



Retail Property For Lease

34th Street Crossing Retail

2900 34th St S, Saint Petersburg, FL 33711

For More Information:

813-254-6756 | EXT 50

Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)





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### Executive Summary



#### OFFERING SUMMARY

<b>Available SF:</b>	4,400 SF
<b>Lease Rate:</b>	\$15.00 SF/yr (NNN)
<b>Lot Size:</b>	228,134 SF
<b>Year Built:</b>	1989
<b>Building Size:</b>	53,656 SF
<b>Market:</b>	Tampa-St Petersburg- Clearwater
<b>Traffic Count:</b>	26,000

#### PROPERTY OVERVIEW

Lease space now available in 34th Street Crossing Shopping Center, a high visibility center on 34th St South in St. Petersburg in the quickly redeveloping Skyway Marina District. Neighboring tenants include Vintage Marche, Aldi, Bank of America, Greenberg Dental, and Davita Dialysis. The center offers excellent parking, access, and high visibility pylon signage with a tremendous draw from the anchor grocery tenant. There is a newly developed apartment complex immediately to the South and a host of nearby commercial uses surround the site.

Parking ratio: 4.1 / 1000

Current availability:

Unit 2830 - 3,000 SF - Rate: Negotiable

Unit 2940: 1,400 SF - \$15.00 sf/yr NNN - Initial estimated monthly rent: \$2,508 (includes base rate + CAM) plus applicable sales tax

Estimated CAM: \$6.50

#### LOCATION OVERVIEW

Located in St. Petersburg between US-19 and I-275, offering easy access to surrounding areas.

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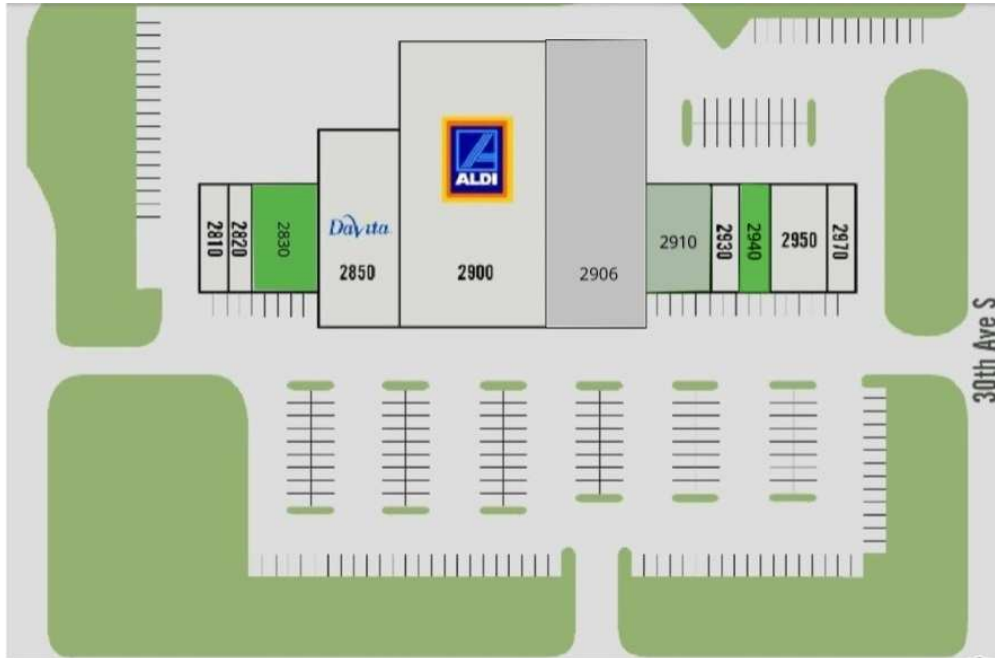
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### Available Spaces



LEASE RATE:	-	TOTAL SPACE:	1,400 - 3,000 SF
LEASE TYPE:	NNN	LEASE TERM:	-

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
2830 34th St S	Strip Center	Negotiable	NNN	3,000 SF	Negotiable	Has 3 phase electric - Initial estimated monthly rent: Negotiable
2940 34th St S		\$15.00 SF/yr	NNN	1,400 SF	Negotiable	Wide open space - Initial estimated monthly rent: \$2,508 (includes base rate + CAM) plus applicable sales tax

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### Additional Photos



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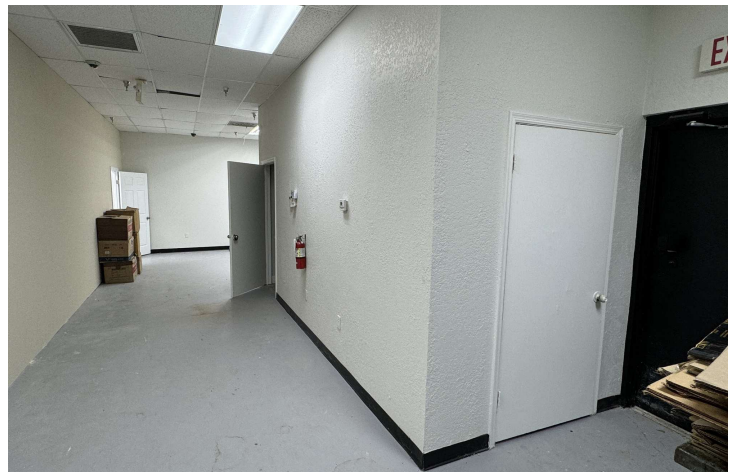
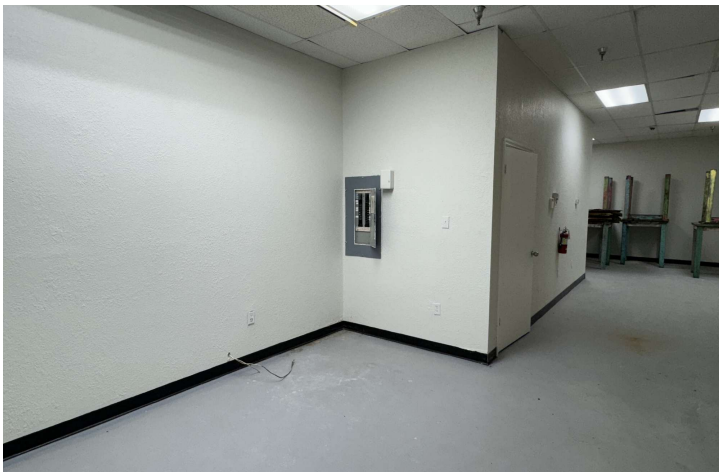




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Unit 2830 - 3,000 SF

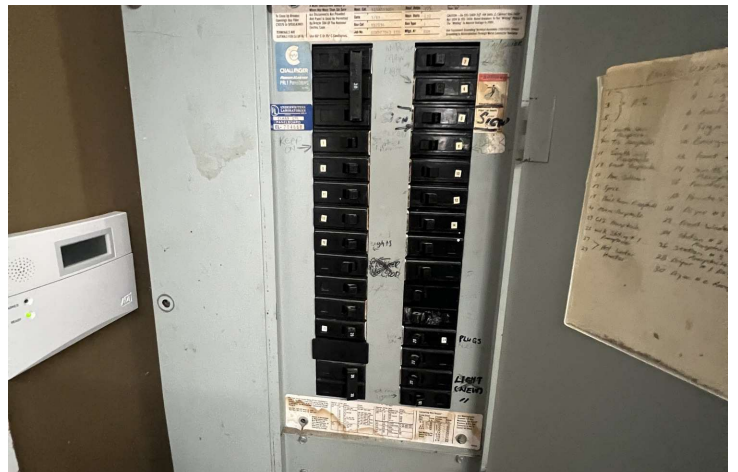
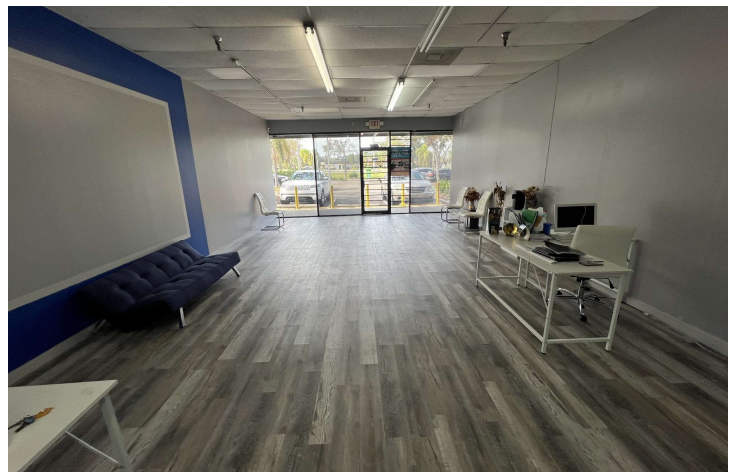
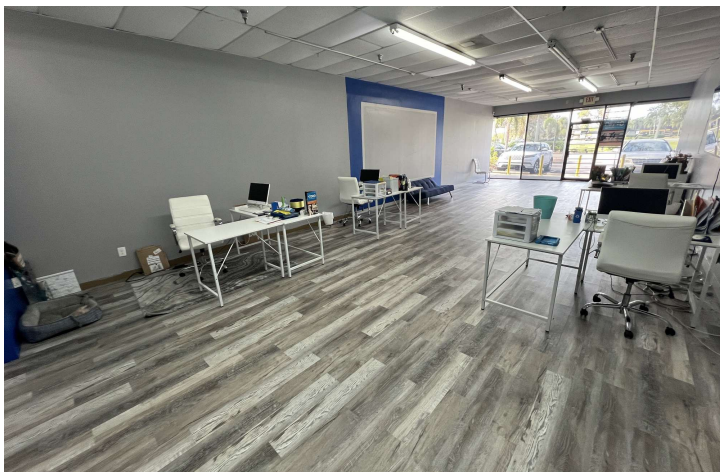




34th Street Crossing Retail

2900 34th St S, Saint Petersburg, FL 33711

Suite 2940 - 1,400 SF



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

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### Retailer Map



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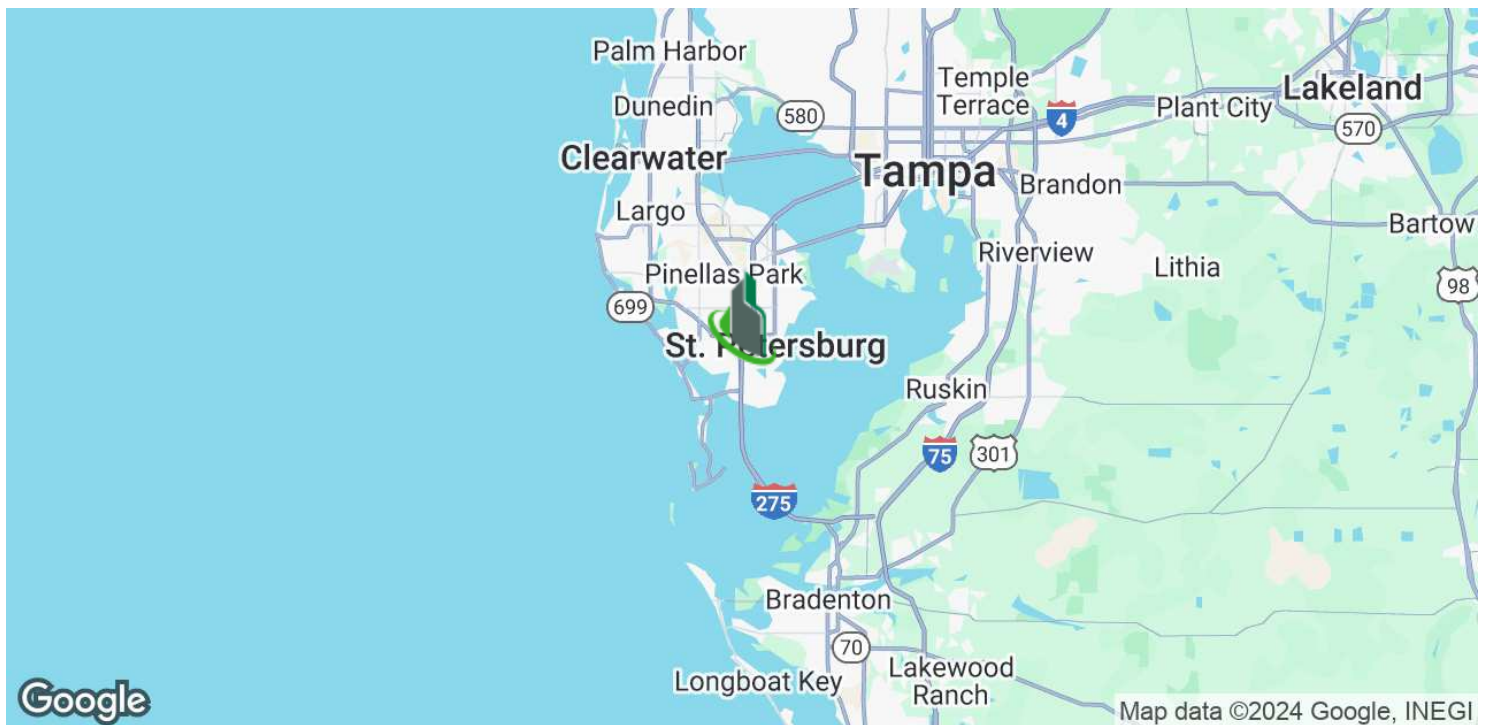
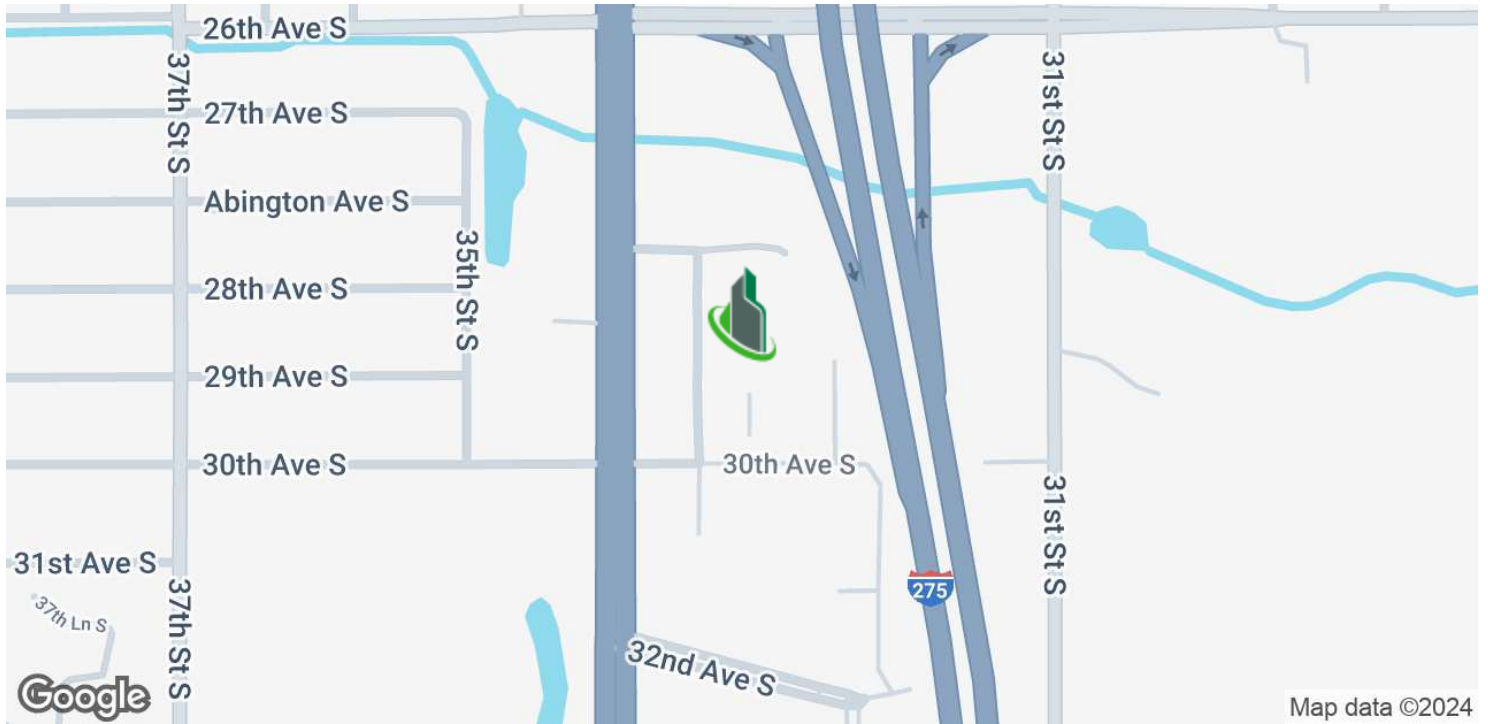




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### Location Map



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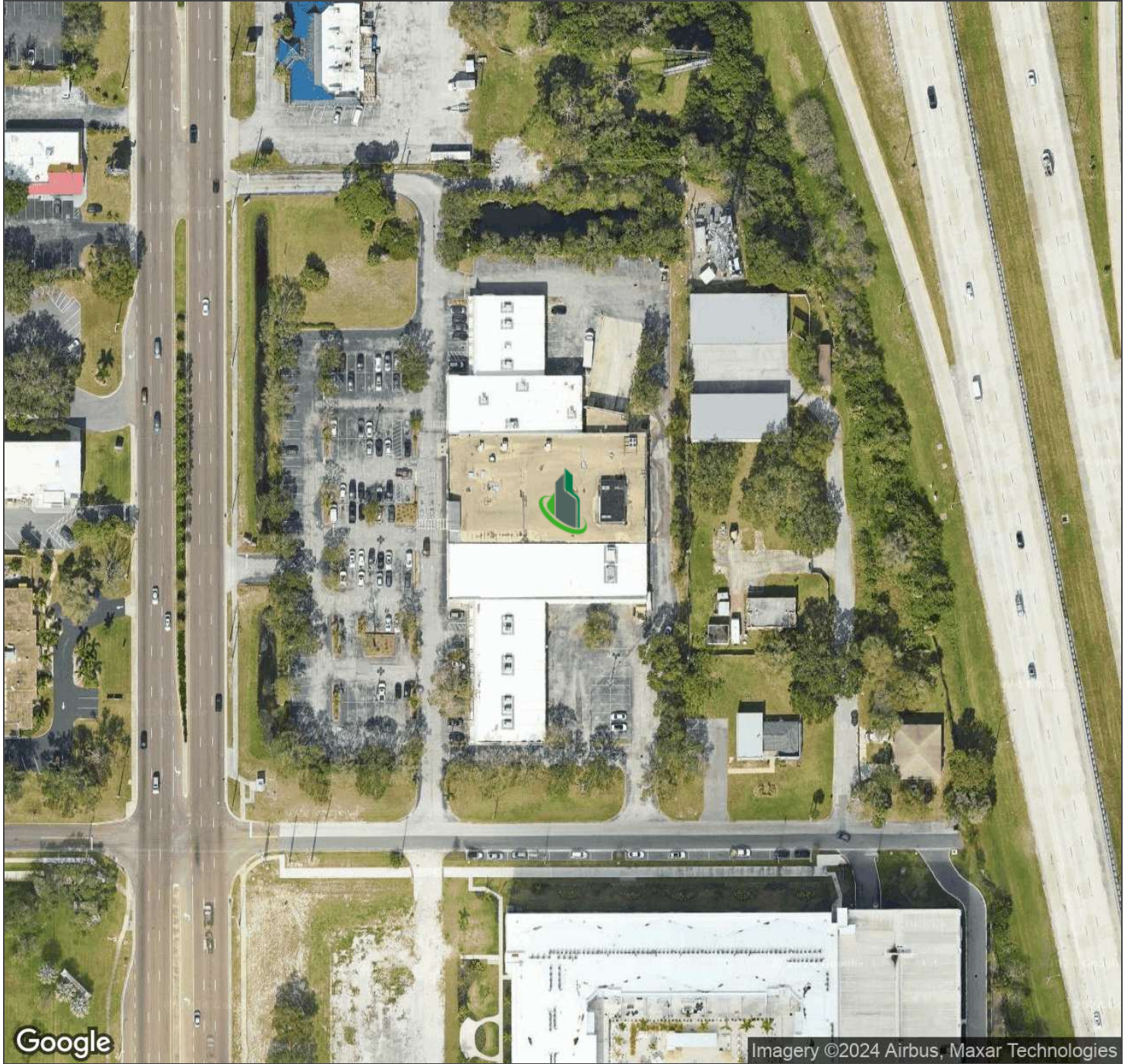




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Aerial Map



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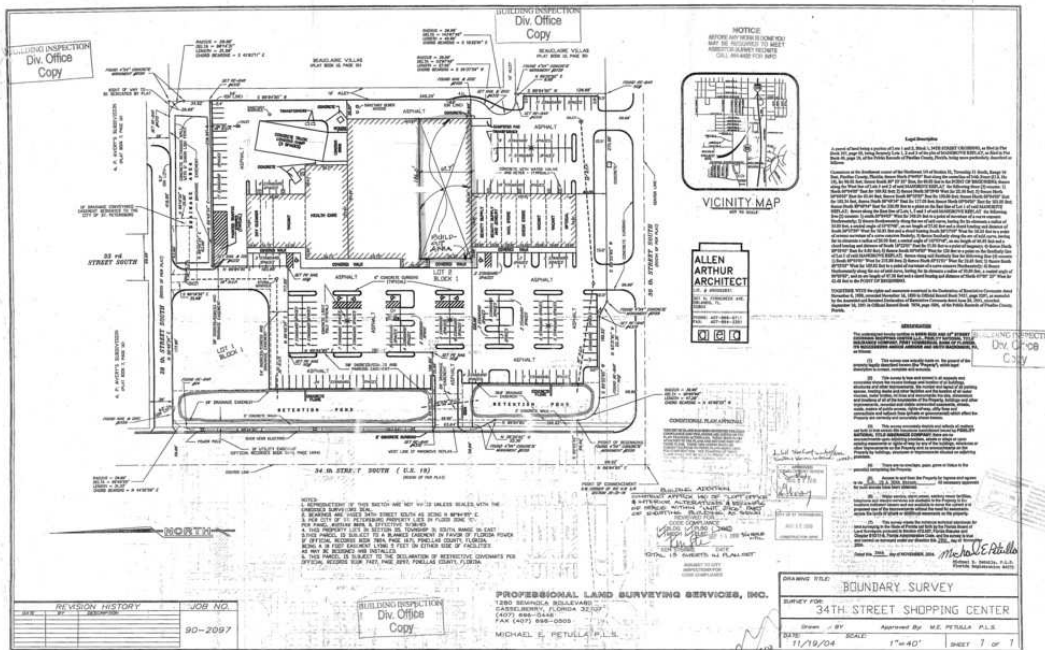




# 34th Street Crossing Retail

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Survey



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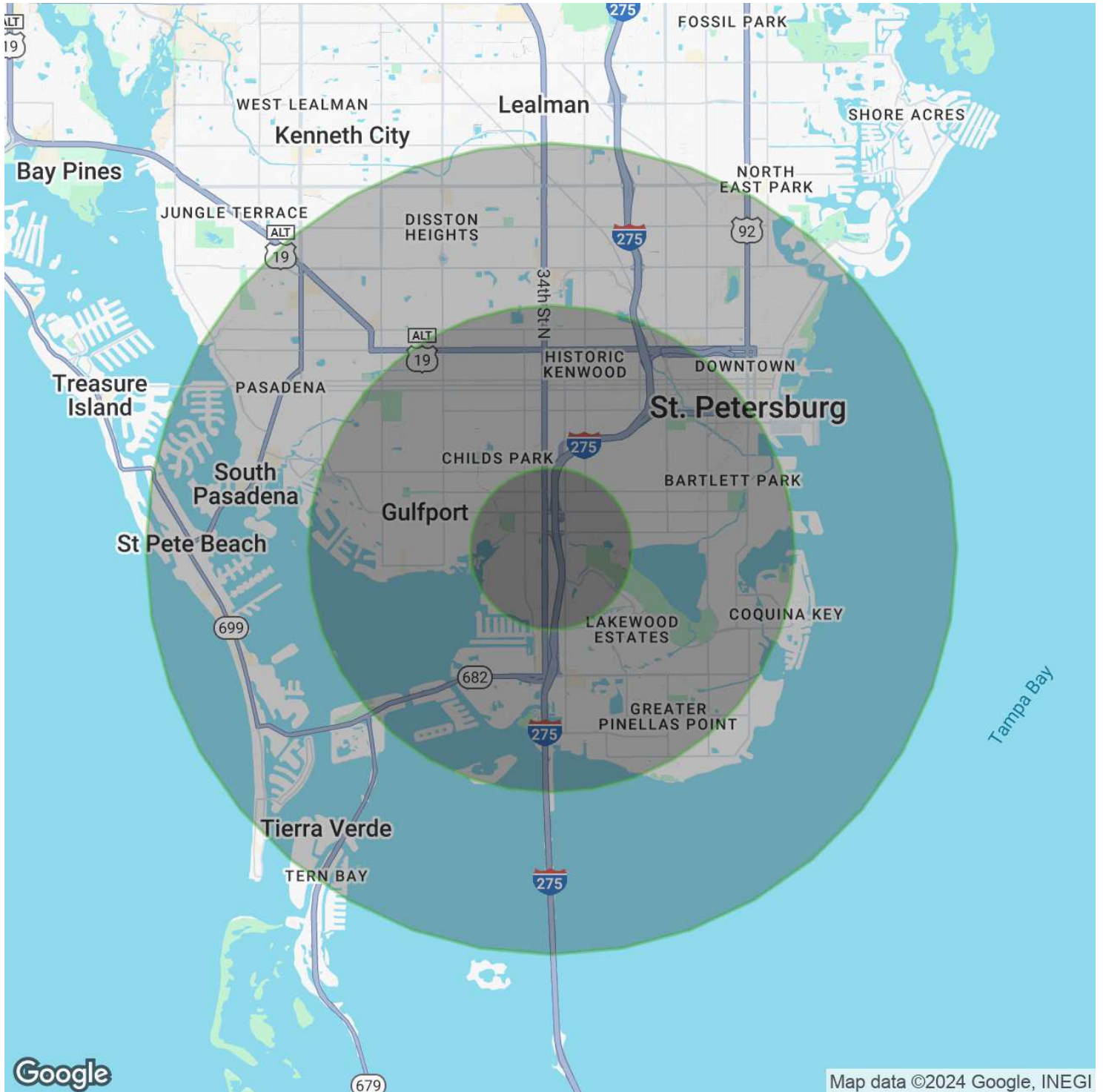




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### Demographics Map & Report



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### Demographics Map & Report

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,598	95,024	200,733
Average Age	37.9	39.2	42.5
Average Age (Male)	34.7	37.3	40.7
Average Age (Female)	39.9	40.5	43.7

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,940	38,436	87,815
# of Persons per HH	2.7	2.5	2.3
Average HH Income	\$49,253	\$50,819	\$56,443
Average House Value	\$185,811	\$206,900	\$218,095

#### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	5.9%	4.8%	5.4%

#### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	2,224	39,210	127,057
% White	21.0%	41.3%	63.3%
Total Population - Black	7,874	50,948	60,622
% Black	74.3%	53.6%	30.2%
Total Population - Asian	175	1,439	6,322
% Asian	1.7%	1.5%	3.1%
Total Population - Hawaiian	0	39	62
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	7	167	407
% American Indian	0.1%	0.2%	0.2%
Total Population - Other	164	1,001	2,217
% Other	1.5%	1.1%	1.1%

#### TRAFFIC COUNTS

34th St S & 30th Ave S 26,000/day

\* Demographic data derived from 2020 ACS - US Census

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