



49TH STREET SHOPPES FOR SALE

1952 49th Street South, St. Petersburg, FL 33710

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Property Summary



PROPERTY DESCRIPTION

Freestanding commercial property totaling $\pm 10,794$ SF, currently nearly vacant with only a convenience store in operation, providing interim income while preserving flexibility for a buyer to re-tenant or reposition the asset. The building was renovated 2016–2017 with updates to the façade, roof, and exterior improvements.

Ownership may lease further prior to closing, though a buyer may prefer to control leasing post-close. ROR-1 zoning allows a wide range of commercial uses, and one space includes a kitchen-ready buildout, ideal for a restaurant owner-user pursuing SBA financing. Offered at \$1,700,000 (\$162.13/SF) as a compelling quick-close value-add opportunity.

OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$1,700,000 |
| Lot Size: | 0.742 Acres |
| Building Size: | 10,794 SF |

PROPERTY HIGHLIGHTS

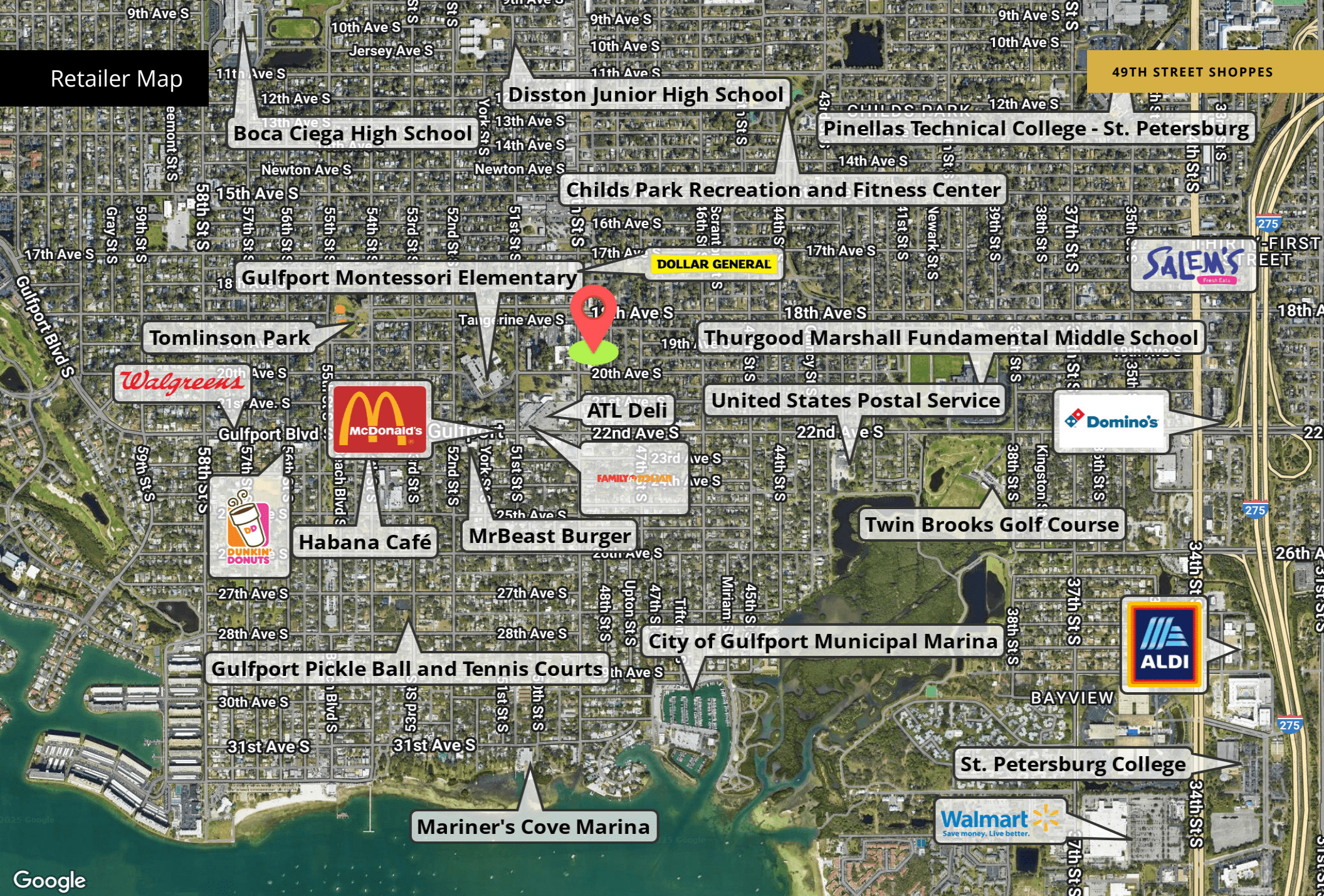
- Price: \$1,700,000 (\$162.13/SF)
- Building Size: $\pm 10,794$ SF | Freestanding retail
- Value-Add: Buyer-controlled re-tenant / reposition opportunity
- Renovations: 2016–2017 updates to façade, roof, and exterior improvements
- Visibility: Located on a high-traffic corridor with strong exposure
- Access & Parking: Convenient access with on-site parking
- Zoning: ROR-1 (St. Petersburg) | Wide range of commercial uses
- Restaurant / SBA: One space includes a kitchen-ready buildout ideal for an owner-user utilizing SBA
- Signage: Pylon sign + building signage
- Tenancy: Near-vacant ideal for owner user or investor flexibility with convenience store providing interim income

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Retailer Map



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Additional Photos



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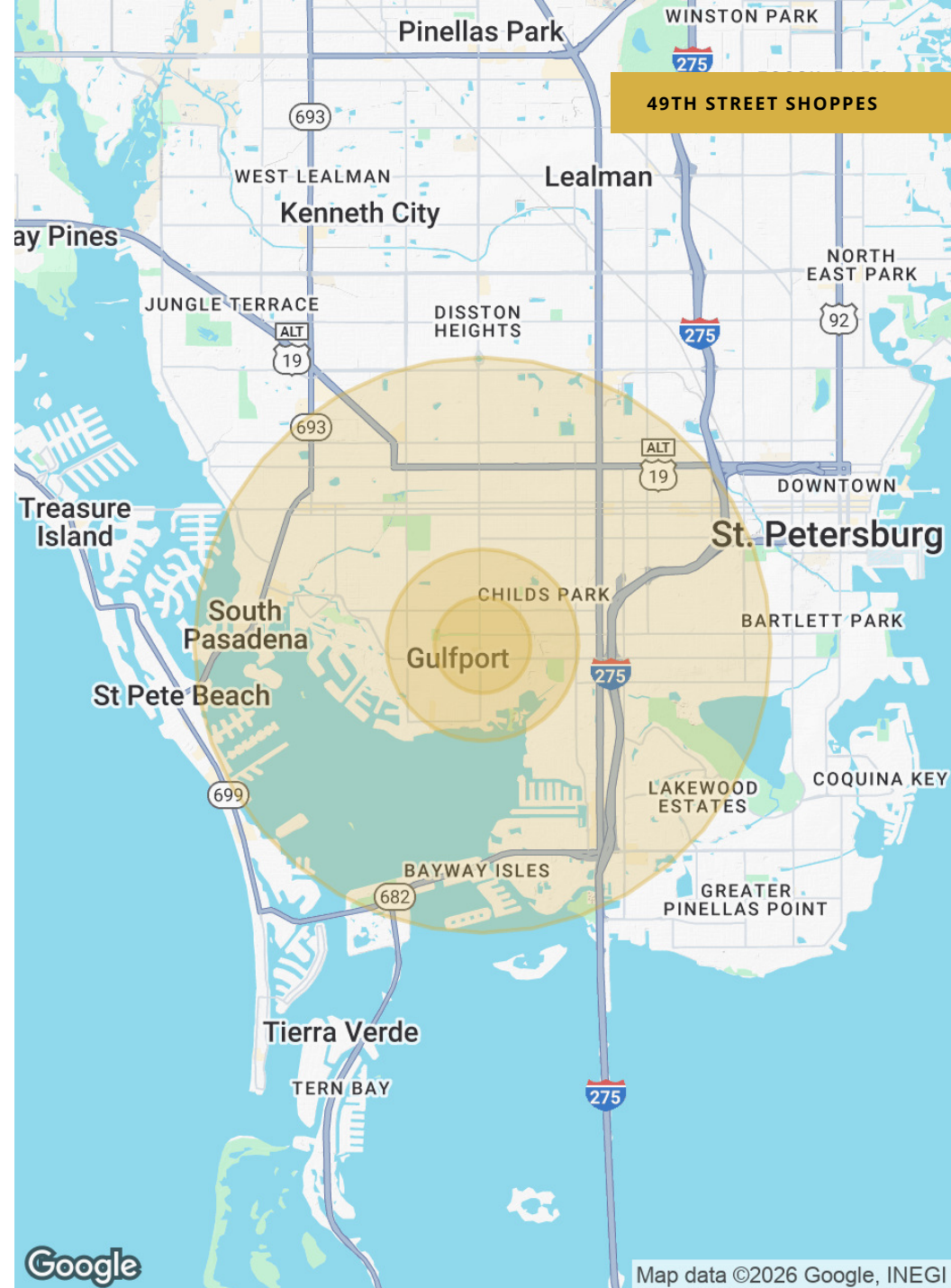
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Demographics Map & Report

| POPULATION | 0.5 MILES | 1 MILE | 3 MILES |
|----------------------|-----------|--------|---------|
| Total Population | 3,841 | 13,694 | 97,362 |
| Average Age | 43 | 45 | 47 |
| Average Age (Male) | 41 | 43 | 46 |
| Average Age (Female) | 45 | 46 | 48 |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,700 | 6,168 | 44,649 |
| # of Persons per HH | 2.3 | 2.2 | 2.2 |
| Average HH Income | \$76,165 | \$73,294 | \$90,853 |
| Average House Value | \$345,746 | \$330,276 | \$395,226 |

Demographics data derived from AlphaMap



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