FORMER WENDY'S AVAILABLE

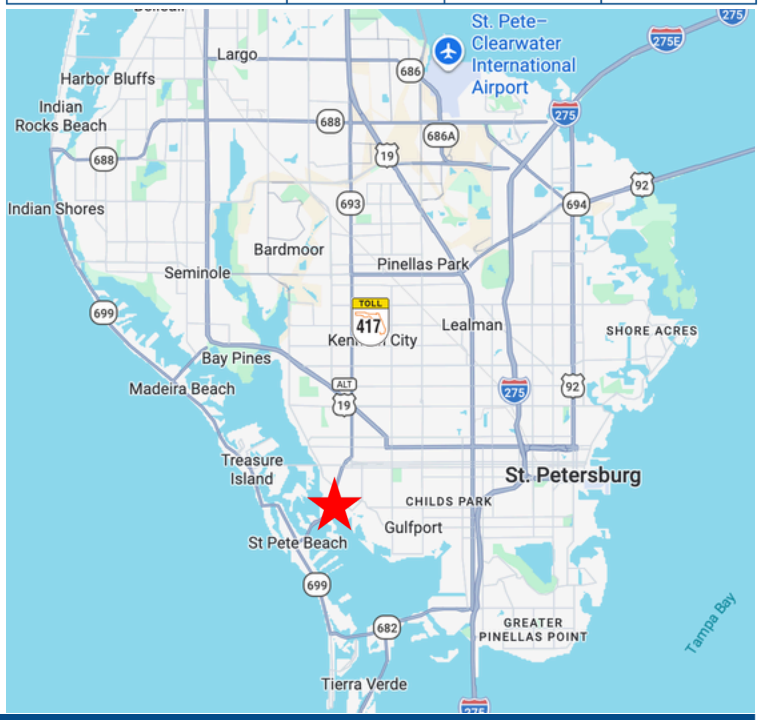
1452 Pasadena Avenue, South Pasadena, FL 33765



SPACE HIGHLIGHTS

- 2,685 SF Drive-Thru on 0.44 Acres
- Near Walmart Neighborhood Market, Publix & CVS
- High-Visibility Corner Location
- Access from Pasadena Ave S
- Pylon Signage & Excellent Roadway Visibility
- 21 Parking spaces; 7.8 spaces per 1,000 SF
- Directly across from Palms of Pasadena Hospital
- 2 miles west of US-19; 4 miles west of I-275
- 37,000 VPD Along Pasadena Avenue S
- 2 miles from St. Pete Beach
- Strong Residential and Tourism Growth

Demographics	1-Mile	3-Mile	5-Mile
Population	9,891	67,260	177,816
Average HH Income	$66,452	$76,781	$72,538



Drew Shofner
321-295-3998
drew@blurockcommercial.com

3408 S. Orange Ave.
Suite B
Orlando, FL 32806
www.blurockcommercial.com