

Downtown Development Opportunity

1401 5th Ave N, St. Petersburg, FL 33705



💰 Purchase Price: **\$4.3 Million**

📏 Lot Size: **72,600 SF or 1.67 Acres**

✅ Available: **Now**

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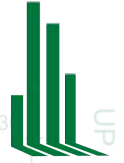


**ST. ANTHONY'S
HOSPITAL**



**PROPOSED GROUND LEVEL
SITE PLAN**

CRT-1 Zoning/Potential Use



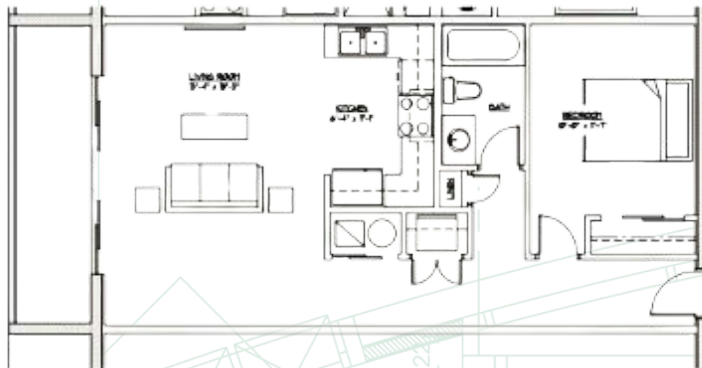
A prime 1.67-acre development site in downtown St. Petersburg, Florida, sits adjacent to Saint Anthony's Hospital, offering exceptional potential for workforce housing or mixed-use. Currently undergoing rezoning to the CRT-1 (Corridor Residential Tradition-1) or potential Live Local options for redevelopment, the parcel is ideally positioned to support higher-density, mixed-use residential projects that address the area's growing demand for attainable housing options near major employment centers, medical facilities, and transit corridors. **Its central location provides convenient access to downtown amenities,** while the proposed zoning changes would enable compatible development that promotes walkability and community vitality in one of St. Pete's most dynamic urban neighborhoods.

RENT ROLL SECTION

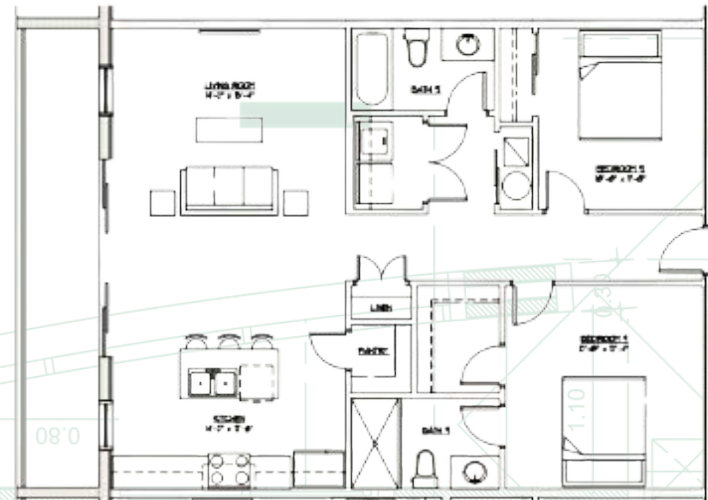


TOTAL UNITS	SF LEASED	MONTHLY RENT	LEASE EXPIRATION	NOTES
19 Residential Units + 13,623 SF Office	Residential -Leased Office - Available	\$26,375.00	Residential Leases - MTM	Income Producing With Development Options Available

PROPOSED PLANS



One Bedroom Plan



Two Bedroom Plan

PRICING & DEAL OVERVIEW



ASKING PRICE
\$4,300,000



ESTIMATED NOI
\$214,220.19



CAP RATE
4.98%



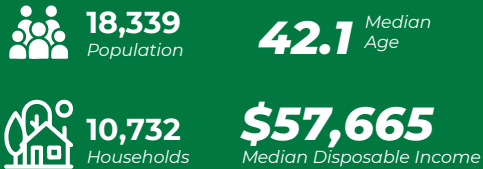
KEY DEAL POINTS:
EXISTING REVENUE IN PLACE
REDUCING CARRY COST

DEMOGRAPHIC SUMMARY

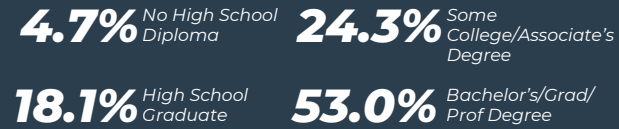
1401 5th Ave N, St. Petersburg, FL 33705
RING OF 1 MILE



KEY FACTS



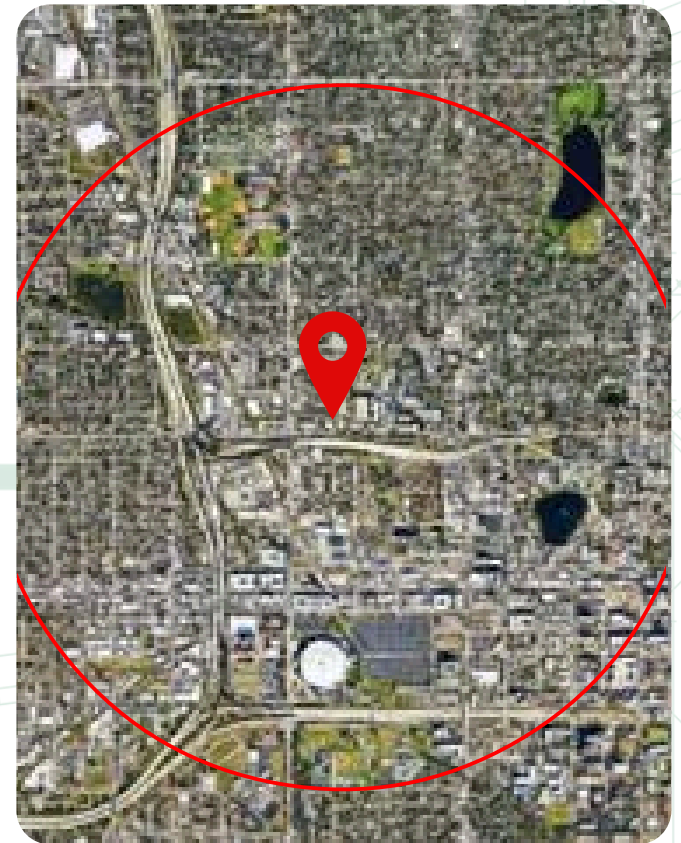
EDUCATION



INCOME



EMPLOYMENT



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

DEMOGRAPHIC SUMMARY

1401 5th Ave N, St. Petersburg, FL 33705
RING OF 3 MILES



KEY FACTS

120,082 Population
43.6 Median Age

57,606 Households
\$62,201 Median Disposable Income



EDUCATION

6.3% No High School Diploma
27.2% Some College/Associate's Degree

22.7% High School Graduate
43.8% Bachelor's/Grad/Prof Degree



INCOME

\$75,266 Median Household Income

\$52,865 Per Capita Income

\$155,721 Median Net Worth



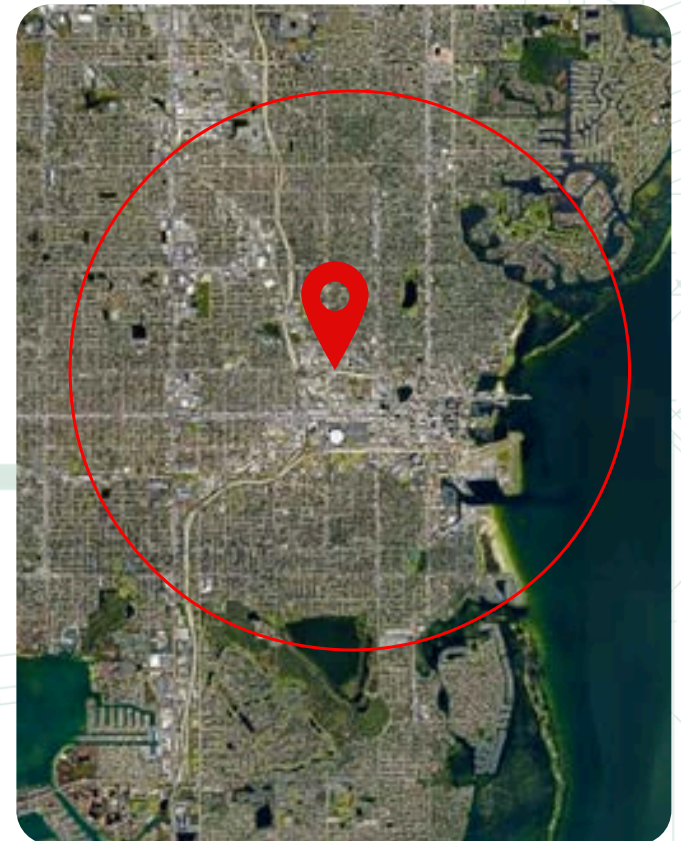
EMPLOYMENT

70.4% White Collar

15.6% Blue Collar

18.5% Services

4.9% Unemployment Rate



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Listing Team



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