



FOR LEASE

**LEASE RATE**

\$42.00 - 48.00 SF/yr
(NNN)

**PROPERTY SIZE**

11,459 SF

**YEAR BUILT**

2026

**NUMBER OF UNITS**

4

**UNIT SIZES****AVAILABLE**

1,482 to 6,014 SF

**2801 CENTRAL AVE
ST PETERSBURG , FL 33713**

DISTRICT28 ON CENTRAL

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PROPERTY INFORMATION

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This brand-new retail development in the highly coveted Grand Central District presents an unmatched opportunity for businesses seeking visibility, style, and community connection. Located directly on Central Avenue, the property benefits from constant vehicle and pedestrian traffic in one of the city's most vibrant neighborhoods—home to numerous locally owned shops, restaurants, breweries, and entertainment venues.

The development features 4 available units, thoughtfully designed to accommodate a curated mix of retail and restaurant concepts. A centerpiece of the project is a two-story restaurant space with an outdoor second-story balcony, offering tenants a rare opportunity to deliver an elevated dining experience in one of the busiest corridors of St. Pete. All units are Class A retail spaces that can be tailored to meet any tenant's specific brand, layout, and operational needs.

This new construction retail development represents a rare chance to secure space in one of St. Petersburg's most dynamic districts. With modern design, unmatched visibility, and a community-centered atmosphere, tenants will be positioned to thrive at the crossroads of culture, commerce, and growth.

OFFERING SUMMARY

Lease Rate:	\$42.00 - 48.00 SF/yr (NNN)
Number of Units:	4
Available SF:	1,482 - 6,014 SF
Building Size:	11,459 SF

SPACES	LEASE RATE	SPACE SIZE
Retail 1 - Ground Level	\$48.00 SF/yr	1,482 SF
Retail 2 - Ground Level	\$48.00 SF/yr	1,532 SF
Restaurant 1 - Ground & 2nd Level	\$48.00 SF/yr	6,014 SF
Restaurant 2 - 2nd Level	\$42.00 SF/yr	2,874 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	666	1,865	5,967
Total Population	1,297	3,741	12,892
Average HH Income	\$89,979	\$89,317	\$89,789

LOCATION DESCRIPTION



LOCATION DESCRIPTION

PRIME RETAIL OPPORTUNITY IN THE BURGEONING GRAND CENTRAL DISTRICT

Introducing a brand-new construction retail property in the heart of St. Pete's Grand Central District. Strategically located along the vibrant Central Avenue corridor, this development offers tenants the chance to be part of one of the city's most eclectic and fastest-growing neighborhoods. The Grand Central District is already home to more than 450 locally owned businesses—including restaurants, bars, coffee shops, breweries, and boutiques—creating a lively, diverse, and authentic community atmosphere that draws residents and visitors alike.

STRATEGIC LOCATION WITH HIGH VISIBILITY

Fronting Central Avenue, this property benefits from exceptional exposure to both vehicle and foot traffic. The district's walkable design, enhanced with bike lanes, immersive public art, and upgraded crosswalks, ensures accessibility and encourages year-round pedestrian engagement. Tenants will enjoy unparalleled visibility in one of the city's most trafficked urban corridors.

VERSATILE ZONING & BUSINESS-FRIENDLY ENVIRONMENT

The property is zoned CCT-1, providing flexibility for a variety of uses including retail, restaurants, bars, and office concepts. The Grand Central District is well-known for its culture of inclusion and innovation—home to more than 150 LGBTQ+ owned and allied businesses and the birthplace of St. Pete Pride—making it one of the most welcoming and entrepreneur-friendly communities in the region.

ROBUST DEMOGRAPHICS & FUTURE GROWTH

The Grand Central District is experiencing rapid growth fueled by transformative residential and mixed-use projects. Whitney Village, located nearby, is delivering 325 market-rate apartments and 32,000 square feet of new retail space. Transit-oriented developments planned around the SunRunner Bus Rapid Transit stations are projected to bring 4,400+ new residential units, dramatically expanding the built-in customer base and fueling long-term demand.

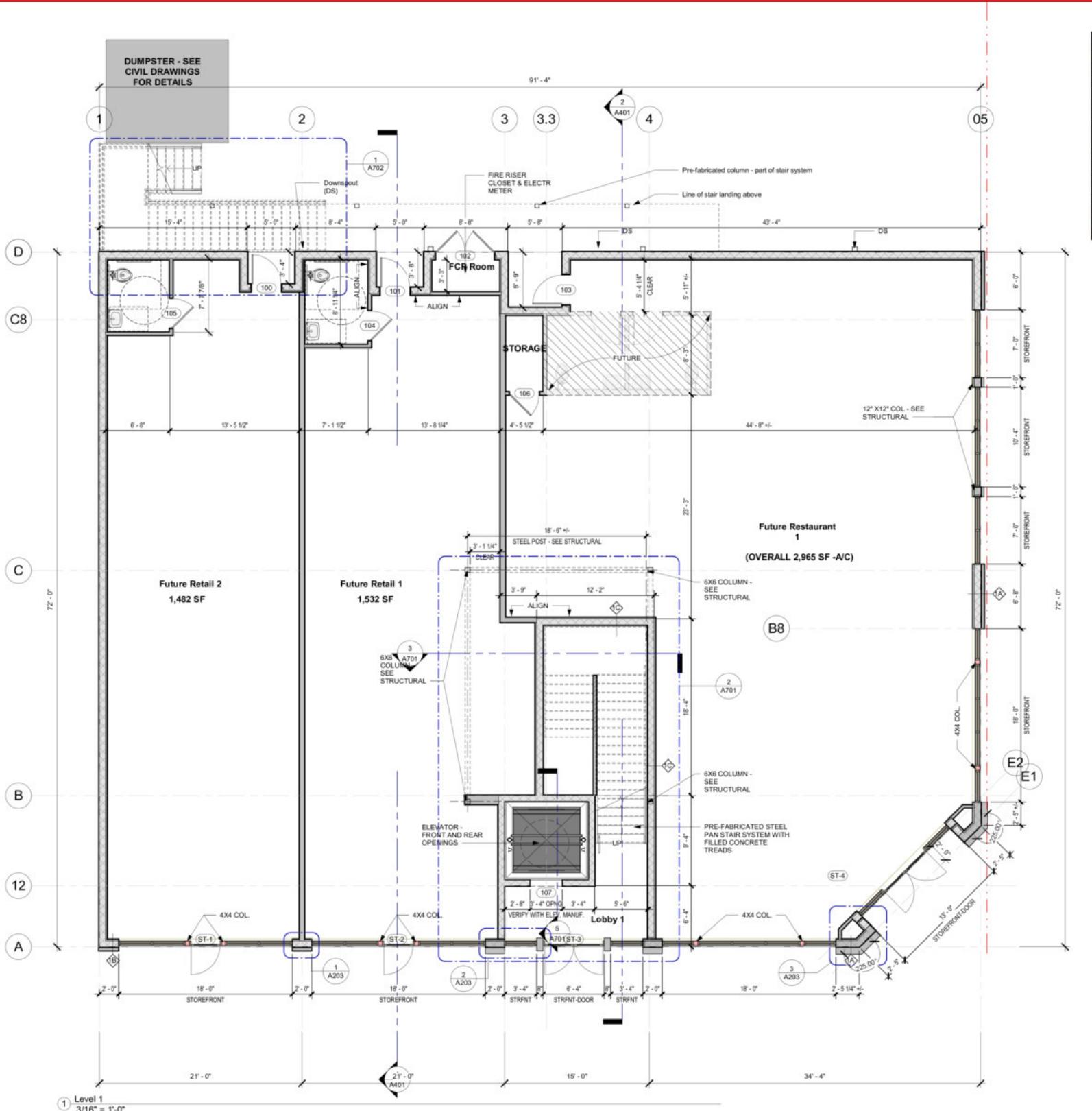
CULTURAL HUB WITH COMMUNITY APPEAL

This location thrives on its balance of historic charm and modern vibrancy. Signature community events like St. Pete Pride and Halloween on Central attract thousands of visitors annually, while the district's eclectic mix of culture, entertainment, and walkability makes it one of the most sought-after areas in the region.

RENDERINGS



SITE PLANS - GROUND LEVEL

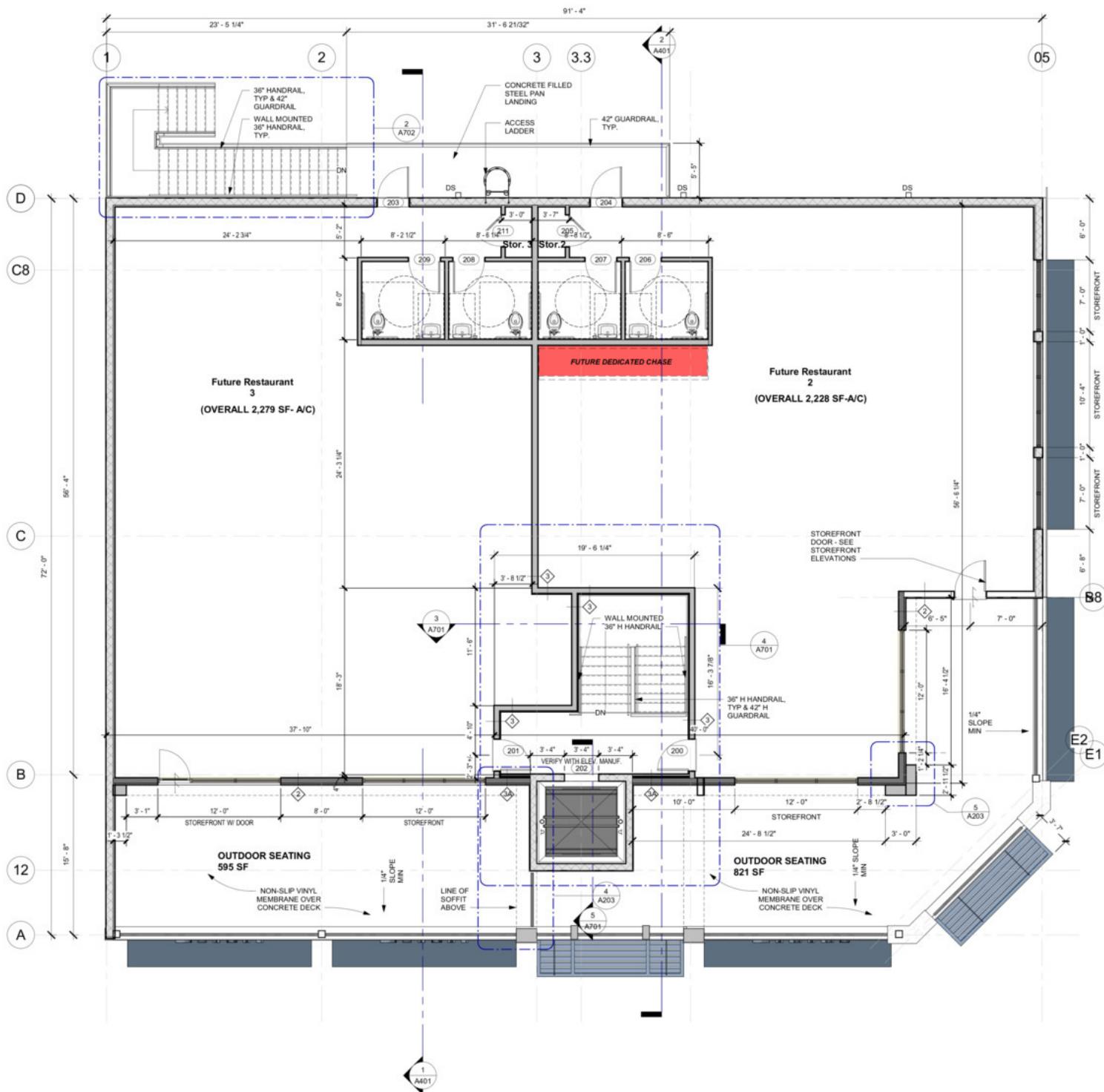


The logo for AXXOS features the word "AXXOS" in a large, bold, black sans-serif font. The letter "O" is replaced by a red hexagon containing several parallel red lines that create a 3D effect. Below the main word, the tagline "The Word for Commercial" is written in a smaller, italicized black font.

PROPERTY INFORMATION

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SITE PLANS - 2ND LEVEL



1 Level 2
 $3/16'' = 1'-0''$

The logo for AXXOS features the word "AXXOS" in a bold, black, serif font. The letter "O" is replaced by a red hexagon containing several parallel, slanted red lines. Below the main text, the tagline "The Word for Commercial" is written in a smaller, italicized, black serif font.

PROPERTY INFORMATION

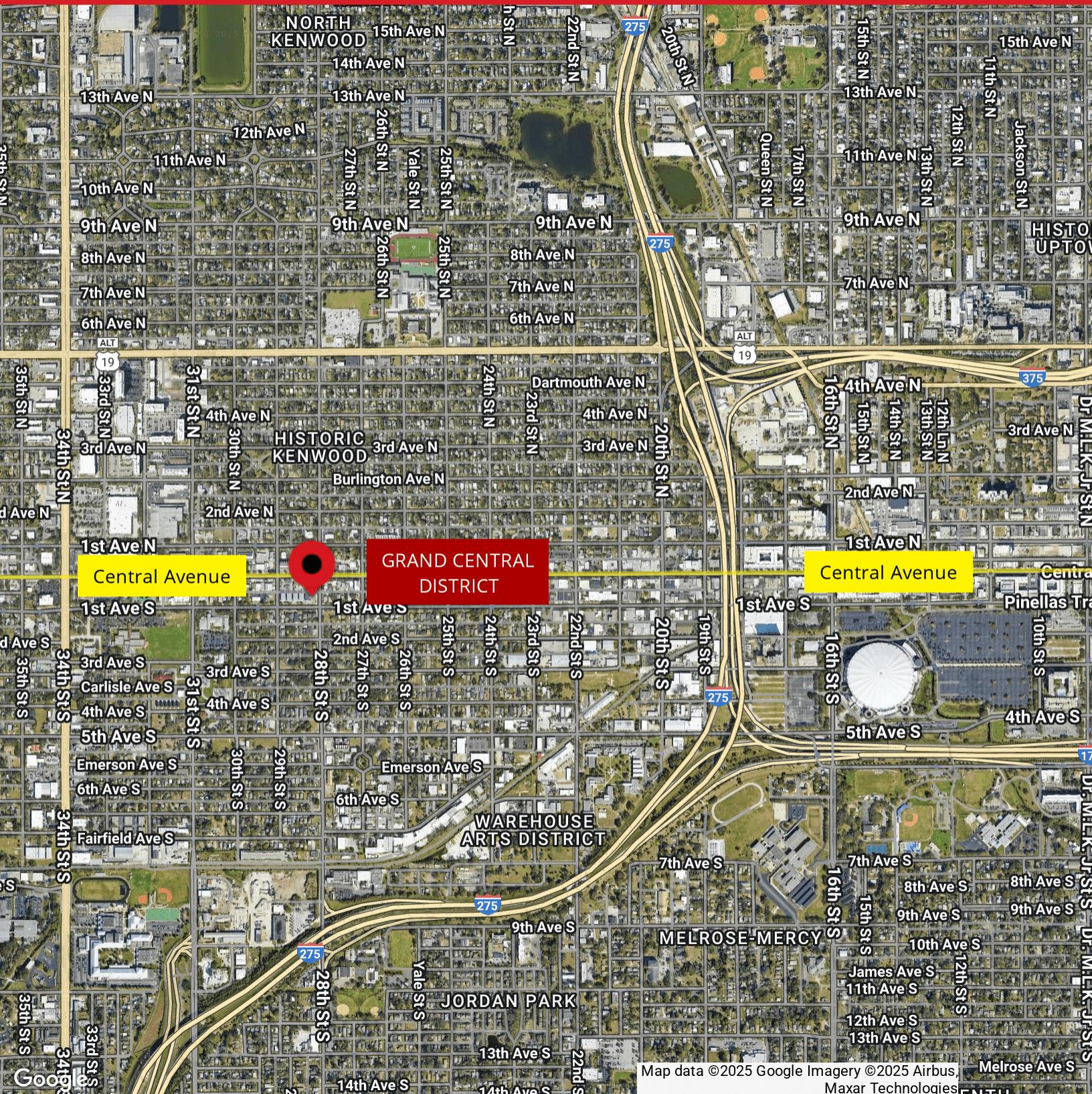
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LOCATION INFORMATION

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LOCATION MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies Melrose Ave S ENTH

The logo for AXXOS features the word "AXXOS" in a bold, black, sans-serif font. The letter "O" is replaced by a red hexagon containing several horizontal lines of varying lengths, creating a stylized "O" shape. Below the main word, the tagline "The Word for Commercial" is written in a smaller, italicized, black, sans-serif font. A small "TM" symbol is located at the end of the tagline.

LOCATION INFORMATION

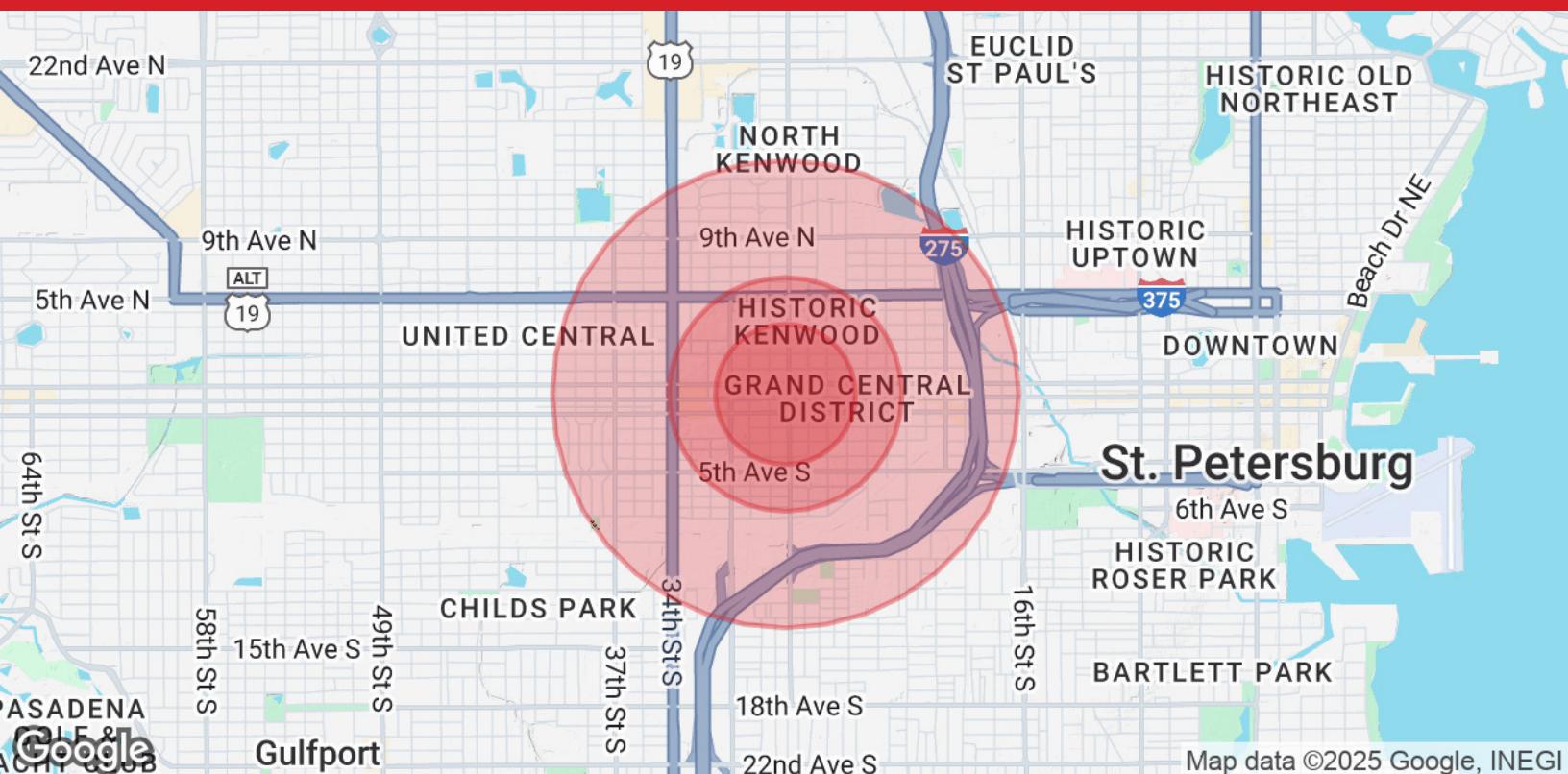
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DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,297	3,741	12,892
Average Age	43	42	41
Average Age (Male)	43	41	40
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	666	1,865	5,967
# of Persons per HH	1.9	2	2.2
Average HH Income	\$89,979	\$89,317	\$89,789
Average House Value	\$460,256	\$426,267	\$374,227

Demographics data derived from AlphaMap