



St. Pete Beach Retail / Restaurant-Equipped Building



6655 Gulf Boulevard

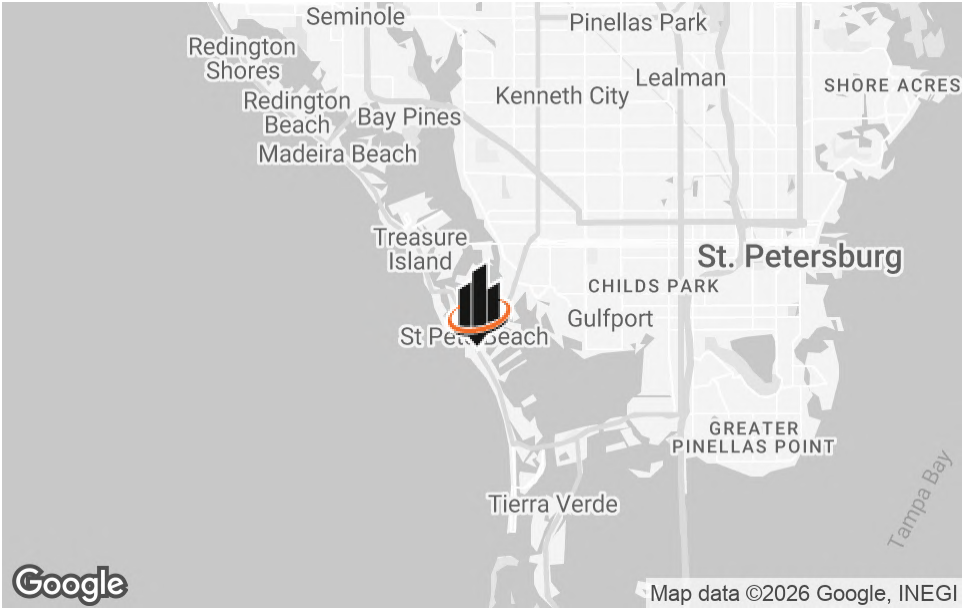
ST. PETE BEACH, FL 33706

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,650,000
LOT SIZE:	0.19 Acres
BUILDING SIZE:	2,220 SF
MARKET:	Tampa-St.Petersburg-Clearwater MSA
SUBMARKET:	St Pete Beach
ZONING:	Commercial Corridor (CC-2) St. Pete Beach

PROPERTY HIGHLIGHTS

- Recently renovated open floorplan retail/restaurant building offering grocery and convenience functionality, equipped with a grease trap and hood
- Approximately \$300,000 worth of building upgrades plus \$100,000 of equipment included in the sale where applicable
- Highly walkable location with ten hotels and more than 2,000 residential units within a half-mile radius
- High-visibility site featuring prominent signage with traffic counts of approximately 24,000 cars per day
- 11 total deeded parking spaces, which are at a premium on the beach

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Located in St. Pete Beach, Florida, this incredible recently renovated retail/ restaurant building offers a large open floor plan currently configured for grocery and convenience store use. The space includes an installed grease trap and hood, allowing for the preparation of grab-and-go meals or potential conversion to a full restaurant concept.

With ten hotels and more than 2,000 residential units located within a half-mile radius, the property is ideally positioned to serve as a walkable neighborhood market. Whether guests are looking for food for their hotel room, beach snacks, drinks, or a missing ingredient, this store provides convenient access to everyday essentials without having to leave the island to visit a major retailer.

Even with the close proximity to the beach, the property reportedly received no flooding or major damage from the 2024 hurricanes.

The site features premium frontage along Gulf Boulevard, the main island-hopping thoroughfare from Tierra Verde to the south, through St. Pete Beach, Treasure Island, Madeira Beach, Redington Shores, Indian Rocks Beach, and all the way north to Clearwater, spanning over 22 miles along the beaches of the Gulf.

LOCATION DESCRIPTION

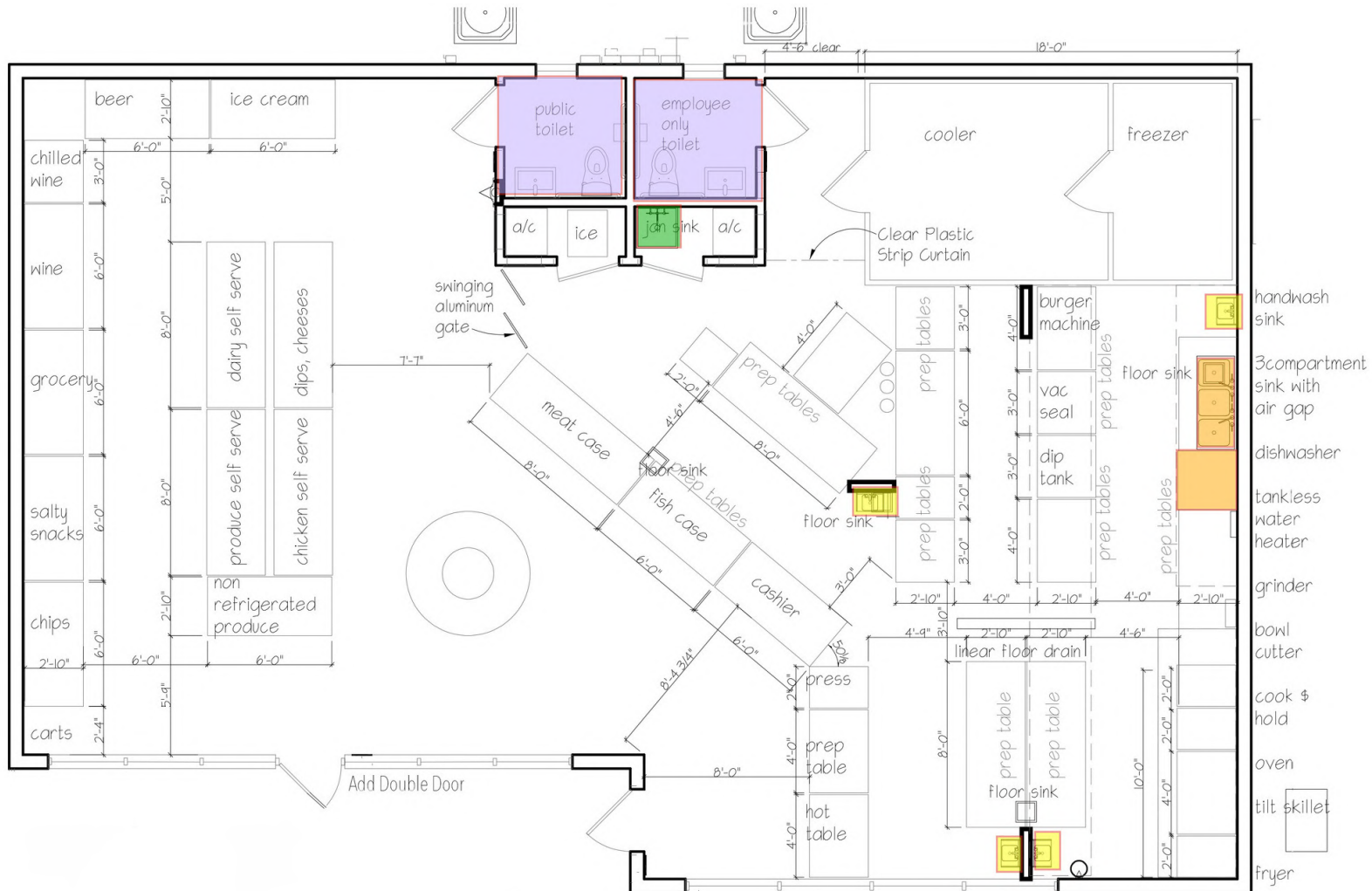
This property is located in the highly sought-after Florida destination of St. Pete Beach. Best known for the historic Don CeSar Hotel and the charm of Pass-a-Grille, the area offers stunning white-sand beaches, local shopping, parks, and a vibrant coastal atmosphere.

The site features premium frontage along Gulf Boulevard, the main thoroughfare through St. Pete Beach, and is just minutes from more than 10 nearby hotels, including the renowned Island Grand at TradeWinds Resort. It is also ideally positioned near the Pasadena Avenue South Bridge, providing direct access into St. Petersburg, Florida.

St. Pete Beach is one of several barrier islands off the coast of St. Petersburg, alongside Clearwater, Indian Rocks Beach, and Treasure Island. Together they form the St. Pete-Clearwater region, which welcomes approximately 14.9 million visitors annually. According to a 2025 economic impact study, these visitors generate \$6.1 billion in direct spending and contribute a total economic impact of \$10.2 billion.

The region also hosts several iconic annual events, including the Valspar PGA Tournament, the Firestone St. Petersburg Grand Prix, and the Pier 60 Sugar Sand Festival. These events continue to drive strong tourism, with many visitors returning to the area five or more times.

FLOOR PLAN

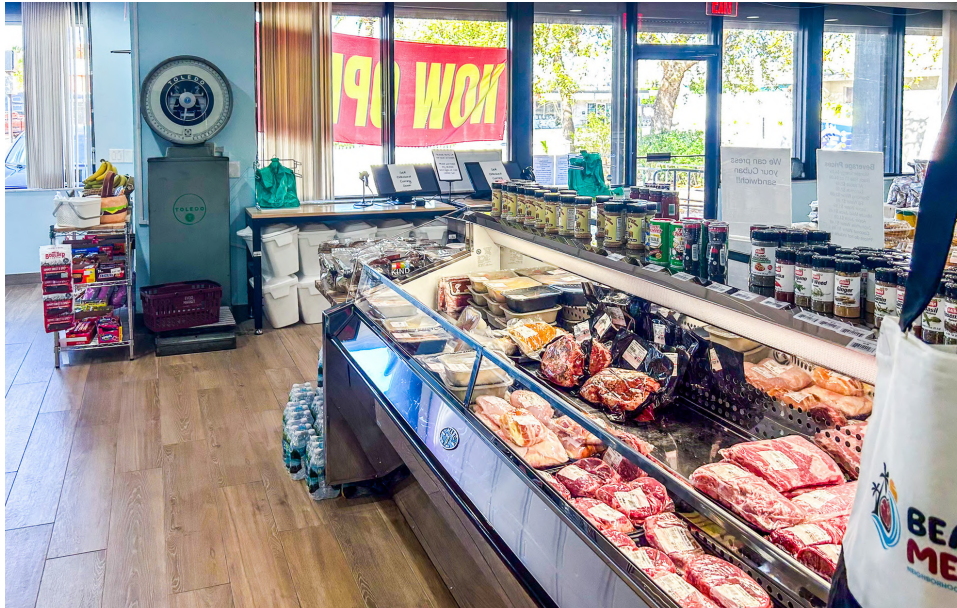


Proposed Interior Remodeling for 6655 GULF BLVD LLC to create a

Fresh Food Grocery Store

6655 Gulf Blvd, St. Pete Beach, FL

INTERIOR PHOTOS



EXTERIOR PHOTOS



AERIAL LOOKING NORTH TOWARD TREASURE ISLAND



AERIAL LOOKING NORTHEAST TOWARD ST PETERSBURG

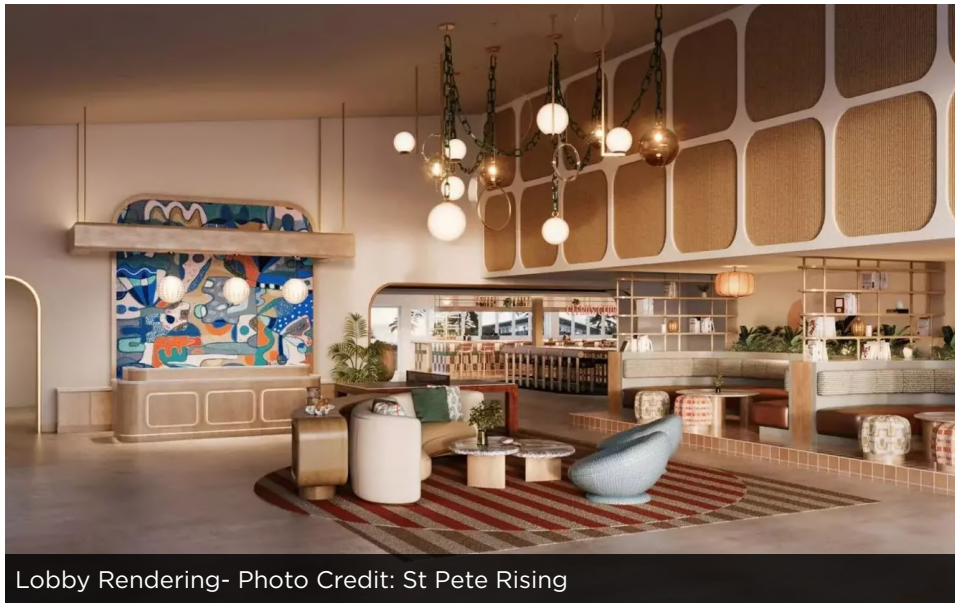




PROXIMITY TO BRAND NEW MARRIOTT TRIBUTE PORTFOLIO HOTEL



The Postcard Inn- Photo Credit: St. Pete Rising



Lobby Rendering- Photo Credit: St Pete Rising

THE LUCE, A MARRIOTT TRIBUTE PORTFOLIO HOTEL

Located less than a quarter mile away from this opportunity—about a five-minute walk—this redevelopment is expected to drive additional traffic and tourism to the surrounding area.

The historic Postcard Inn on St. Pete Beach is set to be transformed into The Luce, a Marriott Tribute Portfolio Hotel.

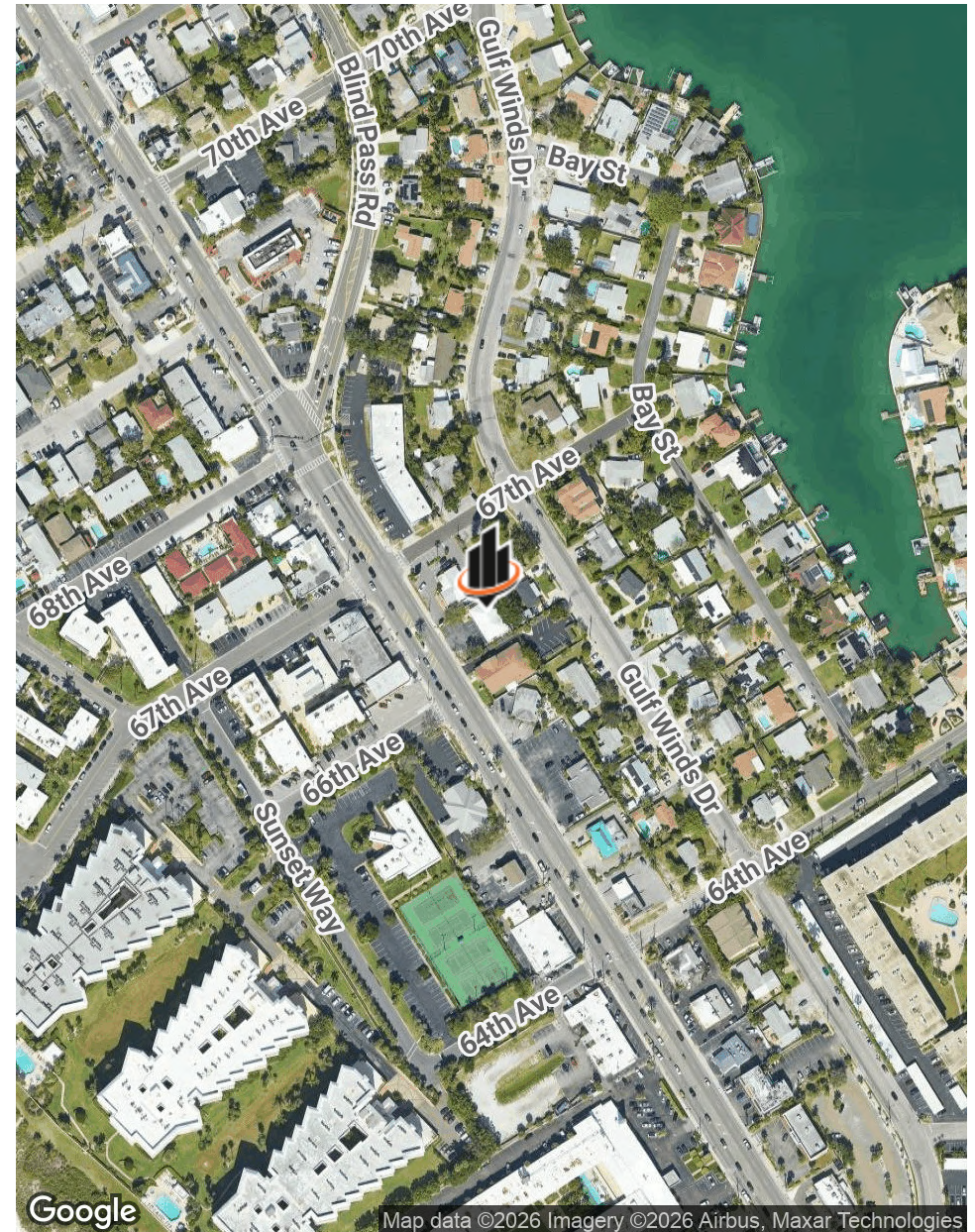
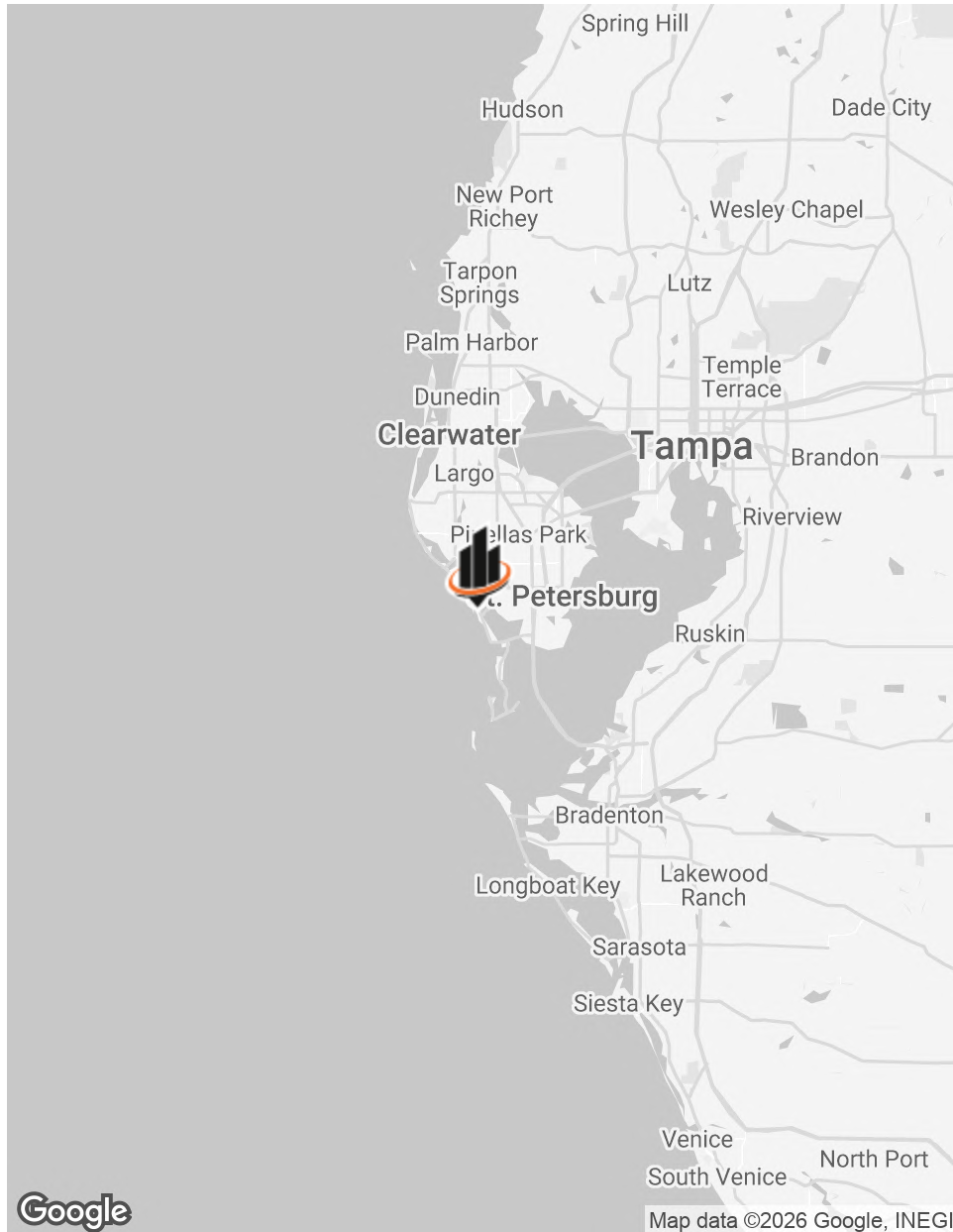
The nine-acre beachfront property will feature 200 guest rooms, bungalow-style studio suites, multiple restaurants, a brasserie, a beach club, and event spaces. The resort is expected to open in April 2026.

Spanning 300 feet of Gulf frontage, the property will also include the largest heated pool on St. Pete Beach.

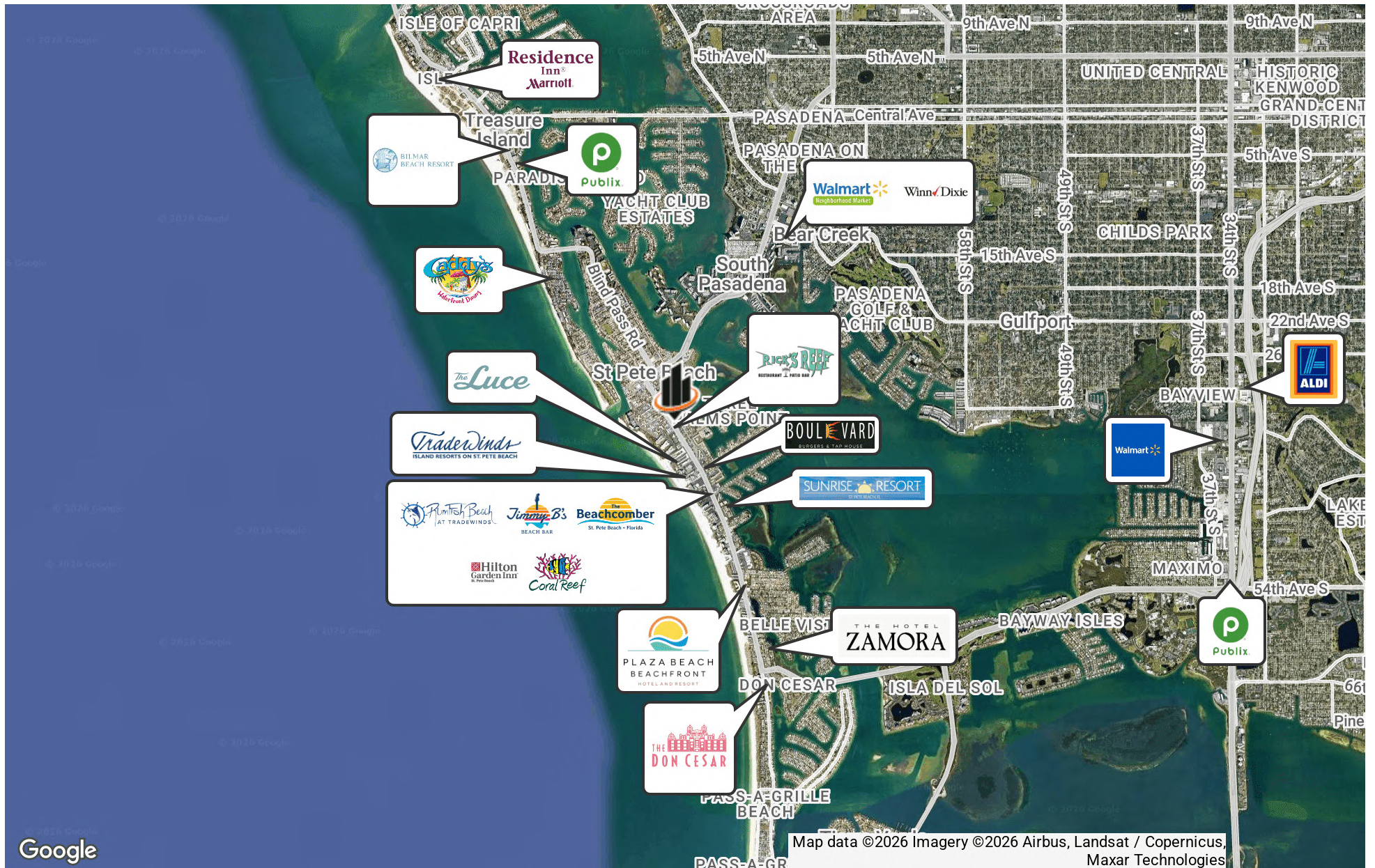


Proximity to The Luce

LOCATION MAP



RETAILER MAP

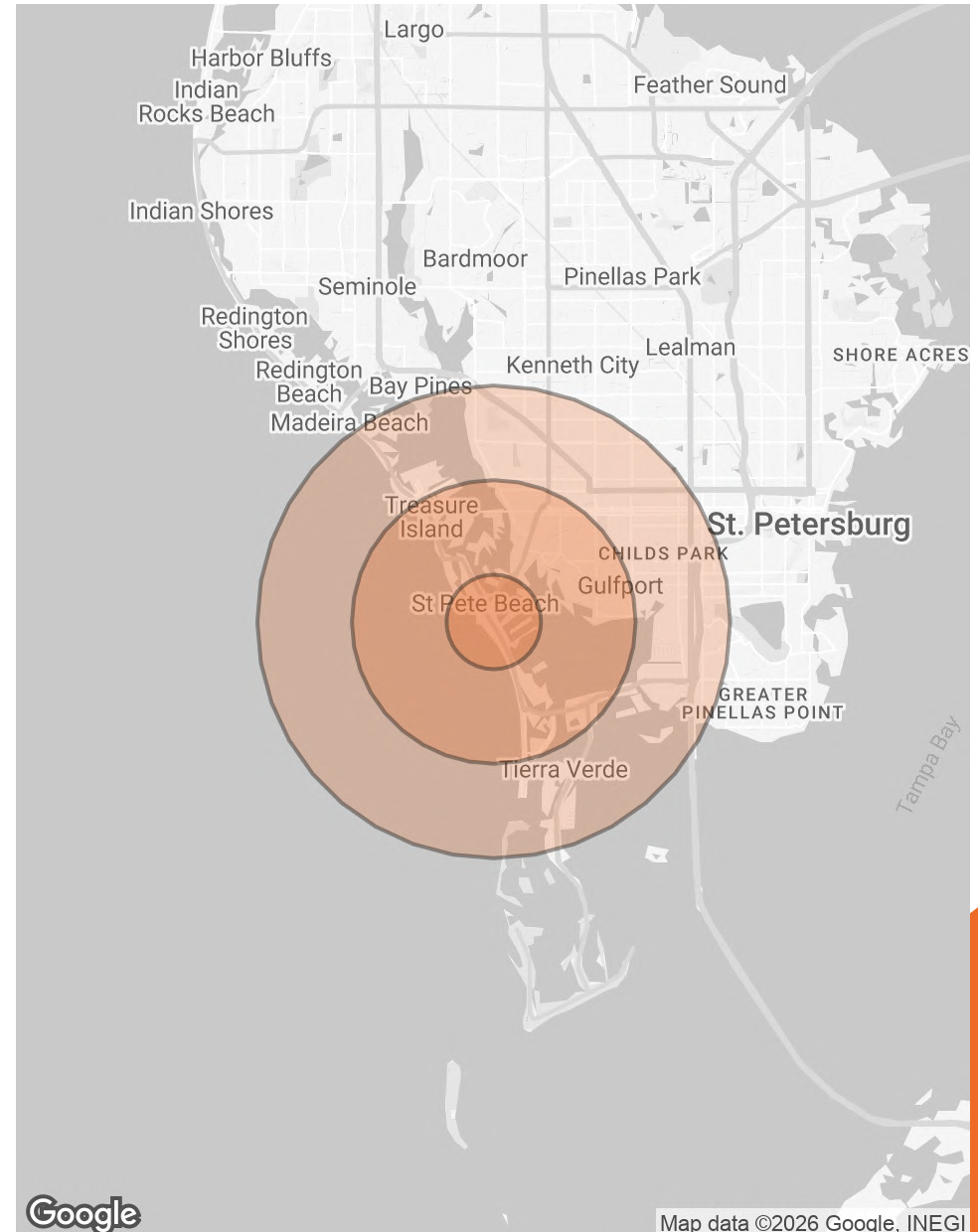


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,186	39,504	115,497
AVERAGE AGE	65.1	59.8	50.6
AVERAGE AGE (MALE)	65.6	59	49.4
AVERAGE AGE (FEMALE)	65.4	59.1	50.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,041	21,018	52,890
# OF PERSONS PER HH	1.7	1.9	2.2
AVERAGE HH INCOME	\$141,296	\$120,062	\$111,765
AVERAGE HOUSE VALUE	\$637,887	\$580,737	\$454,617

2023 American Community Survey (ACS)





MATT FENSKE

Senior Advisor

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PROFESSIONAL BACKGROUND

Matt Fenske serves as a Senior Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on vacant land, as well as retail, office and industrial sales. Matt has been involved in over \$140 million worth of sale and lease transactions thus far since joining SVN. Matt brings a wealth of local market knowledge and digital marketing expertise to best serve his commercial clients and expedite the sales process.

Prior to joining SVN, he worked as a Purchasing Analyst for a construction company, specializing in the construction of single and multi-family homes, which has proven valuable in conversations with contractors and developers.

Matt received his Bachelor's of Science degree from the Florida State University College of Business. During his time there, he was a member of the PGA Golf Management program and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton nearly 20 years ago. Matt currently resides in Sarasota and enjoys playing golf and spending time on the water.

EDUCATION

BS in Hospitality Management, College of Business.
Florida State University

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PROFESSIONAL BACKGROUND

Tony Veldkamp, CCIM serves as a Senior Advisor at SVN Commercial Advisory Group in Sarasota. His primary focus is on office and industrial investment properties, and all types of vacant land for development in Southwest Florida. With over thirty five years of commercial real estate experience exclusively in this area, he has completed over 1,000 sales and leasing transactions with a career volume in excess of \$400 Million. As a graduate of Florida State University with a degree in Real Estate, Tony went on to earn his CCIM designation in 2005, and has been a commercial real estate advisor with SVN Commercial Advisory Group since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the 9,000 member Realtor® Association of Sarasota and Manatee (RASM), the 2023 President of the RASM Realtor® Charitable Foundation, and the 2016 President of the Commercial Investment Division of RASM. He is also a Florida Realtors® Board Member and served as the 2025 Chair of their Commercial Alliance and is the 2026 Chair of their Public Policy Committee. He is the Legislative Chair for Florida CCIM.

Awards & Accolades include being the 2024 Realtor® of the Year, 2016 Commercial Realtor® of the Year, he received the President's Award in 2019, and Distinguished Service Award in 2020 all from the Realtor® Association of Sarasota & Manatee. He is recognized annually by SVN International as a top-ranking producer nationwide including 2018 when he was ranked #1 in the State of Florida and #8 in the World with SVN.

Tony very much enjoys life on the SunCoast with his wife Debbie, their five children and their families. They enjoy boating, hiking, and family time.

EDUCATION

BS Degree in Real Estate from The Florida State University
CCIM Designation - Certified Commercial Investment Member

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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