

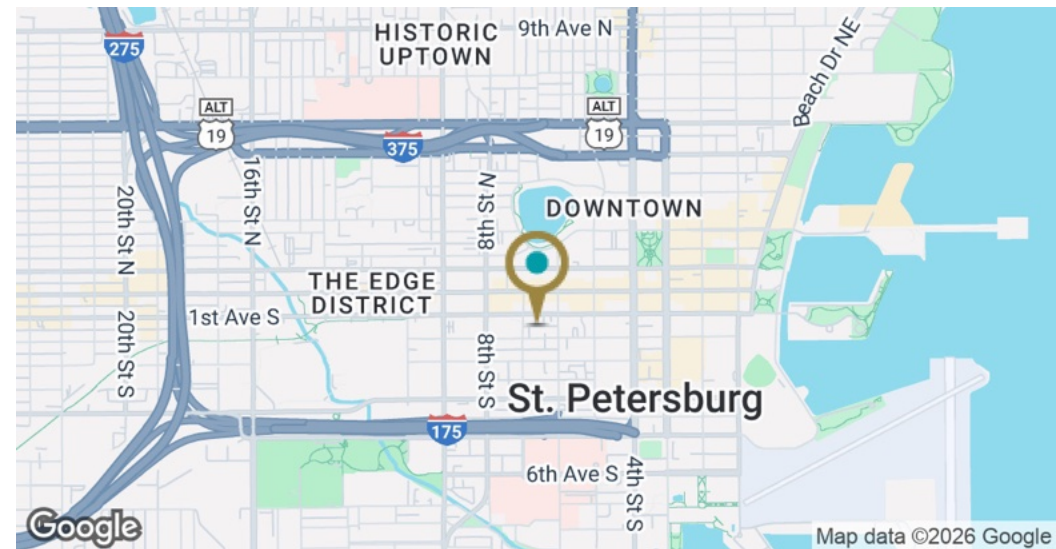


FOR SALE - PREMIER INVESTMENT OPPORTUNITY: ICONIC ST PETE STEAKHOUSE

655 2nd Ave S, Saint Petersburg, FL 33701

John Barkett, MAI / 727.388.9500 / john@barkettrealty.com / barkettrealty.com

Executive Summary *655 2nd Ave S, Saint Petersburg, FL 33701*



OFFERING SUMMARY

Sale Price:	POA
Building Size:	15,751 SF
Lot Size:	34,000 SF
Price / SF:	-
Cap Rate:	-
Year Built:	1924
Renovated:	2012
Zoning:	DC-1
Market:	Tampa-St Pete Clearwater MSA
Submarket:	Downtown St. Pete

PROPERTY HIGHLIGHTS

- Prime Downtown Location – Strategically positioned in St. Petersburg's vibrant urban core.
- Top-Ranked Tenant – Leased to Rococo Steakhouse, the area's #1 rated steakhouse per TripAdvisor & OpenTable.
- World-Class Event Space – Second-level private event venue, ideal for upscale gatherings.
- Outstanding Parking – A rarity in downtown St. Petersburg, enhancing customer convenience.
- Wine Room – A refined addition, enhancing the property's high-end appeal.
- Low risk and amazing value add opportunity with new development in all directions



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Property Description *655 2nd Ave S, Saint Petersburg, FL 33701*



PROPERTY DESCRIPTION

Iconic Downtown St. Petersburg Destination Steakhouse

Seize the opportunity to own a premier commercial property in the heart of downtown St. Petersburg, fully leased to Rococo Steakhouse, a top-rated, full-service 4 plus star destination restaurant renowned for its exceptional dining experience. Situated on a 34,000 SF site, this 15,751 SF, two-story (plus attic) masterpiece has been tastefully restored and meticulously maintained, offering investors a turnkey income-generating asset with significant future upside.

Lease & Investment Potential:

Stable Long-Term Tenant – Tenant has exercised its third of four 5-year options, ensuring ongoing stability, and providing c.\$400,000 NOI.

Upcoming Michelin Guide Recognition (2025) – St. Pete will be included in the Michelin Guide for the first time, increasing the potential value of the restaurant.

Future Value & Redevelopment Potential – Zoned DC-1, the site allows for an FAR greater than 7.0 and a max height of 375 feet through streamlined zoning process, offering high-density redevelopment possibilities in one of Florida's most dynamic urban centers.

Rent Growth Potential – Opportunity for increased rental income upon lease expiration.

Rare chance to acquire a fully leased, high-profile asset in St. Petersburg's thriving downtown market, with immediate passive income and substantial future upside. Perfect for investors seeking stable returns, long-term appreciation, and possible prime redevelopment potential in a rapidly growing metropolitan area.

LOCATION DESCRIPTION

Located on the NEC of 2nd Ave South and 7th Street.



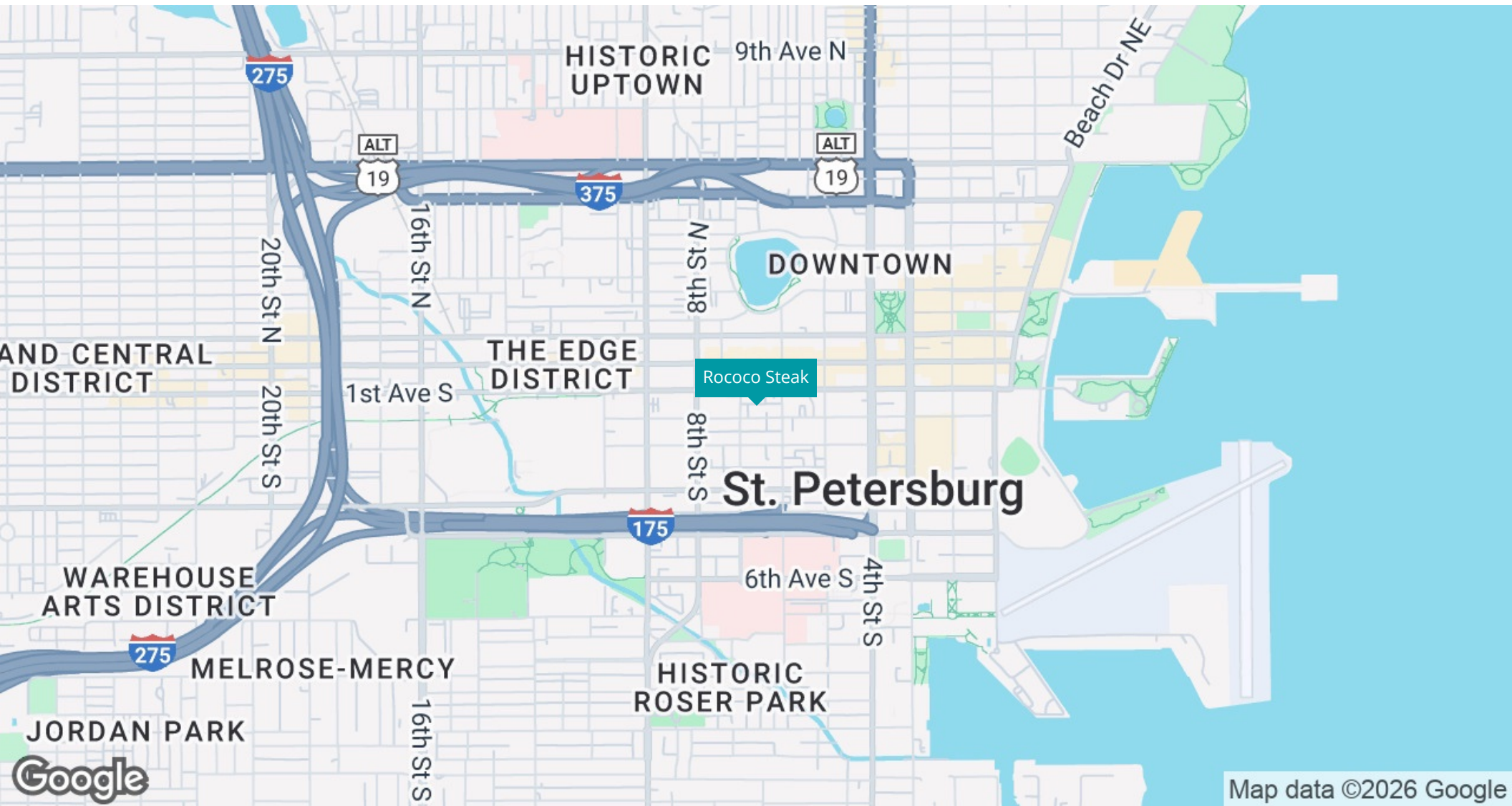
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Additional Photos 655 2nd Ave S, Saint Petersburg, FL 33701



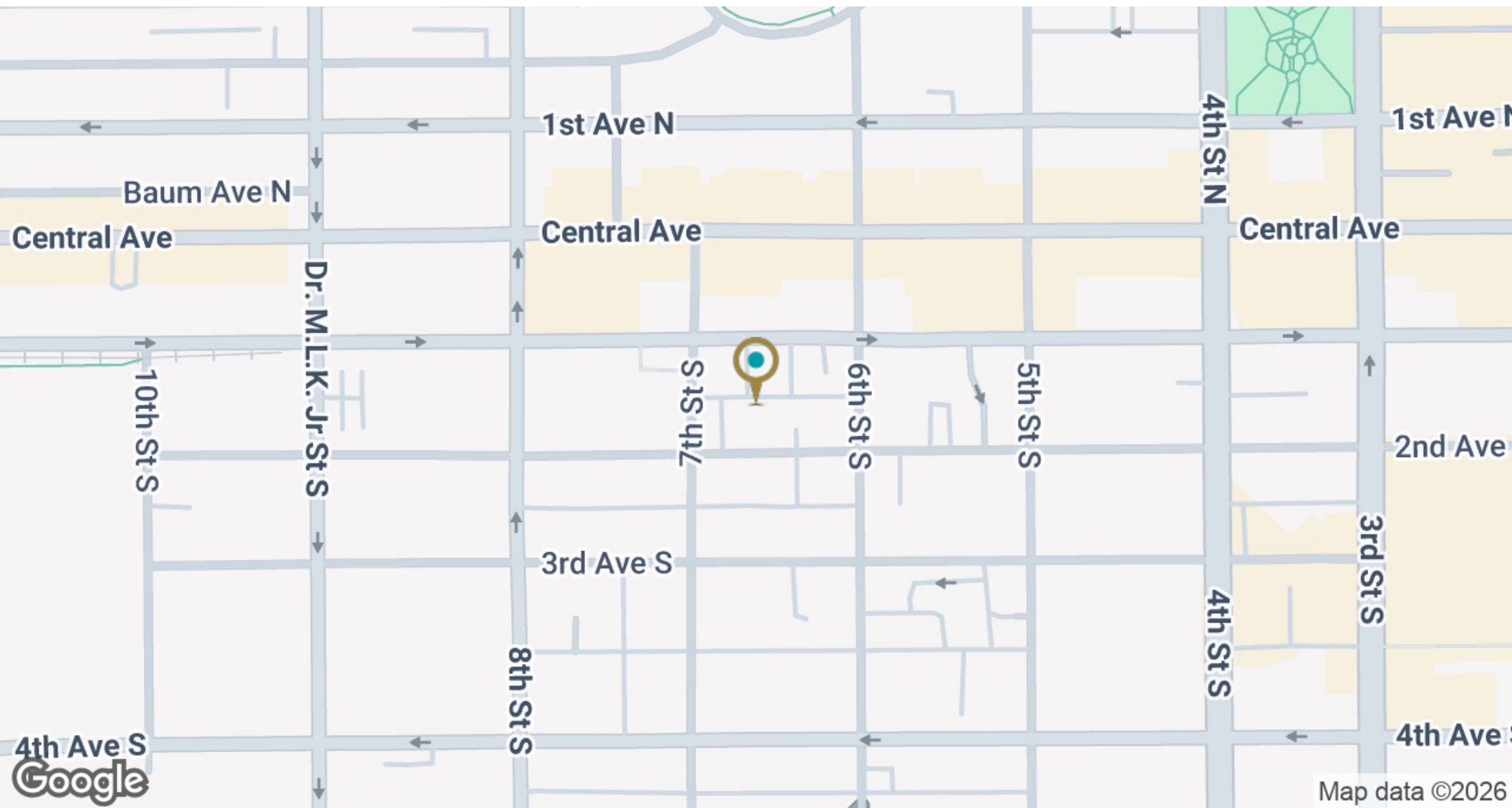
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Regional Map *655 2nd Ave S, Saint Petersburg, FL 33701*



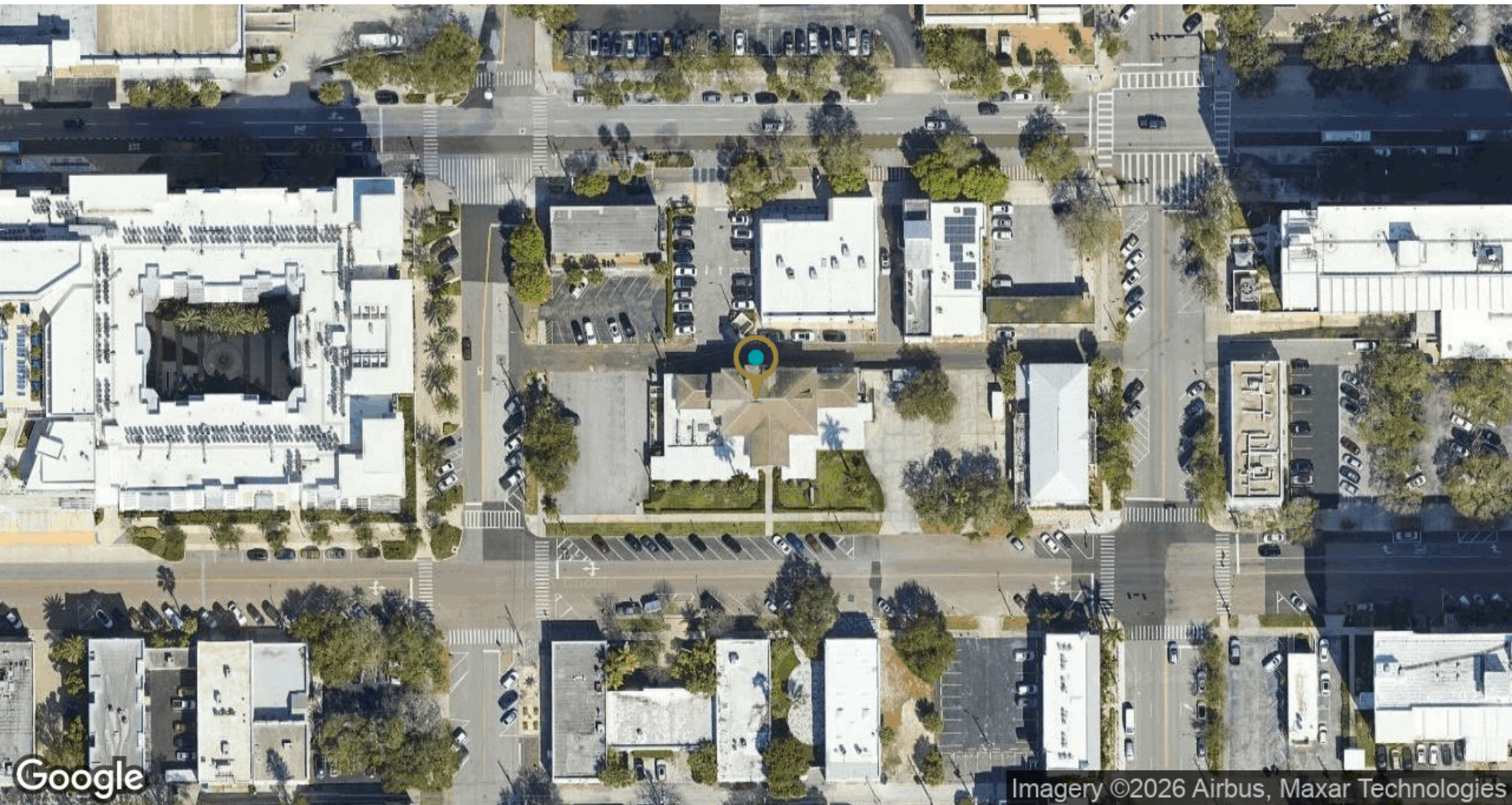
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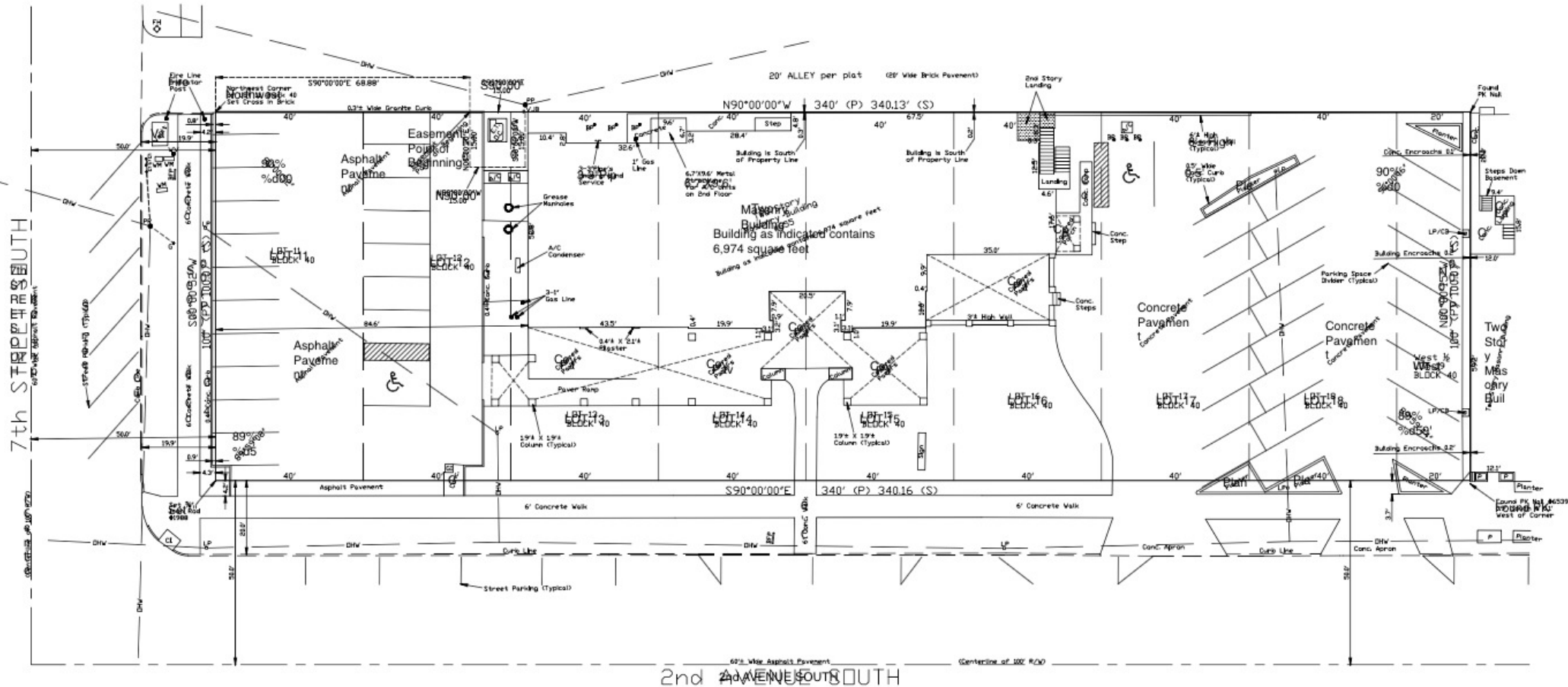
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Aerial Map 655 2nd Ave S, Saint Petersburg, FL 33701



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Site Plan 655 2nd Ave S, Saint Petersburg, FL 33701



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Demographics Map & Report 655 2nd Ave S, Saint Petersburg, FL 33701

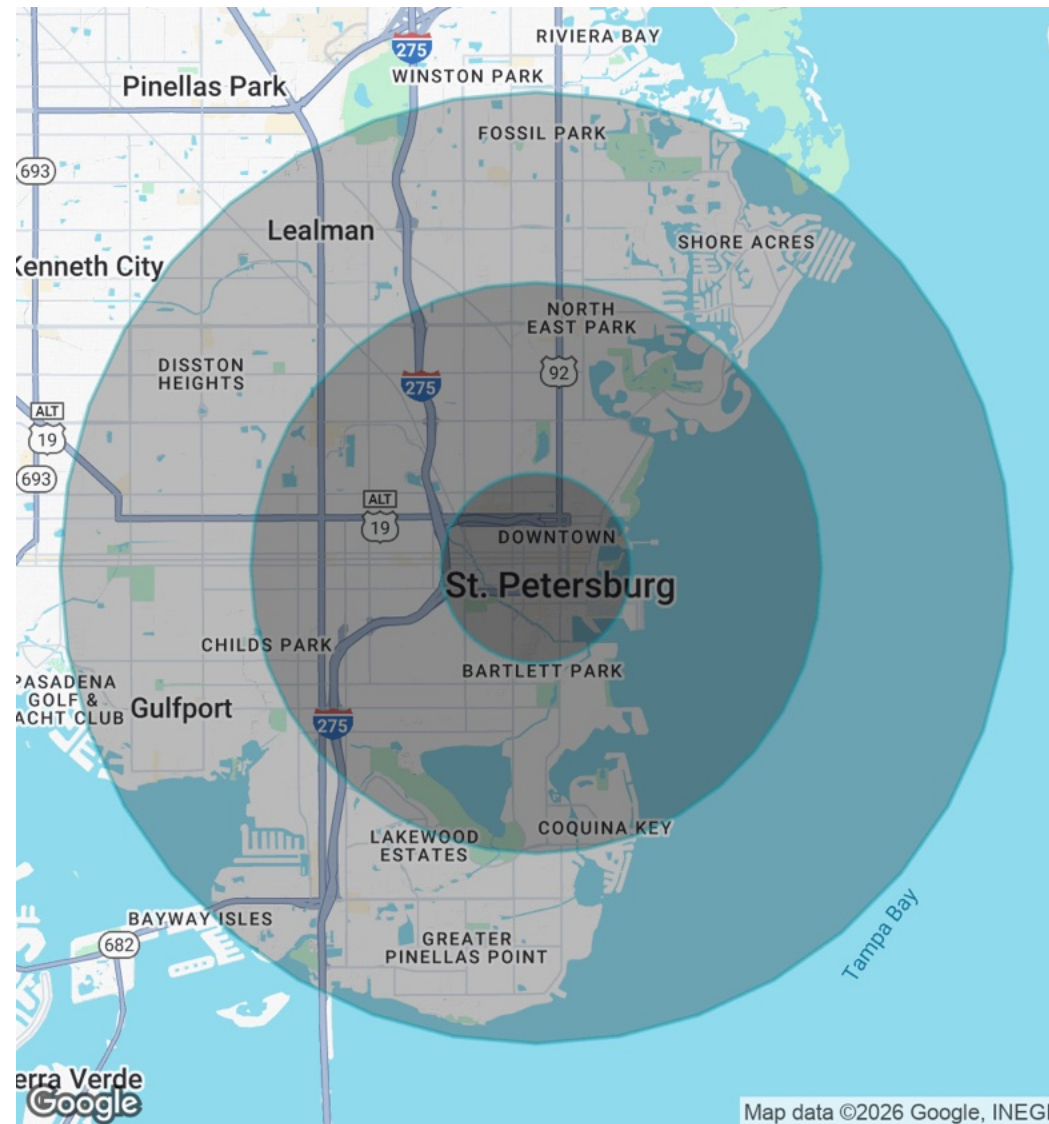
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,178	85,599	215,613
Average Age	46.4	40.5	40.8
Average Age (Male)	44.1	38.8	39.2
Average Age (Female)	47.1	41.2	41.9

HOUSEHOLDS & INCOME

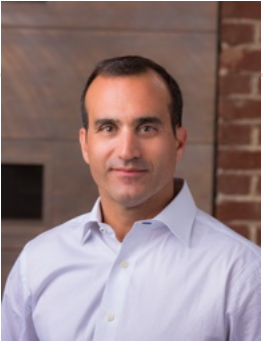
	1 MILE	3 MILES	5 MILES
Total Households	5,733	37,679	91,719
# of Persons per HH	1.8	2.3	2.4
Average HH Income	\$43,446	\$53,744	\$55,495
Average House Value	\$262,897	\$232,591	\$218,805

2020 American Community Survey (ACS)



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JOHN BARKETT, MAI

Broker/Owner

john@barkettrealty.com

Direct: **727.388.9500** | Cell: **727.510.7106**

PROFESSIONAL BACKGROUND

As an established Tampa Bay area real estate specialist for nearly two decades, John Barkett, MAI has personally been involved in numerous transactions of office buildings, retail centers, warehouses, hotels/motels, apartment complexes and vacant land as well as a multitude of residential properties from bungalows to mansions. He assists Sellers and Buyers as well as Landlords and Tenants with real estate sales and leasing concerns from simple to complex by leveraging his three decades of both commercial and residential real estate experience (including 10 years in NYC) as well as by utilizing his vast connections and interpersonal skills. His passion for and extensive knowledge of local and surrounding real estate markets blends with his high regard for the basic principle of time and effort. Some things just require more of it and he is willing to do what it takes to make his clients successful. His analytical background and ongoing valuation business including expert testimony in both district and federal courts provides valuable information allowing the presentation of an extensive view of the current market. John's differentiator is his ability to assess commercial properties, understanding their current value, development potential and long term value. These skills afford John the opportunity to develop long-term relationships while growing and managing his clients' portfolios

EDUCATION

In addition to holding the Member of the Appraisal Institute (MAI) designation, John is also a Florida State Certified General Appraiser as well as a Florida State Licensed Real Estate Broker specializing in the sale, leasing and development of commercial real estate. John holds a Bachelor of Science Degree in Business Administration (Business Management) from Western New England University (WNEU) as well as a Masters Degree from New York University (NYU) in Real Estate Valuation and Analysis.

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Amar Nathwani 655 2nd Ave S, Saint Petersburg, FL 33701



AMAR NATHWANI

Commercial & Residential Sales

amar@barkettrealty.com

Direct: 813.434.8827

PROFESSIONAL BACKGROUND

Amar Nathwani is a Commercial and Residential Sales Agent. Amar is from London, where he completed his Law Degree and achieved an MBA from INSEAD. Following his education, Amar spent c.10 years as a Management Consultant at Accenture Strategy and Deloitte advising Senior Executives of S&P 500 and FTSE 100 companies with developing and executing their corporate strategies.

Alongside his Consulting career, Amar has been investing in both commercial and residential real estate in Florida since 2014. His deals predominantly include single-family homes, self-storage facilities, retail stores, and multi-family properties.

Amar combines his relationship-focused and results-driven mindset from the corporate world, with his experience in property investment to best serve his clients with commercial and/or residential real estate. Whether you need assistance with a purchase, sale, or investment – Amar is a dedicated realtor with a proven track record of client satisfaction.

EDUCATION

- Law LLB, Queen Mary University of London (2009)
- Law LPC, BPP Law School (2011)
- MBA, INSEAD Business School (2016)



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