

2531 & 2533 Central Ave - Prime Retail

2531 Central Ave, Saint Petersburg, FL 33713

Presented By:
Dalton Wade



2531 & 2533 Central Ave - Retail / Cafe space

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Property Details

Rarely available, prime Central Avenue retail space that's pre-leasing now! Small shops space at 2531 Central Avenue (1,350sf) and 2533 Central Avenue (1,000sf) can be leased separately -or- together, providing an opportunity for up to 2,350 MOL square feet of net rentable area. Secure AWESOME exposure for your concept with frontage along famed Central Avenue, in the heart of the *red-hot* Grand Central District in downtown St. Pete! This block is frequented by locals and tourists alike. Zoning (CCT-2) allows for many different uses including retail, restaurant/cafe, office space, professional or personal services, creative gallery space and more. A long-term lease term is preferred (5 or 10-year initial term + options; solid credit & financials are needed). Available to pre-lease now, though possession for build out will be May, 2022 (giving you a head start on obtaining permits, if needed). This sweet, Vintage building boasts SUPER high ceilings with a skylight towards the rear of each unit; an ADA restroom is found in both spaces as well. Each unit offers a rear door and alley access which is great for deliveries (see images). Abundant shared parking in the adjacent parking lot (WHAT?!)+ non-metered, FREE 2-hour street parking on Central and adjacent streets...This block is frequented by locals and tourists alike. Many of St. Pete's hottest restaurants and bars are in Grand Central surrounding this location; food & beverage operators are encouraged to check out this prime location! Fantastic opportunity for a unique Central Avenue space with a great, Local landlord. \$39/SF is your 'ALL IN' lease rate - with NO additional NNN charges passed to Tenant - very rare in downtown St. Pete (only FL sales tax on the lease rate and utilities are additional). Call or text Commercial property specialist, Jessica Dwyer of Dalton Wade, at (727) 412-4432 for more details now. Let's connect and discuss win-win opportunities for your concept in the Grand Central District. Co-brokered deals welcomed.

Price: \$39.00 /SF/Yr

- Prime Central Avenue location - Heart of the *red hot* Grand Central District!
- Awesome retail location & potential for restaurant/cafe; adjacent to Historic Kenwood & Warehouse Arts District
- Old school St. Pete charm, Vintage brick building, super high ceilings w/skylight
- Shared parking lot + free non-metered parking along famed Central Avenue

View the full listing here: <https://www.loopnet.com/Listing/2531-Central-Ave-Saint-Petersburg-FL/24901504/>

Rental Rate:	\$39.00 /SF/Yr
Min. Divisible:	1,000 SF
Property Type:	Retail
Property Subtype:	Restaurant
Gross Leasable Area:	9,200 SF
Year Built:	1925
Walk Score ®:	69 (Somewhat Walkable)
Transit Score ®:	49 (Some Transit)
Rental Rate Mo:	\$3.25 USD/SF/Mo

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Listing space

1st Floor

Space Available:	1,000 - 2,350 SF
Rental Rate:	\$39.00 /SF/Yr
Date Available:	Now
Service Type:	Modified Gross
Space Type:	Relet
Space Use:	Retail
Lease Term:	Negotiable

See main listing details - TWO retail spaces that are pre-leasing now. Rarely available, prime Central Avenue retail space can be secured now at just \$39/SF. That is your 'ALL IN' lease rate - no additional NNN charges passed to Tenant - very rare in downtown St. Pete (just FL sales tax on the lease rate and utilities are additional to Tenant). Secure a high visibility location for your Retail, Restaurant, Office or Professional Services concept on world-famous Central Avenue in downtown St. Pete!

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Location



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Property Photos



Gorgeous Vintage building in the Heart of the Grand Central District!



These two storefronts (2533 and 2531 Central) to be combined for one large Retail space

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Lively section of Central Avenue in the heart of the Grand Central District of Downtown St. Pete!



Current frontage of 2533 Central Avenue

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Immediate entry area for 2533 Central Avenue



2533 just inside the main space, looking out to famed Central Avenue

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Property Photos



2533 Central Avenue



2533 interior image

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Property Photos



2533 interior image



Stepping into 2533 Central Avenue

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Property Photos



2533 Central Avenue interior



Inside 2533 Central Avenue - Large skylight atop extra high ceilings

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Rear of unit 2533 Central Avenue - Skylight above



ADA restroom in 2533 Central Avenue space

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Secondary image, ADA restroom and back door to alley access of 2533 Central Avenue



Sidewalk view of both available storefronts, looking west along Central Avenue

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Property Photos



Sidewalk view of both available storefronts on Central Avenue



Sidewalk view looking east along Central Avenue

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Stepping into 2531 Central Avenue, looking out



Entry area of 2531 Central looking into the main space

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Imagine this combined with next door - So open and inviting!



Interior shot 2531 Central Avenue

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2531 Central Avenue interior



2531 Central Avenue interior

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Rear portion of 2531 Central, looking to entry way



Leading to the bonus 'back room' area of 2531 Central Avenue space

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21' x 26' 'back room' area of 2531 Central Avenue



21' x 26' 'back room' area of 2531 Central Avenue

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ADA restroom in 2531 Central Avenue



2500 block - next door to the 'Salty Nun' restaurant/bar

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Alley access, rear doors - great for deliveries!



Alley access, rear doors

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