



Asking Price: \$3,250,000

Building Size: 23,936 SF (Gross)

Lot Size: 2.64 acres

Cap Rate: 7.5%

Occupancy: 96.5%

Year Built: 1982 and 1986

Parking: 121 spaces

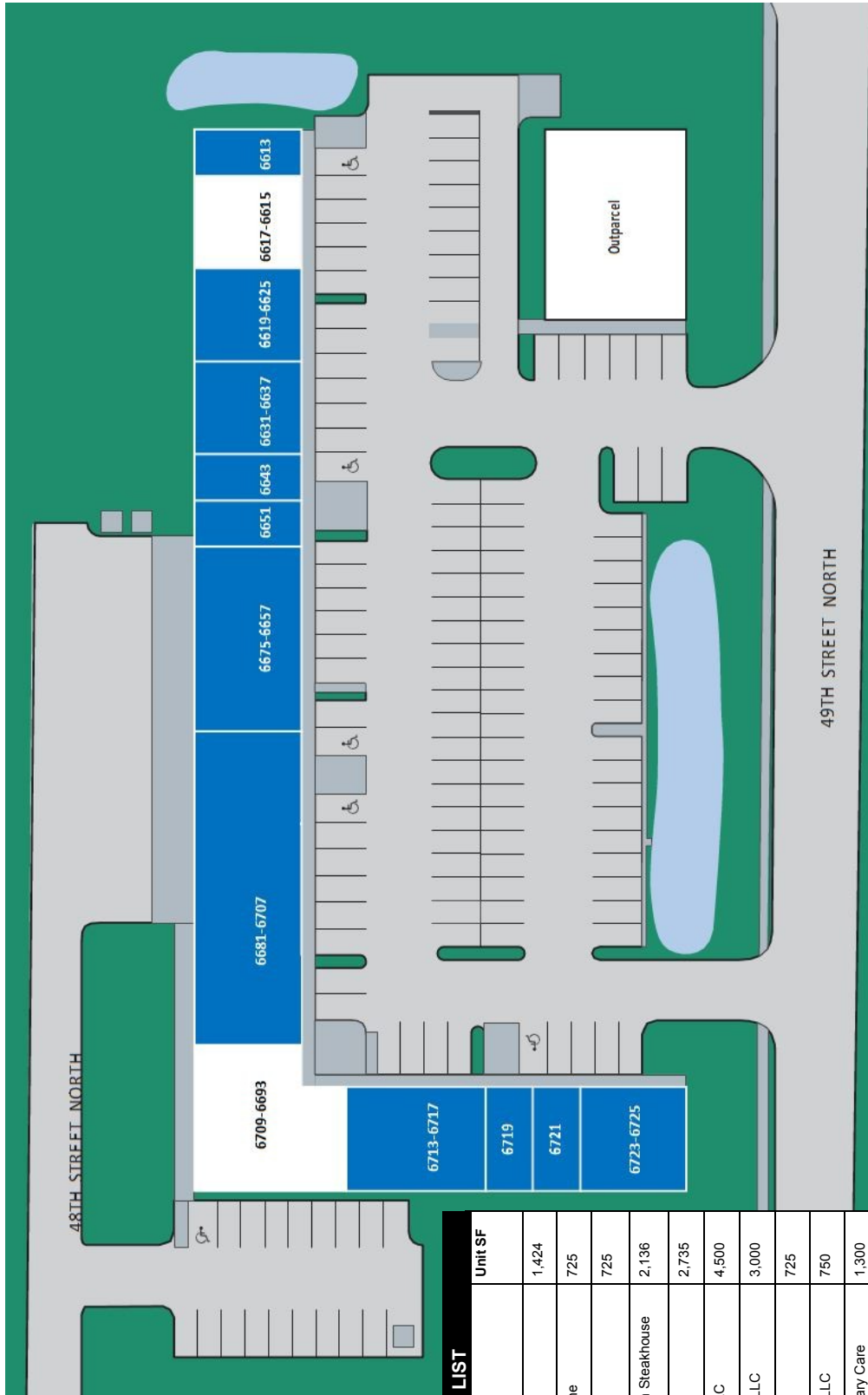
Vector Commercial Real Estate Services is pleased to offer for purchase Buccaneer Plaza, a 23,936 square foot retail center located in Pinellas Park, Florida, near St. Petersburg. Buccaneer Plaza is 96.5% leased to eleven (11) local tenants including The Pizza Joint, Terra Mar Brazilian Steakhouse, Martial Gaming, Winz Lash & Brow, and Canna Doctors of America.

Notwithstanding the occupancy level, Buccaneer Plaza offers a new owner significant upside potential because of below-market rents, and gross leases that are being converted over time to net leases. Buccaneer Plaza is centrally located in Pinellas Park which is a municipality in Pinellas County between St. Petersburg and Clearwater. The center is located on 49th Street North, a main north-south commercial artery, and just south of Park Boulevard with a traffic count of 45,000 vehicles per day.

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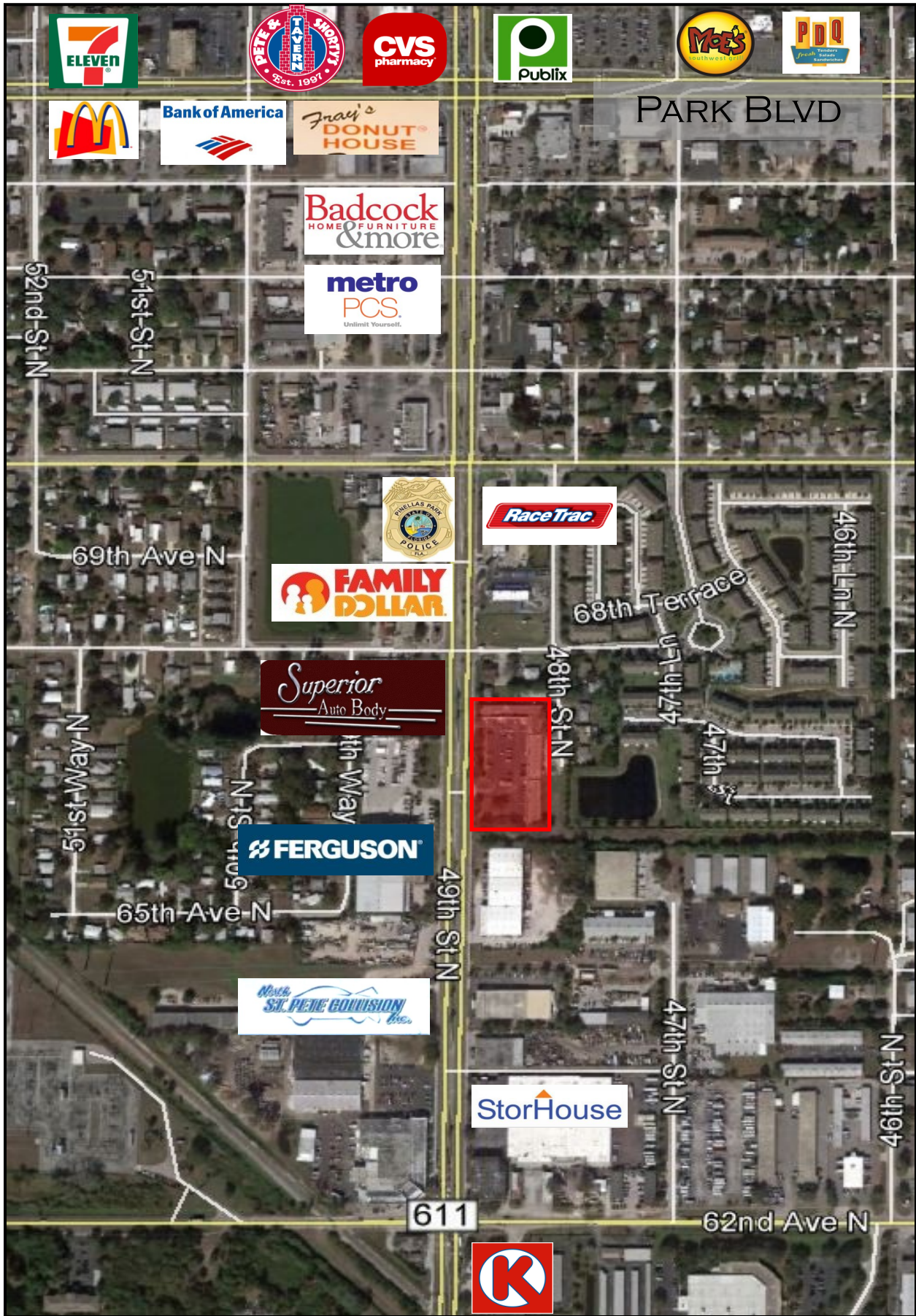
Site Plan



TENANT LIST		
Suite	Tenant	Unit SF
6723-6725	Pizza Joint, Inc.	1,424
6721	Pro Cabinet & Stone	725
6719	VACANT	725
6713-6717	Terra Mar Brazilian Steakhouse	2,136
6709-6693	P2F Fund, LLC	2,735
6681-6707	Marital Gaming, LLC	4,500
6675-6657	Your Pro Kitchen, LLC	3,000
6651	Hair Mechanics	725
6643	Your Pro Kitchen, LLC	750
6631-6637	Pinellas Park Primary Care	1,300
6619-6625	Winz Lash N Brow	1,500
6615-6617	Chiropractor (LOI Agreement)	1,400
6613	Canna Doctors	1,000
Outparcel	VACANT	8,000

No warranties or representations, express or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to omissions, change of price, rental or other conditions, withdrawal without notice, and to any other limitations imposed by our principals.

REVISED: 2/8/19



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REVISED: 2/8/19