



**ARCHER**  
REAL ESTATE

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**RETAIL SPACE FOR LEASE**

1201 CENTRAL AVENUE ST. PETERSBURG, FL  
THE EDGE DISTRICT

# PROPERTY HIGHLIGHTS



- PRIME RETAIL SPACE  
AVAILABLE FOR LEASE IN THE  
TRENDY EDGE DISTRICT
- SPACE INCLUDES 720 SF OF  
INTERIOR SPACE AND A 1,500  
SF OUTDOOR SPACE
- EXCELLENT VISIBILITY DIRECTLY  
ON CENTRAL AVENUE
- HIGHLY WALKABLE- ACROSS  
FROM TROPICANA FIELD
- STRONG SURROUNDING  
RETAILERS



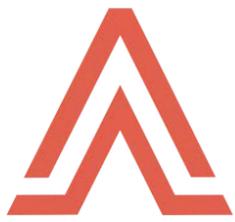
1 MINUTE  
DRIVE TO  
DOWNTOWN



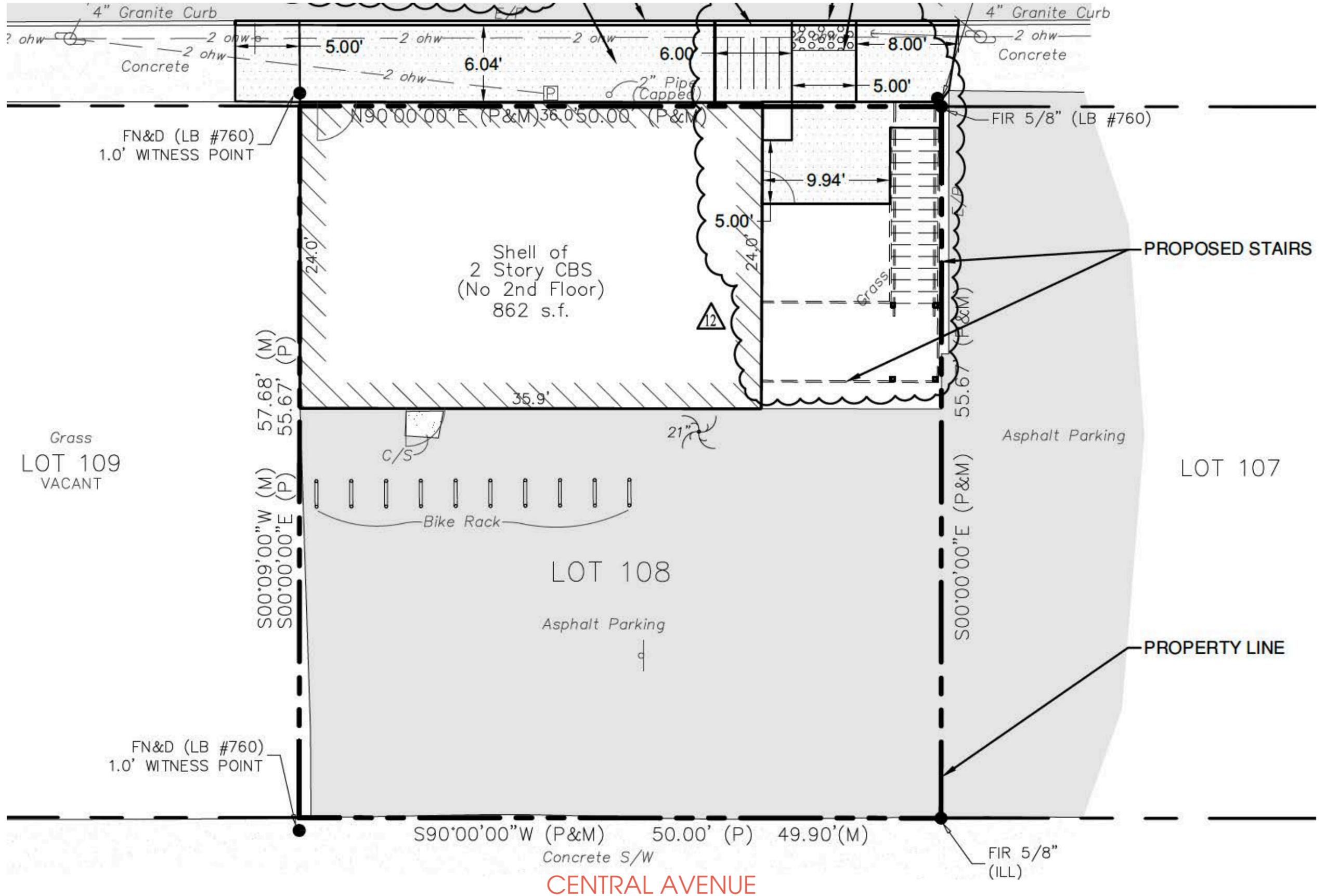
WALK SCORE  
98



BIKE SCORE  
97



BAUM AVENUE N



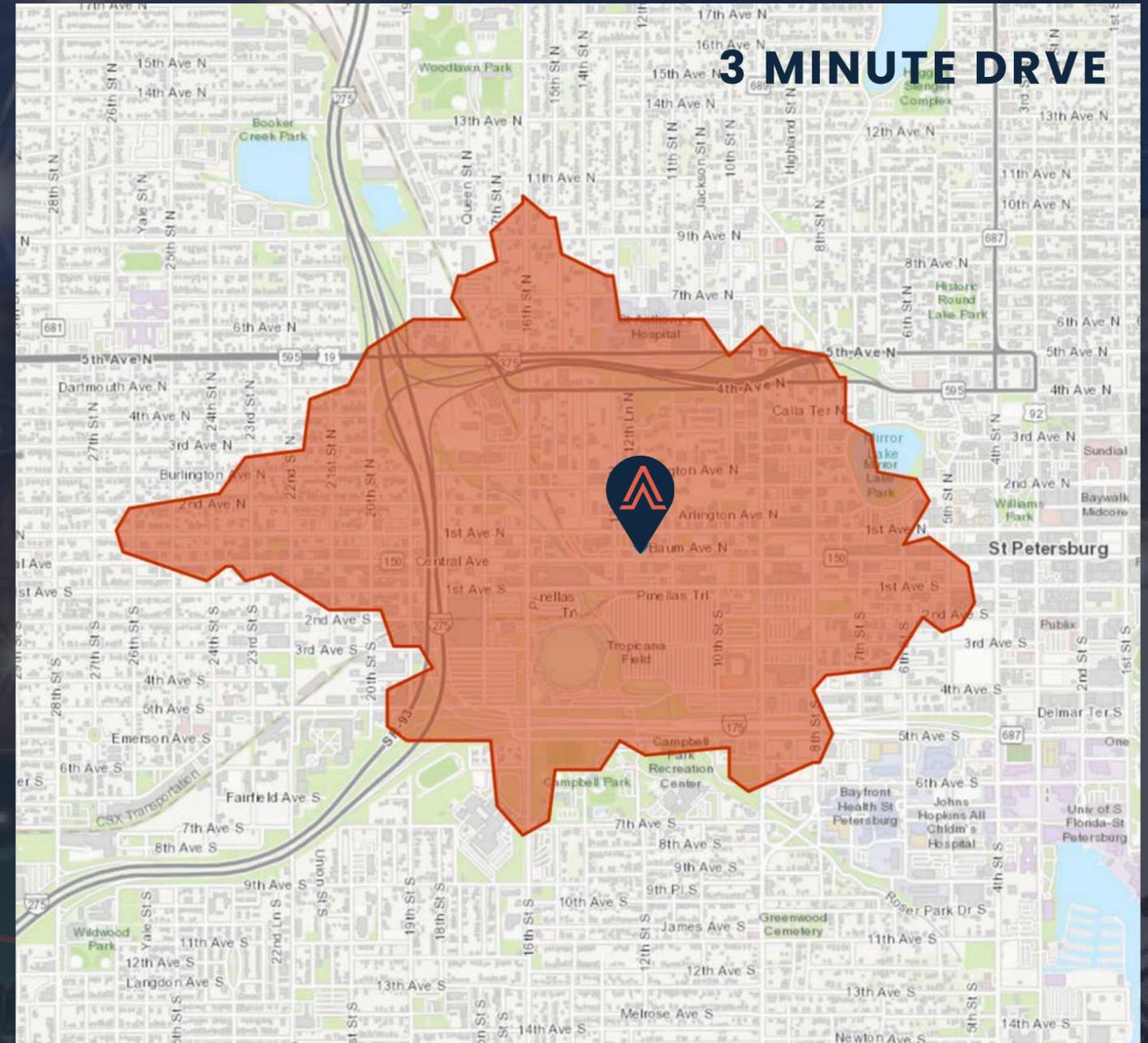


# A SPACE REDEFINED



# AREA DEMOGRAPHICS

Downtown St. Petersburg residents enjoy a dynamic, urban lifestyle with easy access to a mix of culture, dining, and outdoor activities. They thrive in a walkable, lively community where the arts meet the waterfront, and where every day feels like an opportunity to explore something new.



## POPULATION

3 MIN DRIVE- 7,233  
5 MIN DRIVE- 30,040  
10 MIN DRIVE- 66,161



## HOUSEHOLDS

3 MIN DRIVE- 4,524  
5 MIN DRIVE- 16,705  
10 MIN DRIVE- 32,889



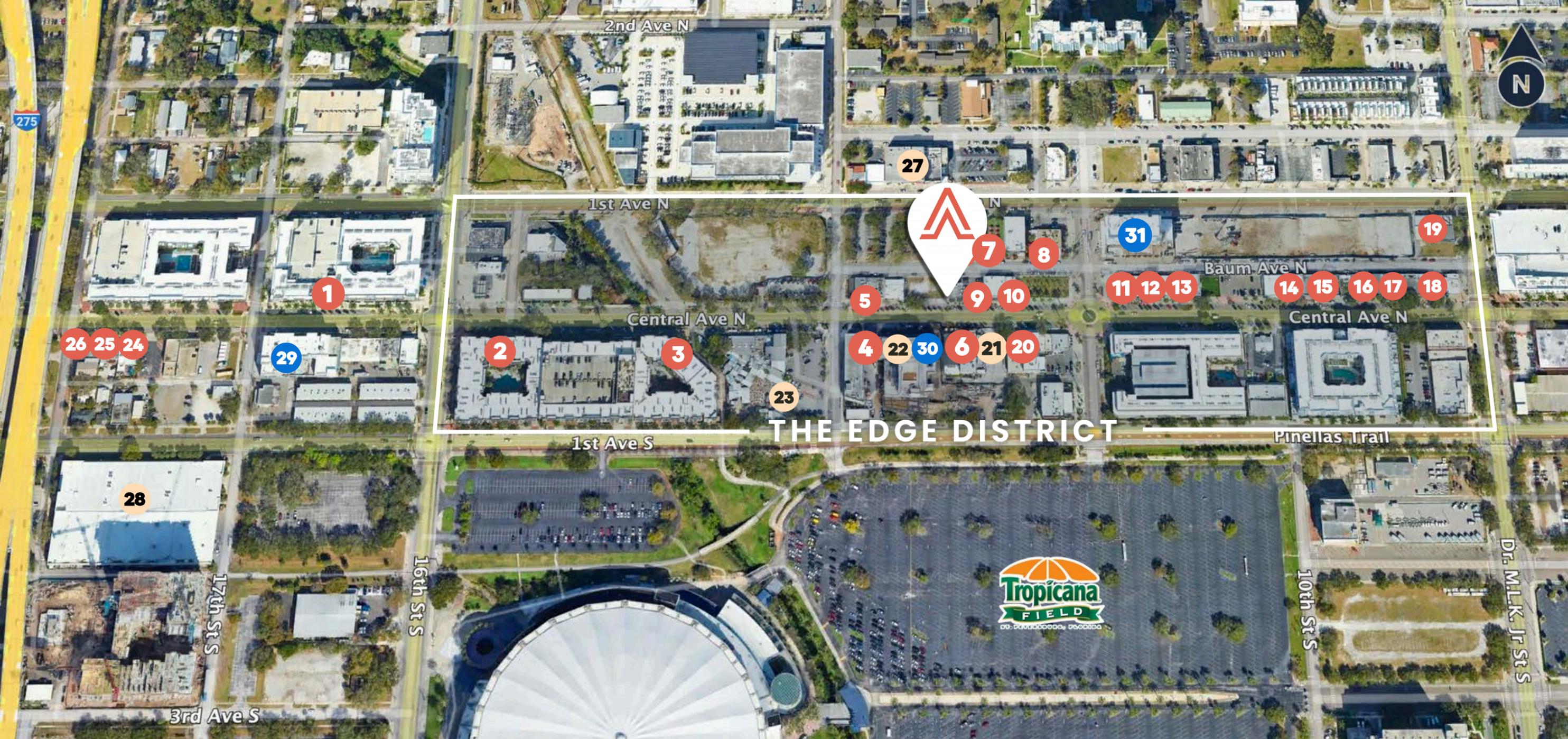
## MEDIAN AGE

3 MIN DRIVE- 41.7



## HOUSEHOLD INCOME

3 MIN DRIVE- \$80,508  
5 MIN DRIVE- \$104,343  
10 MIN DRIVE- \$103,427



**RESTAURANTS**

- 1. Raining Berries
- 2. The Local Draught House
- 3. Ferg's Sports Bar
- 4. Sparrow St. Pete
- 5. Hawkers Asian Street Food
- 6. Bodega
- 7. Green Bench
- 8. Red Mesa Mercado
- 9. The Sourdough Co.
- 10. Intermezzo
- 11. Bar Mezzo
- 12. Copa

- 13. Poppo's Taqueria
- 14. Grassroots Kava House
- 15. Bavaro's Pizza
- 16. No Vacancy
- 17. Pizza Box
- 18. Buya Ramen
- 19. Engine #9
- 20. Sweetgreen
- 24. Dirty Laundry
- 25. The Burg Bar & Grill
- 26. The Neon Lunchbox

**ACTIVITIES**

- 21. The Candle Pour
- 22. Solidcore
- 23. St. Pete Axe & Ale
- 27. Zubrick Magic Theatre
- 28. Vertical Ventures

**HOTELS**

- 29. Tru by Hilton- 132 keys
- 30. Moxy St. Pete- 163 keys
- 31. Mint House St. Pete- 100 keys

**SURROUNDING AREA**

## EXISTING

- 1. Vantage St. Pete- 211 units
- 2. 1701 Central- 243 units
- 3. Arte- 246 units
- 4. Modera on the Trail- 383 units
- 5. Fusion 1560- 325 units
- 6. 930 Central Flats- 218 units

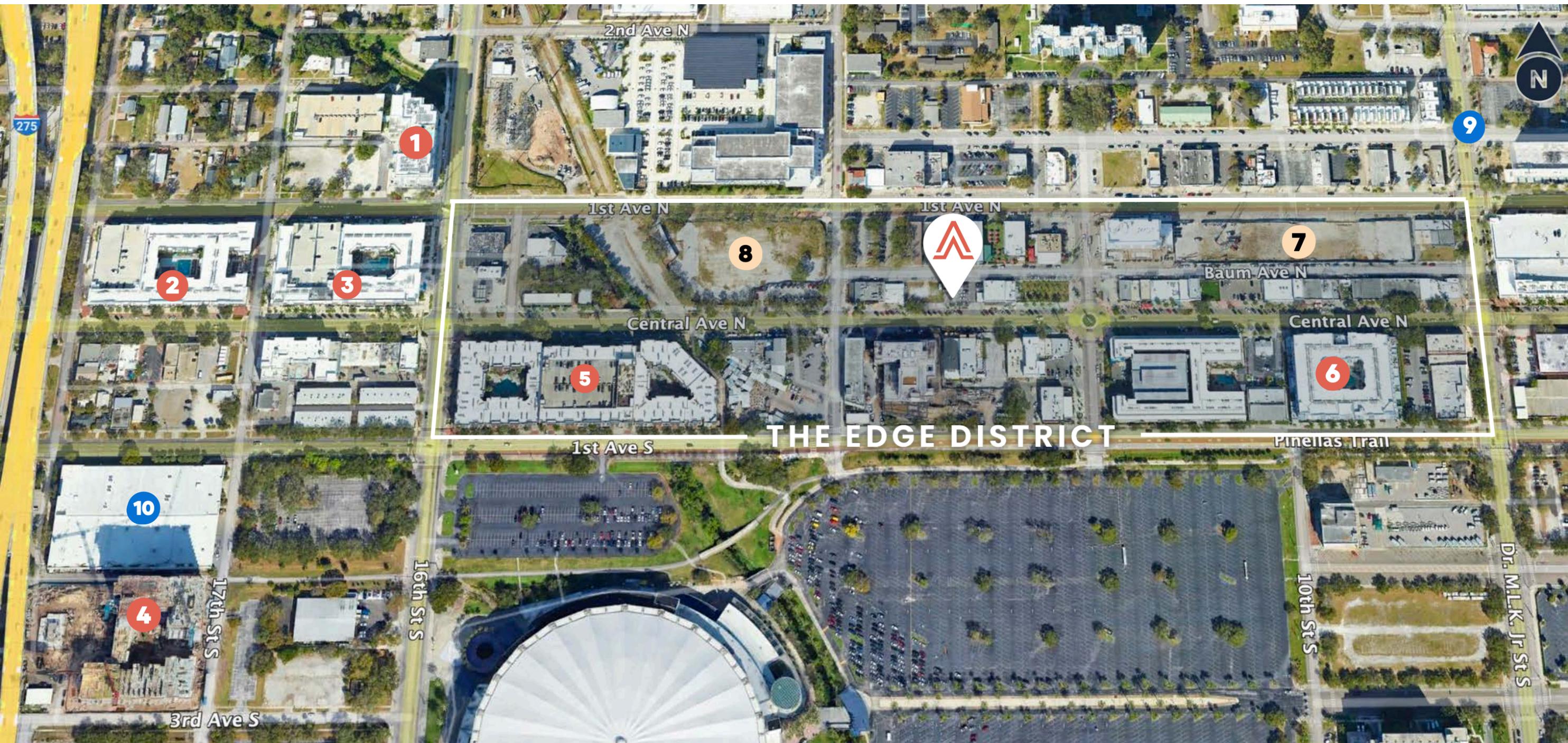
## UNDER CONSTRUCTION

- 7. Viv Apartments- 269 units
- 8. The Central- 42 units, 168 key hotel

## PROPOSED

- 9. Abacus Tower- 292 units
- 10. Gallery Haus- 260 units

## SURROUNDING MULTI-FAMILY





# ARCHER

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