



Fourth Street Retail Investment

5300 4th St N, St Petersburg, FL

636-219-9156

www.cprteam.com



54TH AVENUE N

CLICK HERE FOR



DRONE VIDEO

FOURTH STREET

GENERAL SUMMARY

BUILT IN
1987

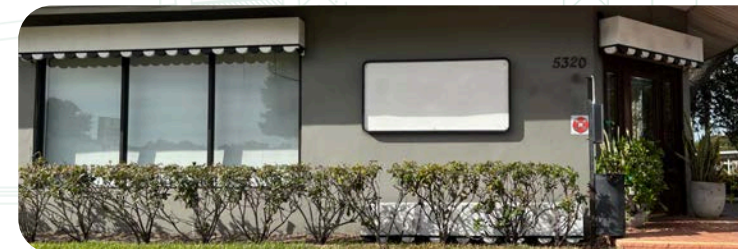
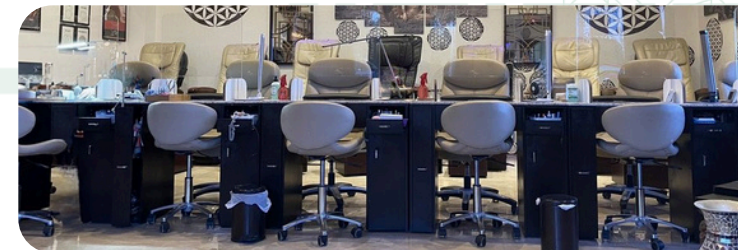
SITS ON A
0.4
ACRE PARCEL

TOTAL
4,522
SF

This multi-tenant property is positioned on 4th Street North, one of St. Petersburg's primary commercial corridors. The building is **100% leased** to three tenants, each on recently executed leases, providing stable income and long-term security.

- Tenant Mix: Three separate tenants on new lease terms.
- Parking: **4.2 spaces per 1,000 square feet**, exceeding typical ratios in the submarket.
- Visibility: Prominent pylon signage with dedicated tenant panels, ensuring strong exposure to daily traffic.
- Location: **Direct frontage along 4th Street North**, benefiting from consistent commuter flow and surrounding retail demand.
- Investment Profile: Fully leased asset with staggered lease maturities, supporting risk diversification and reliable cash flow.

This property combines strong visibility, above-market parking, and new tenancy in a core St. Petersburg location, making it **a straightforward investment opportunity with immediate income stability.**



PROPERTY
HIGHLIGHTS

HIGHLIGHTS



4th St - 36,500 ADT
54th Ave - 27,500 ADT



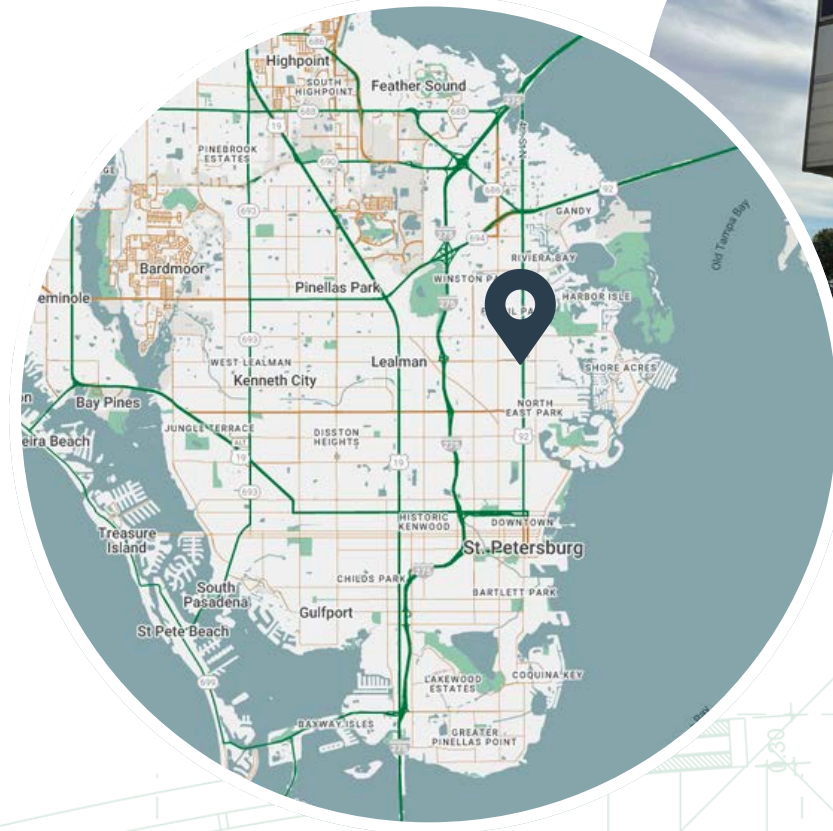
All Leases are on a
NNN Structure



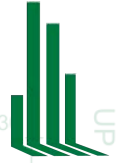
Property sits on a
signalized corner



4.2 : 1000 On Site
Parking



Information herein is not warranted and subject to change without notice.
We assume no liabilities for errors and omissions.



PRICING & DEAL OVERVIEW



\$2,048,000



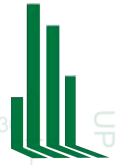
NOI - \$135,590



CAP RATE - 6.62%

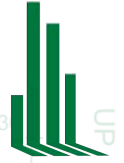


**FULLY STABILIZED
INVESTMENT WITH UPSIDE**



RENT ROLL SECTION

| TENANT NAME | SF LEASED | MONTHLY RENT | LEASE EXPIRATION | ANNUAL RENT INCREASES | NOTES (E.G., RENEWAL OPTIONS) |
|--------------------------------|-----------|--------------|------------------|---|---|
| Nail Charisma | 1,147 | \$3,345.42 | 5/31/2030 | Greater of CPI of 3% | One Option of 5 years based upon then Current Market Rate |
| Luce Tooth Pediatric Dentistry | 1,200 | \$1,795.23 | 5/31/2029 | Greater of CPI or 3%, not to exceed 6.5%. | One Option of 5 years based upon Market Rate. |
| Katie + Hubbell | 2,175 | \$6,160.69 | 10/31/2029 | 3% | Two Options of 5 years based on then Current Market Rate |



Location

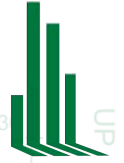
FOURTH STREET

54TH AVENUE N

Looking South

DOWNTOWN
ST PETE
(3.2 MILES)





Looking North

HOWARD FRANKLAND
BRIDGE - I-275
(5.4 MILES)

GANDY BRIDGE
(3.1 MILES)

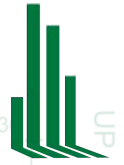
LA FITNESS



CVS

ARYA

415 LUXURY AND
WORKFORCE
APARTMENTS



ZONING DESCRIPTION

COMMERCIAL COORIDOR SUBURBAN - 1 (CCS-1)

The purpose of the CCS district regulations is to improve the appearance of restaurants, "big box" retailers, drug stores and apartment buildings; accommodate both vehicles and pedestrians; improve connections between the individual developments and compatibility with the surrounding neighborhoods; and minimize automobile dependency.

PERMITTED USES AND REDEVELOPMENT POTENTIAL

Historically, the development of suburban commercial corridors was most influenced by the automobile. Businesses as varied as laundromats, restaurants, banks and theaters catered to the automobile by adding drive-through windows. Regulations of site design, building design, scale and intensity are provided to minimize the impacts of parking lots, drive-thrus, and national chain architecture.

It is the purpose of this district to generally allow one-story to four-story development containing mixed uses of local interest in conjunction with residential, multifamily units or structures.



DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

5300 4th St N
RING OF 3 MILES



KEY FACTS



100,393
Population

44.2 Median Age



46,813
Households

\$253M
Consumer spending on Center uses

OTHER FACTS

\$310,457 Median Home Value

34% Some College/Associate's Degree

65% Owner Occupied Homes

37% Bachelor's/Grad/Prof Degree



INCOME



\$94,565
Average HH Income



22,794
HH with Income > \$100K



\$1.4B
Consumer Spending



EMPLOYMENT



44,304
Daytime Employment

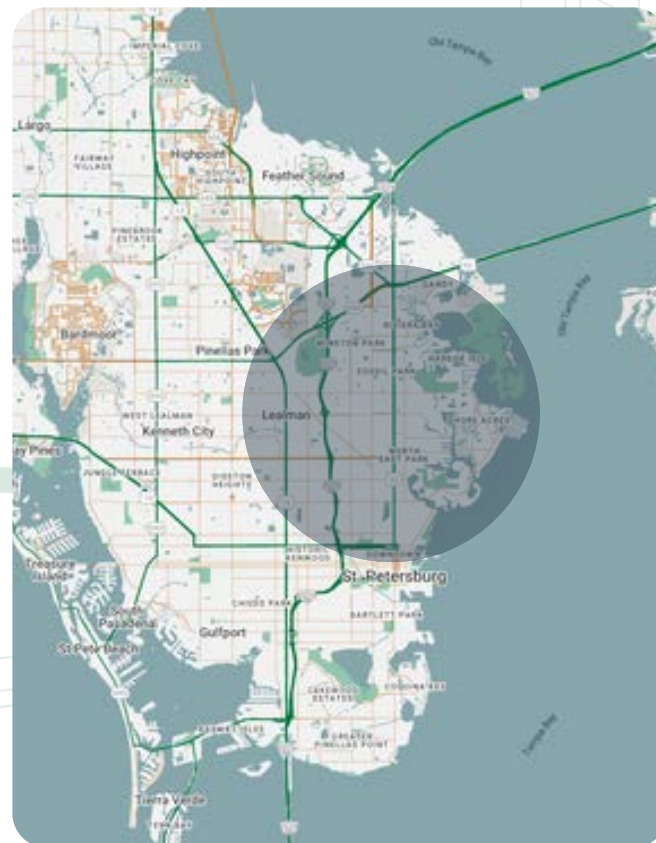


28%
Blue Collar



26%
Financial and Business Services

3.8% Unemployment Rate in Pinellas County



Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

LISTING
TEAM



Jay Billings
Retail Investments
Jay@cprteam.com
(636) 219-9156



Harrison Gault
Retail Associate
Harrison@cprteam.com
(727) 677-8070

 [727-822-4715](tel:727-822-4715)

 www.cprteam.com

 [CommercialPartnersRealty](https://CommercialPartnersRealty.com)