



LEASE RATE

\$32.00 psf
+ NNN



PROPERTY SIZE

3,440 SF



YEAR BUILT

1928



NUMBER OF UNITS

1



UNIT CONDITION

Recently White
Boxed

**519 DR MARTIN LUTHER KING JR STREET N
ST PETERSBURG, FL 33701**

MLK DISTRICT CENTERPIECE: PRIME RETAIL IN HISTORIC UPTOWN

Presented By:

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PROPERTY INFORMATION



PROPERTY DETAILS

Lease Rate	\$32.00 SF/YR
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PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	CCT-1
Lot Size	5,140 SF
APN #	183117024300000010
Lot Depth	1,200 ft
Power	Yes

BUILDING INFORMATION

Building Size	3,440 SF
Building Class	C
Number of Floors	1
Year Built	1928
Number of Buildings	1
Ceiling Height	12' 10"
Ceilings	12' 10"

LOCATION INFORMATION

Building Name	MLK District Centerpiece: Prime Retail in Historic Uptown
Street Address	519 Dr Martin Luther King Jr St N
City, State, Zip	St Petersburg, FL 33701
County	Pinellas
Market	Tampa Bay
Sub-market	St Petersburg
Parking	Parking includes 3-hour free street parking along MLK, parking in the rear of the building as well as a city lot located at 5th Ave N and MLK just a short walk away un I- 375.



PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
Number of Available Units:	1
Available SF:	1,800 SF
Lot Size:	5,140 SF
Building Size:	3,440 SF
Position:	In-Line
Occupancy:	Available NOW

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	22,868	110,090	251,969
Workday Population	34,592	116,685	217,043
Total Households	13,642	52,203	116,045
Average HH Income	\$105,141	\$100,896	\$97,389
Retail Spend	\$140M	\$1.6B	\$4B
Average Home Value	\$654,562	\$462,147	\$411,060
Total Housing Units	15,772	58,570	129,646

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

This newly renovated retail space offers the perfect blend of modern upgrades, prime visibility, and neighborhood charm—an exceptional opportunity for retail, boutique, or service-oriented users seeking to establish themselves in one of St. Petersburg's most vibrant, high-growth corridors.

This recently white-boxed space offers a clean, modern canvas ready for your brand's vision, significantly minimizing build-out costs and time to market. This truly is an exceptional opportunity to join a tight-knit community of other established businesses in a high-demand district within a desirable historic neighborhood.

This historic space features impressive high ceilings, an expansive open concept, and an array of brand-new features, including:

- Brand New Electrical and HVAC Systems
- ADA-Compliant Restroom
- New, Modern LED Lighting Throughout
- Brand New Hurricane-Rated Glass Storefront

The property provides both functionality and flexibility for a variety of retail concepts. There is Off-Street Parking available in the rear for staff and customer convenience, as well as an abundance of free 3-hour street parking and a new city parking lot within a short walk. Additionally, there is potential for Outdoor Seating for Activation both on the front sidewalk as well as in the back, which would be perfect for F&B concepts, wellness studios, or client engagement. This versatile space is ideal for Retail, Boutique, Wellness, Salon, Creative Studio, service-oriented users, and more. Don't wait to establish your brand in the heart of the growing MLK District and capitalize on St. Petersburg's explosive growth!

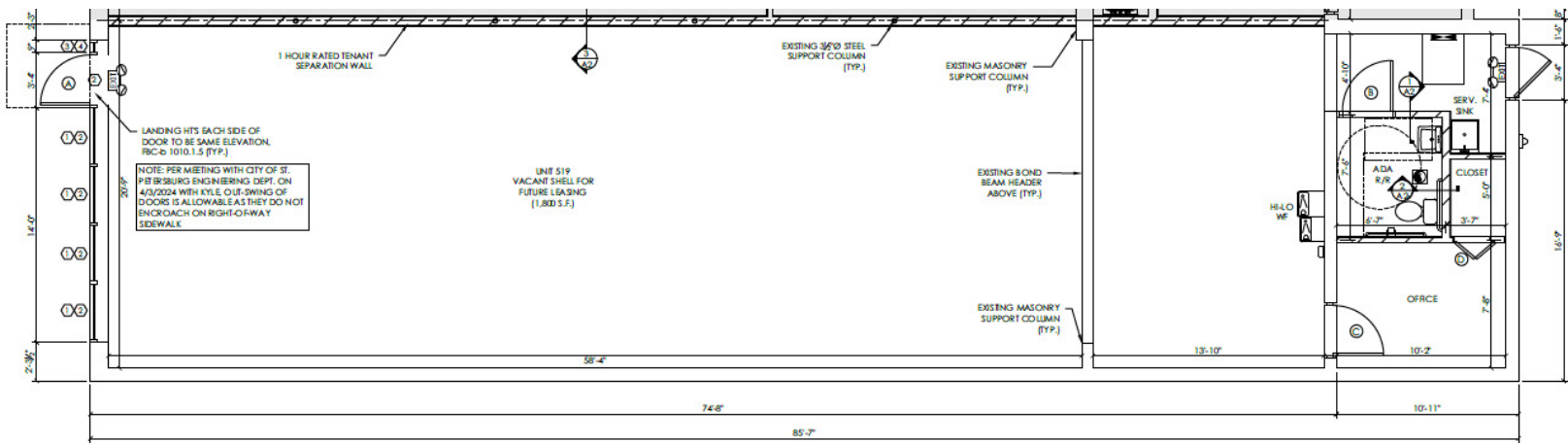
COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- **Turnkey, Fully Renovated Space:** The space is white-boxed and ready for your brand's vision, minimizing build-out costs and time to market.
- **Modern Infrastructure:** Features impressive high ceilings, a brand-new ADA restroom, new modern LED lighting throughout, ensuring a top-tier customer experience and operational efficiency.
- **High-Visibility Frontage:** Located on MLK Jr St, a main thoroughfare into downtown, thus providing exceptional exposure to significant daily vehicle and foot traffic along a major north-south artery.
- **Ideal Abundance of Parking Solutions:** Benefit from dedicated off-street parking in the rear for staff and clients, supplemented by ample on-street free 3-hour options and a new City-owned public parking lot just one block away (under I-375).
- **Operational Flexibility:** Potential exists for outdoor seating or activation, providing flexibility to accommodate retail, F&B, or wellness concepts.
- **Strong Co-Tenancy & Draw:** Join a desirable mix of thriving local businesses including Sunstate Yoga, NOVA 535, Uptown Eats, and Gypsy Souls Coffee, contributing to a powerful, shared customer draw.
- **Unrivaled Access:** Positioned just moments from the I-275 onramp and directly connected to Downtown St. Pete, offering superior accessibility for a broad customer base.

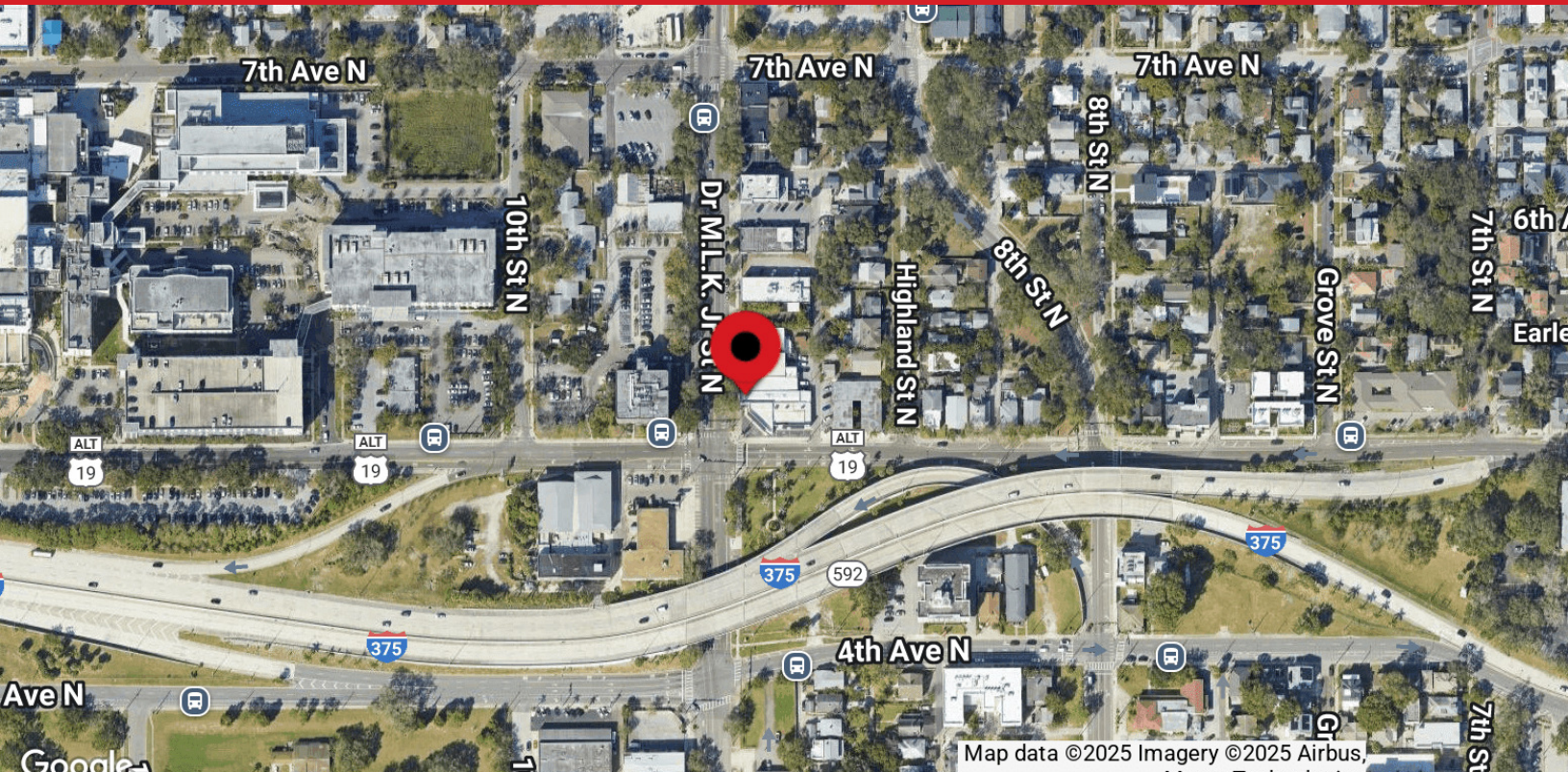
SITE PLAN



LOCATION INFORMATION



LOCATION INFORMATION



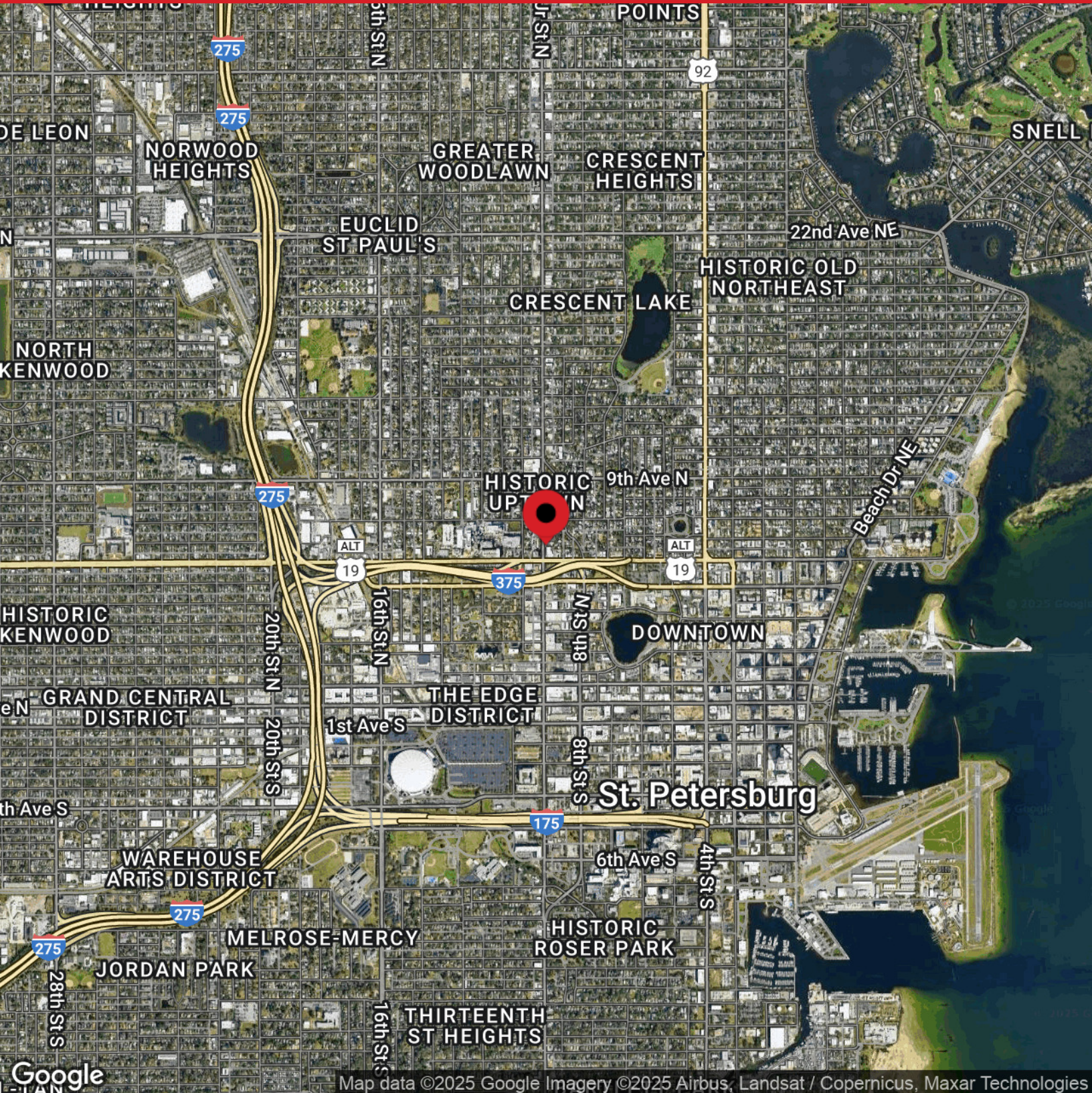
LOCATION DESCRIPTION

Positioned at 5th Ave N and Dr MLK St N, this prime retail opportunity offers exceptional exposure, steady foot and vehicle traffic, and seamless connectivity to Downtown St. Pete and I-275—just a minutes away. Customers will love the ample on-street and off-street parking, as well as a new city-owned parking lot conveniently located just one block to the south.

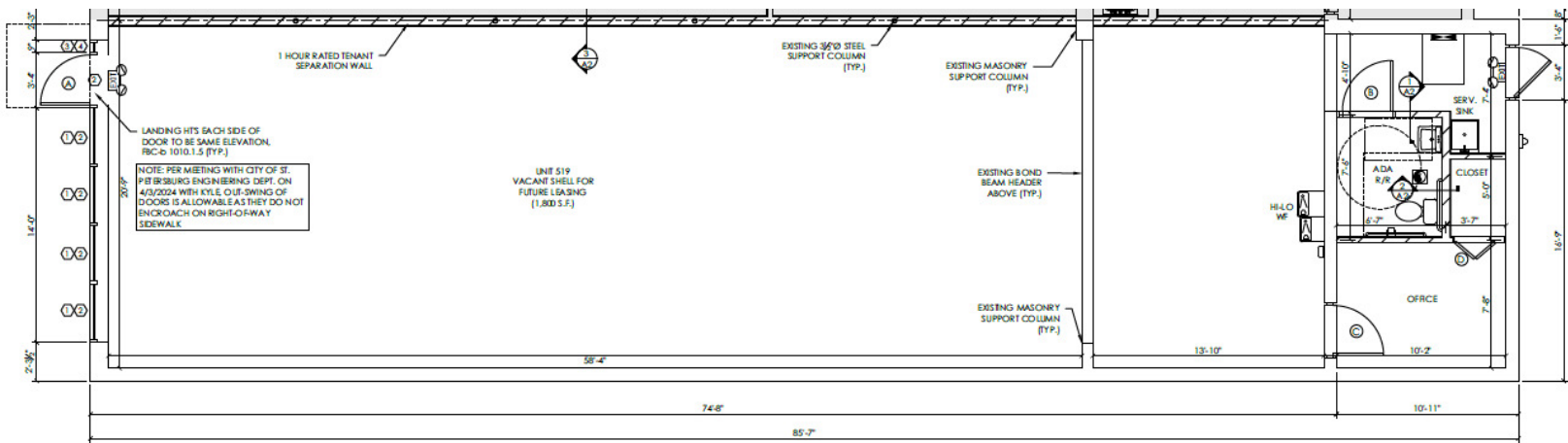
This stretch of MLK St N is home to a vibrant collection of eclectic art galleries, craft coffee shops, boutiques, wellness studios, and independent restaurants. Surrounding businesses include Sunstate Yoga, Gypsy Souls Coffee, Uptown Eats, Maven & Mane, NOVA 535, Herban Flow, Tampa Floats, Chad Mize Gallery, I Am Not So Cool Vintage, and Bloom Body Art—creating a rich ecosystem of local operators that attract consistent neighborhood and visitor traffic alike. The district's lively, walkable streetscape and loyal community base make it the perfect setting for boutique retail, restaurant, wellness, or experiential concepts ready to stand out.

The MLK Business District—St. Pete's longest and most eclectic destination—offers the perfect blend of authentic charm and modern momentum. Whether your vision is culinary, creative, or community-driven, this is where it belongs.

REGIONAL MAP



SITE PLANS



AGENT BIO



AGENT BIO - MELINDA KULPA



MELINDA KULPA

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PROFESSIONAL BACKGROUND

Melinda Kulpa has over a decade of in-depth experience in numerous asset types including multifamily, industrial, retail, office, and land. Her strengths include market analysis, multi-state portfolio transactions, financial analysis, leasing, sale leaseback strategies, and site selection, as well as consulting her clients to strategically manage their real estate portfolios.

At AXXOS, Melinda is a Senior Agent and a Commercial Investment and Leasing Specialist who strives to work closely with her clients to optimize their portfolio and investment goals. With in-depth expertise in numerous asset types, she has a unique ability to help clients maximize their portfolio. Her professional approach is based on consultation – offering best practice insight and holistic support to realize strategic goals by ensuring her clients have a competitive edge in the market. Through her core expertise, she enables investors, companies, and developers to establish, grow, and manage their real estate portfolios.

She has assisted in the transaction of multiple \$20MM+ multifamily portfolio deals as well as closing of over 125+ deals across 8 states, and Argentina that totaled over \$160MM in value including over 700+ multifamily units that were part of multiple different portfolio sales.

Melinda has a Masters Degree in Real Estate and Construction Management from the University of Denver and graduated with a double major BA in Business Accounting and Finance as well as a Certificate in Real Estate from the University of Colorado, Boulder. She has experience, serving more than a dozen mid-country states from North Dakota to Texas as well as Florida, as a property manager, transaction manager, financial analyst, and broker.

She currently holds both a Colorado and Florida real estate licenses and is a member of the National Association of Realtors®, as well as the Florida Gulf Coast Commercial Association of Realtors (FGCAR).

AREAS OF EXPERTISE & SERVICES

- Sourcing Off-Market Opportunities
- Market Surveys, demographics and analysis
- Argus Cash Flow and Valuation Analysis
- Excess Property Analysis and Disposition Strategy
- Tenant, Buyer, and Landlord Representation
- Sale Leaseback
- Acquisitions and Dispositions
- Broker Price Opinions
- Portfolio Optimization & Management
- Investment Sales
- Site Selection
- Extensive network of local and national professionals

EDUCATION

Masters Degree in Real Estate and Construction Management
University of Denver

Double major BA in Business Accounting and Finance
Certificate in Real Estate
University of Colorado, Boulder

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