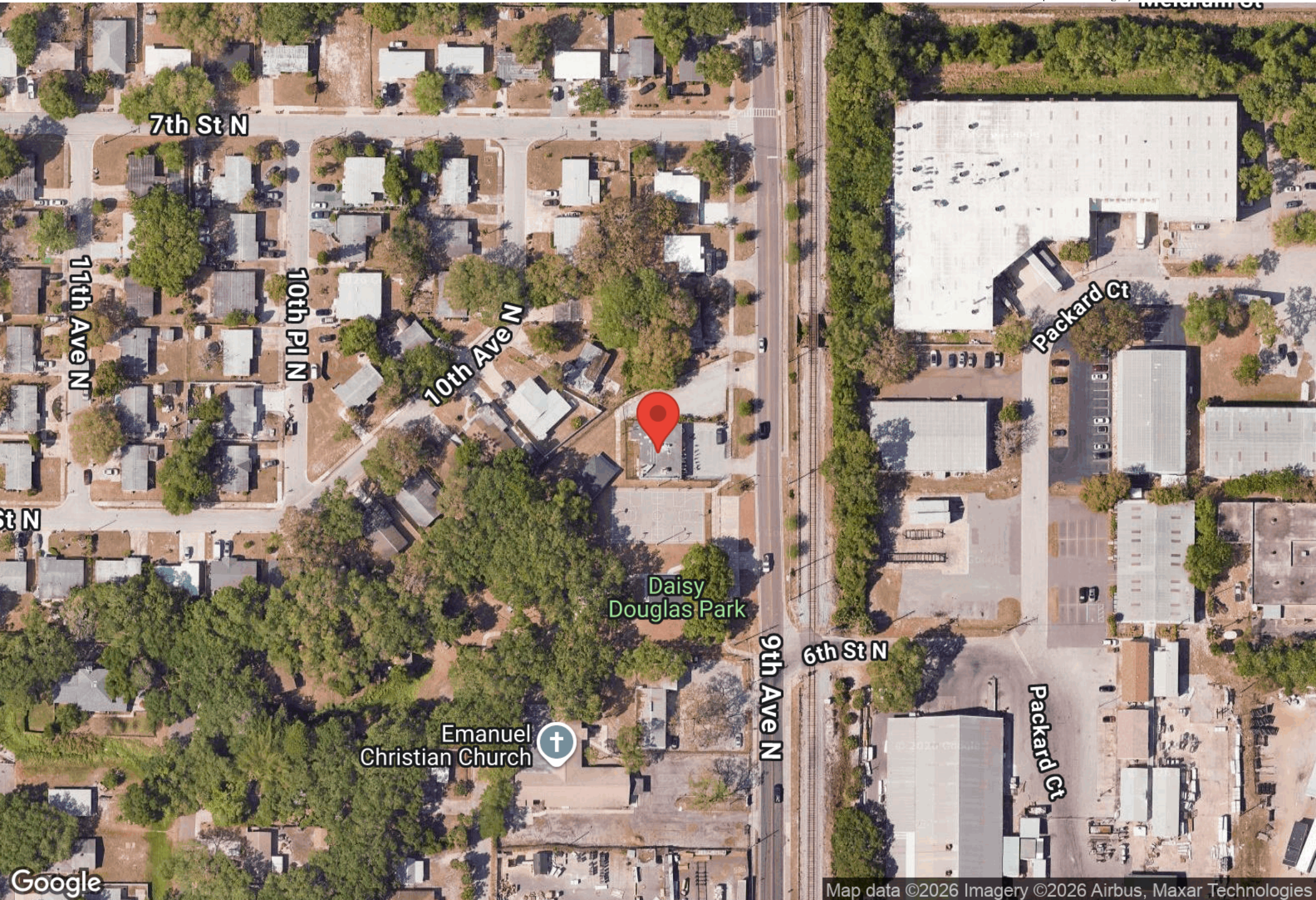
Location Information

AERIAL MAP

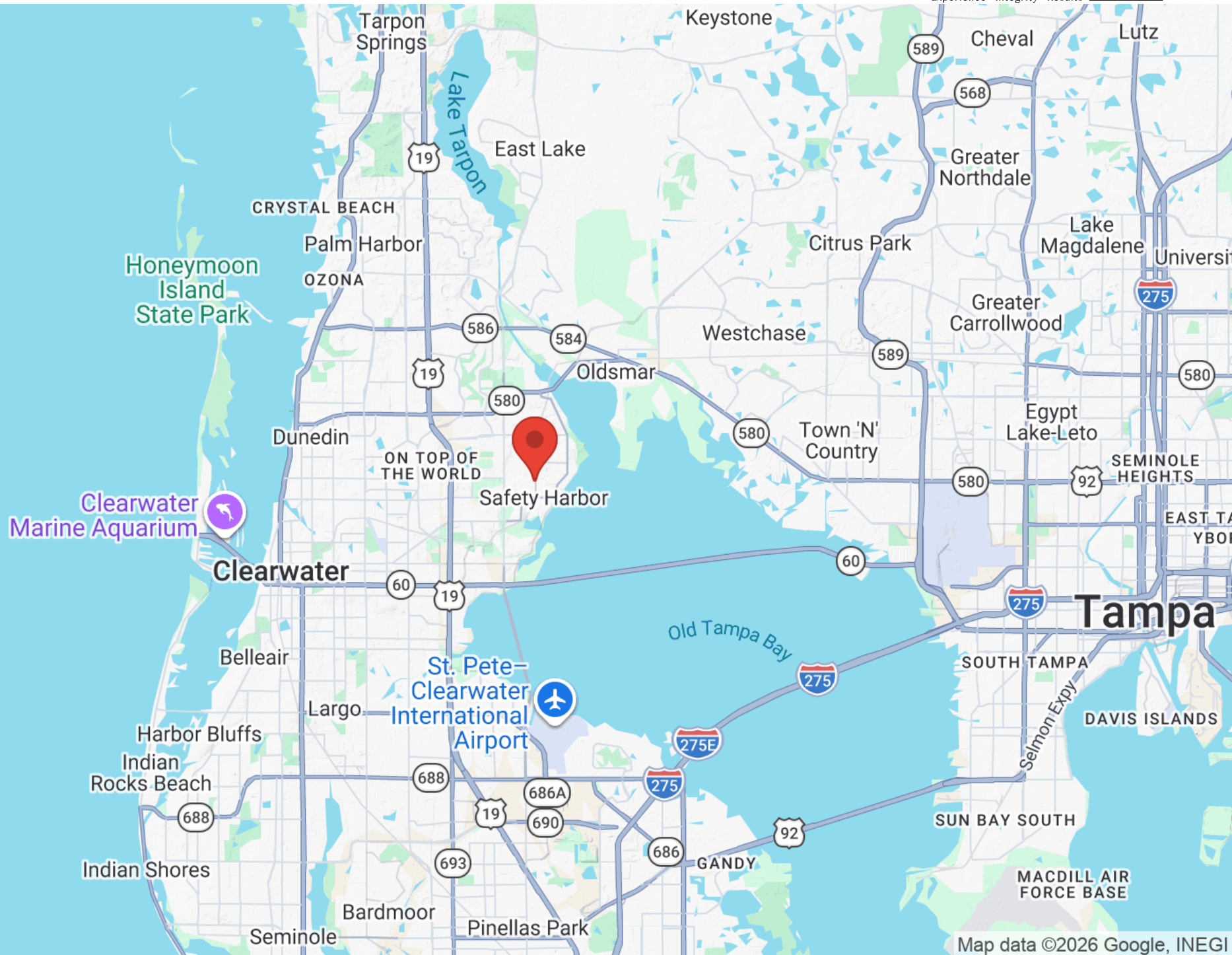
REGIONAL MAP



Aerial Map



Regional Map



03

Demographics

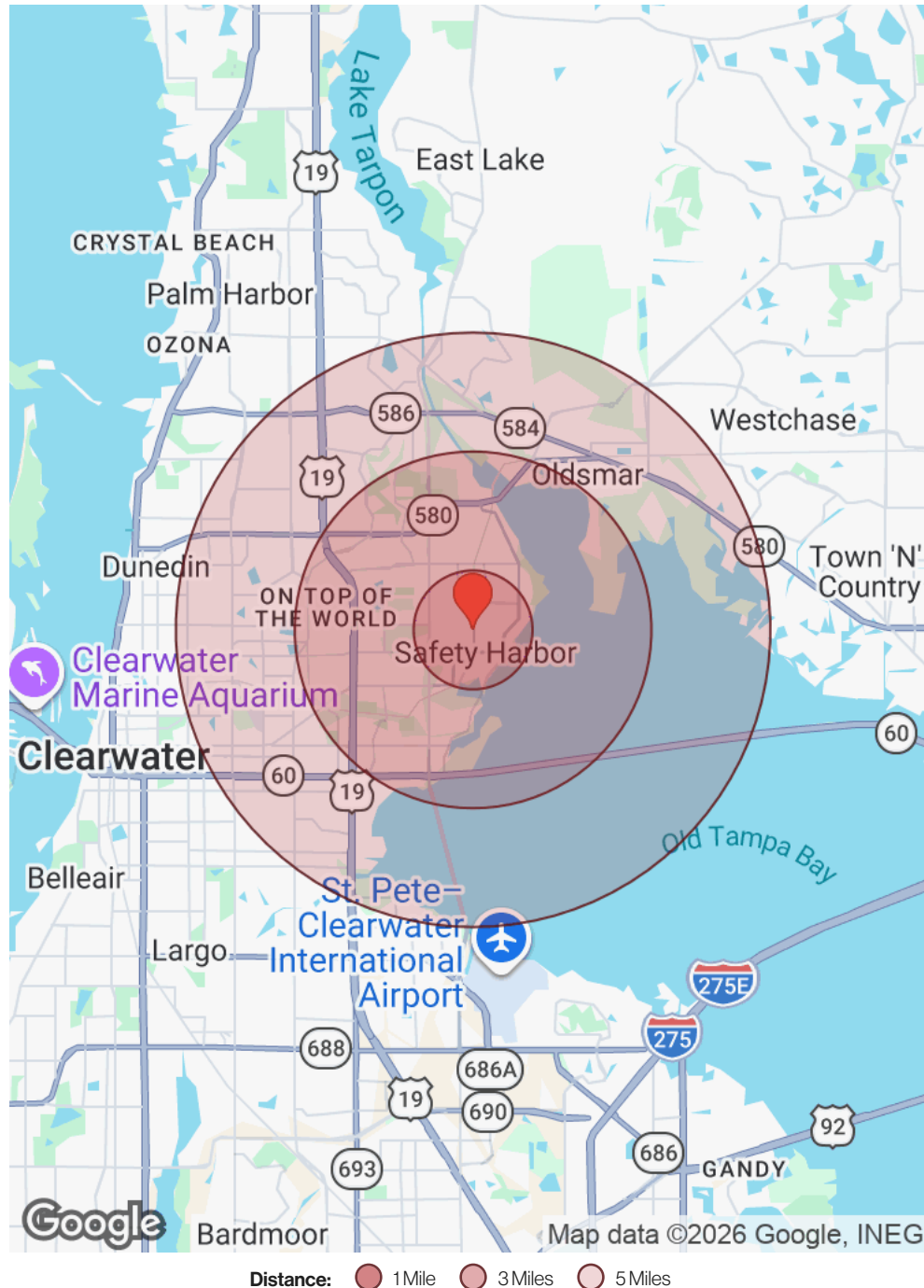
DEMOGRAPHICS

DEMOGRAPHIC SUMMARY REPORT

TRAFFIC COUNT REPORT



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,546	29,304	85,016
	Female	4,839	31,882	89,587
	Total Population	9,385	61,186	174,603
Housing	Total Units	4,655	33,387	92,469
	Occupied	4,171	29,562	82,069
	Owner Occupied	3,157	19,644	53,197
	Renter Occupied	1,014	9,918	28,872
	Vacant	484	3,825	10,400
Age	Ages 0 - 14	1,274	7,512	21,824
	Ages 15 - 24	816	5,310	15,420
	Ages 25 - 54	3,284	20,557	63,570
	Ages 55 - 64	1,675	9,095	25,917
	Ages 65+	2,333	18,710	47,873
Income	Median	\$111,230	\$77,540	\$78,965
	Under \$15k	242	2,105	5,608
	\$15k - \$25k	157	2,138	5,315
	\$25k - \$35k	261	2,187	6,170
	\$35k - \$50k	366	3,291	9,156
	\$50k - \$75k	513	4,712	13,211
	\$75k - \$100k	403	3,430	9,934
	\$100k - \$150k	640	4,609	14,900
	\$150k - \$200k	446	2,796	7,515
	Over \$200k	1,142	4,295	10,261

Demographic Summary Report

605 9th Ave N, Safety Harbor, FL 34695

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **2,173 SF**
 Year Built: **1962**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Mo: **-**



Radius	1 Mile		5 Mile		10 Mile	
Population						
2029 Projection	8,997		174,033		633,695	
2024 Estimate	9,065		173,250		619,573	
2020 Census	9,718		176,587		625,540	
Growth 2024 - 2029	-0.75%		0.45%		2.28%	
Growth 2020 - 2024	-6.72%		-1.89%		-0.95%	
2024 Population by Hispanic Origin	962		25,093		121,035	
2024 Population	9,065		173,250		619,573	
White	7,094	78.26%	130,275	75.19%	427,262	68.96%
Black	468	5.16%	8,707	5.03%	38,694	6.25%
Am. Indian & Alaskan	49	0.54%	714	0.41%	2,092	0.34%
Asian	276	3.04%	5,891	3.40%	26,316	4.25%
Hawaiian & Pacific Island	1	0.01%	101	0.06%	384	0.06%
Other	1,177	12.98%	27,563	15.91%	124,824	20.15%
U.S. Armed Forces	0		423		1,461	
Households						
2029 Projection	3,863		79,140		281,574	
2024 Estimate	3,903		78,879		275,882	
2020 Census	4,233		80,819		279,063	
Growth 2024 - 2029	-1.02%		0.33%		2.06%	
Growth 2020 - 2024	-7.80%		-2.40%		-1.14%	
Owner Occupied	2,977	76.27%	51,770	65.63%	174,149	63.12%
Renter Occupied	926	23.73%	27,109	34.37%	101,733	36.88%
2024 Households by HH Income	3,904		78,879		275,882	
Income: <\$25,000	348	8.91%	14,092	17.87%	50,089	18.16%
Income: \$25,000 - \$50,000	452	11.58%	17,007	21.56%	58,163	21.08%
Income: \$50,000 - \$75,000	803	20.57%	14,949	18.95%	50,883	18.44%
Income: \$75,000 - \$100,000	444	11.37%	9,860	12.50%	34,815	12.62%
Income: \$100,000 - \$125,000	584	14.96%	7,854	9.96%	26,628	9.65%
Income: \$125,000 - \$150,000	286	7.33%	4,495	5.70%	15,566	5.64%
Income: \$150,000 - \$200,000	411	10.53%	4,967	6.30%	18,014	6.53%
Income: \$200,000+	576	14.75%	5,655	7.17%	21,724	7.87%
2024 Avg Household Income	\$118,681		\$85,348		\$87,242	
2024 Med Household Income	\$94,650		\$61,792		\$63,382	

Daytime Employment Report

1 Mile Radius

605 9th Ave N, Safety Harbor, FL 34695

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	587	4,496	8
Retail & Wholesale Trade	69	301	4
Hospitality & Food Service	47	704	15
Real Estate, Renting, Leasing	40	182	5
Finance & Insurance	38	141	4
Information	10	56	6
Scientific & Technology Services	106	487	5
Management of Companies	7	21	3
Health Care & Social Assistance	71	371	5
Educational Services	5	229	46
Public Administration & Sales	13	442	34
Arts, Entertainment, Recreation	15	68	5
Utilities & Waste Management	22	111	5
Construction	44	476	11
Manufacturing	29	544	19
Agriculture, Mining, Fishing	0	0	0
Other Services	71	363	5

Consumer Spending Report

605 9th Ave N, Safety Harbor, FL 34695

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2024 Annual Spending (\$000s)	1 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$137,545	\$2,253,290	\$7,992,285
Total Apparel	\$6,646	\$112,614	\$403,971
Women's Apparel	2,720	45,558	162,186
Men's Apparel	1,397	23,430	84,447
Girl's Apparel	433	6,985	25,338
Boy's Apparel	309	5,160	18,807
Infant Apparel	269	4,967	17,877
Footwear	1,519	26,514	95,316
Total Entertainment & Hobbies	\$21,161	\$360,819	\$1,257,184
Entertainment	1,612	29,344	104,600
Audio & Visual Equipment/Service	4,682	84,003	292,880
Reading Materials	318	5,149	17,358
Pets, Toys, & Hobbies	3,722	61,345	211,454
Personal Items	10,826	180,978	630,892
Total Food and Alcohol	\$36,092	\$620,993	\$2,198,922
Food At Home	17,749	318,870	1,127,949
Food Away From Home	15,698	259,283	919,132
Alcoholic Beverages	2,645	42,840	151,841
Total Household	\$24,491	\$386,773	\$1,371,633
House Maintenance & Repair	5,644	94,121	321,093
Household Equip & Furnishings	8,938	144,764	513,918
Household Operations	6,987	107,446	387,351
Housing Costs	2,923	40,443	149,270

Consumer Spending Report

605 9th Ave N, Safety Harbor, FL 34695

2024 Annual Spending (000s)	1 Mile	5 Mile	10 Mile
Total Transportation/Maint.	\$32,430	\$517,473	\$1,850,939
Vehicle Purchases	15,286	233,134	836,406
Gasoline	8,526	149,553	530,649
Vehicle Expenses	875	14,775	52,129
Transportation	3,665	52,716	192,771
Automotive Repair & Maintenance	4,078	67,296	238,984
Total Health Care	\$7,279	\$127,317	\$439,978
Medical Services	4,048	68,319	238,659
Prescription Drugs	2,434	44,942	152,646
Medical Supplies	797	14,057	48,673
Total Education/Day Care	\$9,445	\$127,301	\$469,658
Education	5,957	78,736	292,822
Fees & Admissions	3,488	48,565	176,836

Demographic Trend Report

1 Mile Radius

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Description	2020		2024		2029	
Population	9,718		9,065		8,997	
Age 0 - 4	410	4.22%	397	4.38%	417	4.63%
Age 5 - 9	469	4.83%	433	4.78%	425	4.72%
Age 10 - 14	518	5.33%	464	5.12%	448	4.98%
Age 15 - 19	487	5.01%	451	4.98%	463	5.15%
Age 20 - 24	420	4.32%	446	4.92%	465	5.17%
Age 25 - 29	382	3.93%	415	4.58%	448	4.98%
Age 30 - 34	489	5.03%	459	5.06%	450	5.00%
Age 35 - 39	609	6.27%	554	6.11%	494	5.49%
Age 40 - 44	570	5.87%	553	6.10%	537	5.97%
Age 45 - 49	596	6.13%	534	5.89%	548	6.09%
Age 50 - 54	730	7.51%	612	6.75%	565	6.28%
Age 55 - 59	929	9.56%	717	7.91%	617	6.86%
Age 60 - 64	937	9.64%	795	8.77%	682	7.58%
Age 65 - 69	742	7.64%	708	7.81%	691	7.68%
Age 70 - 74	598	6.15%	577	6.37%	615	6.84%
Age 75 - 79	380	3.91%	431	4.75%	483	5.37%
Age 80 - 84	196	2.02%	259	2.86%	326	3.62%
Age 85+	256	2.63%	259	2.86%	324	3.60%
Age 15+	8,321	85.62%	7,770	85.71%	7,708	85.67%
Age 20+	7,834	80.61%	7,319	80.74%	7,245	80.53%
Age 65+	2,172	22.35%	2,234	24.64%	2,439	27.11%
Median Age	49		48		48	
Average Age	45.10		45.20		45.60	
Population By Race	9,718		9,065		8,997	
White	7,663	78.85%	7,094	78.26%	7,034	78.18%
Black	512	5.27%	468	5.16%	466	5.18%
Am. Indian & Alaskan	62	0.64%	49	0.54%	50	0.56%
Asian	289	2.97%	276	3.04%	273	3.03%
Hawaiian & Pacific Islander	1	0.01%	1	0.01%	1	0.01%
Other	1,185	12.19%	1,177	12.98%	1,172	13.03%

Demographic Trend Report

1 Mile Radius

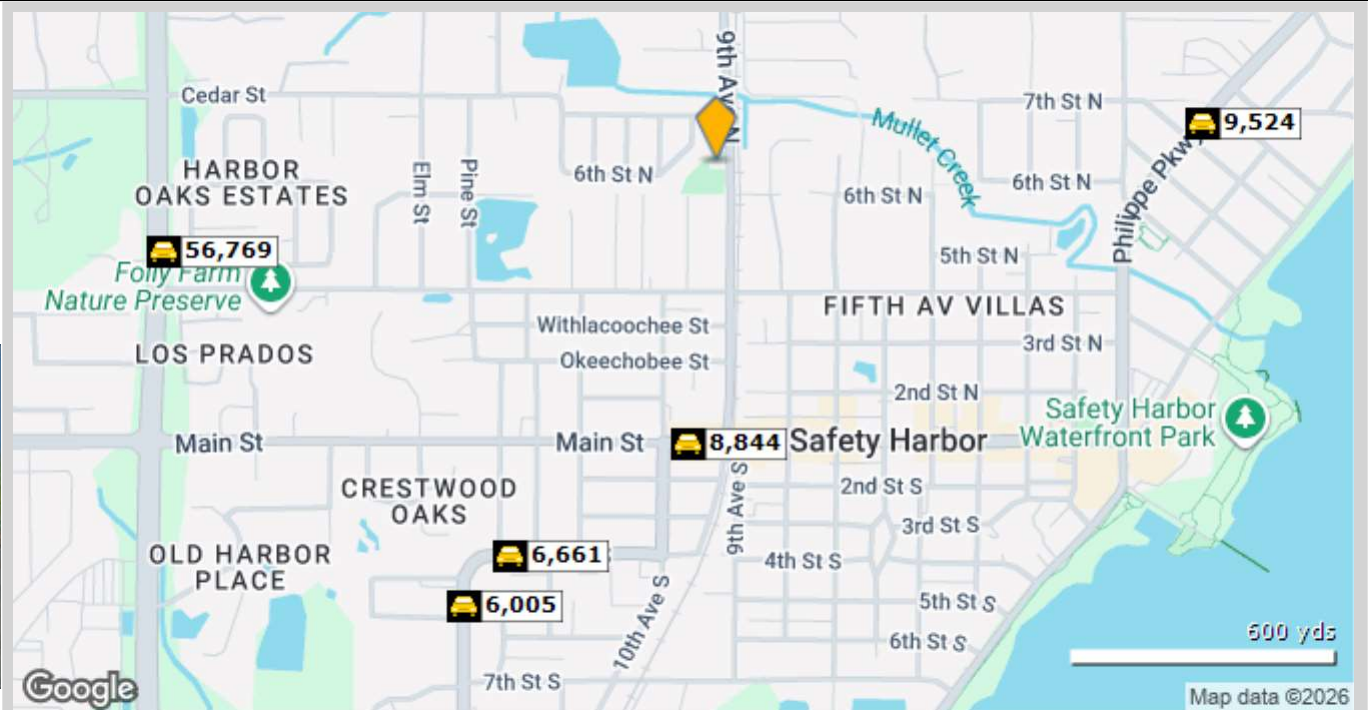
605 9th Ave N, Safety Harbor, FL 34695

Description	2020	2024	2029
Population by Race (Hispanic)	991	961	957
White	226 22.81%	201 20.92%	200 20.90%
Black	11 1.11%	4 0.42%	4 0.42%
Am. Indian & Alaskan	41 4.14%	41 4.27%	42 4.39%
Asian	4 0.40%	4 0.42%	4 0.42%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	709 71.54%	712 74.09%	707 73.88%
Household by Household Income	4,234	3,904	3,863
<\$25,000	533 12.59%	348 8.91%	341 8.83%
\$25,000 - \$50,000	558 13.18%	452 11.58%	458 11.86%
\$50,000 - \$75,000	752 17.76%	803 20.57%	838 21.69%
\$75,000 - \$100,000	488 11.53%	444 11.37%	421 10.90%
\$100,000 - \$125,000	579 13.68%	584 14.96%	574 14.86%
\$125,000 - \$150,000	297 7.01%	286 7.33%	281 7.27%
\$150,000 - \$200,000	416 9.83%	411 10.53%	399 10.33%
\$200,000+	611 14.43%	576 14.75%	551 14.26%
Average Household Income	\$114,301	\$118,681	\$116,922
Median Household Income	\$89,036	\$94,650	\$92,487

Traffic Count Report

605 9th Ave N, Safety Harbor, FL 34695

Building Type: General Retail
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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Main St	10th Ave S	0.03 W	2025	8,851	MPSI	.36
2	Main St	10th Ave S	0.03 W	2024	8,844	MPSI	.36
3	4th Street South	13th Ave S	0.01 W	2024	6,677	MPSI	.58
4	4th Street South	13th Ave S	0.01 W	2025	6,661	MPSI	.58
5	Phillippe Parkway	Bailey St	0.00	2024	9,509	MPSI	.64
6	Phillippe Parkway	Bailey St	0.00	2025	9,508	MPSI	.64
7	FL 590	Bailey St	0.00	2024	9,524	MPSI	.64
8	14th Ave S	Oakhaven Dr	0.02 S	2024	6,050	MPSI	.66
9	14th Ave S	Oakhaven Dr	0.02 S	2025	6,005	MPSI	.66
10	N McMullen Booth Rd	4th St N	0.05 S	2025	56,769	MPSI	.73

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