



49TH STREET SHOPPES FOR SALE

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

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Property Summary

49TH STREET SHOPPES



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

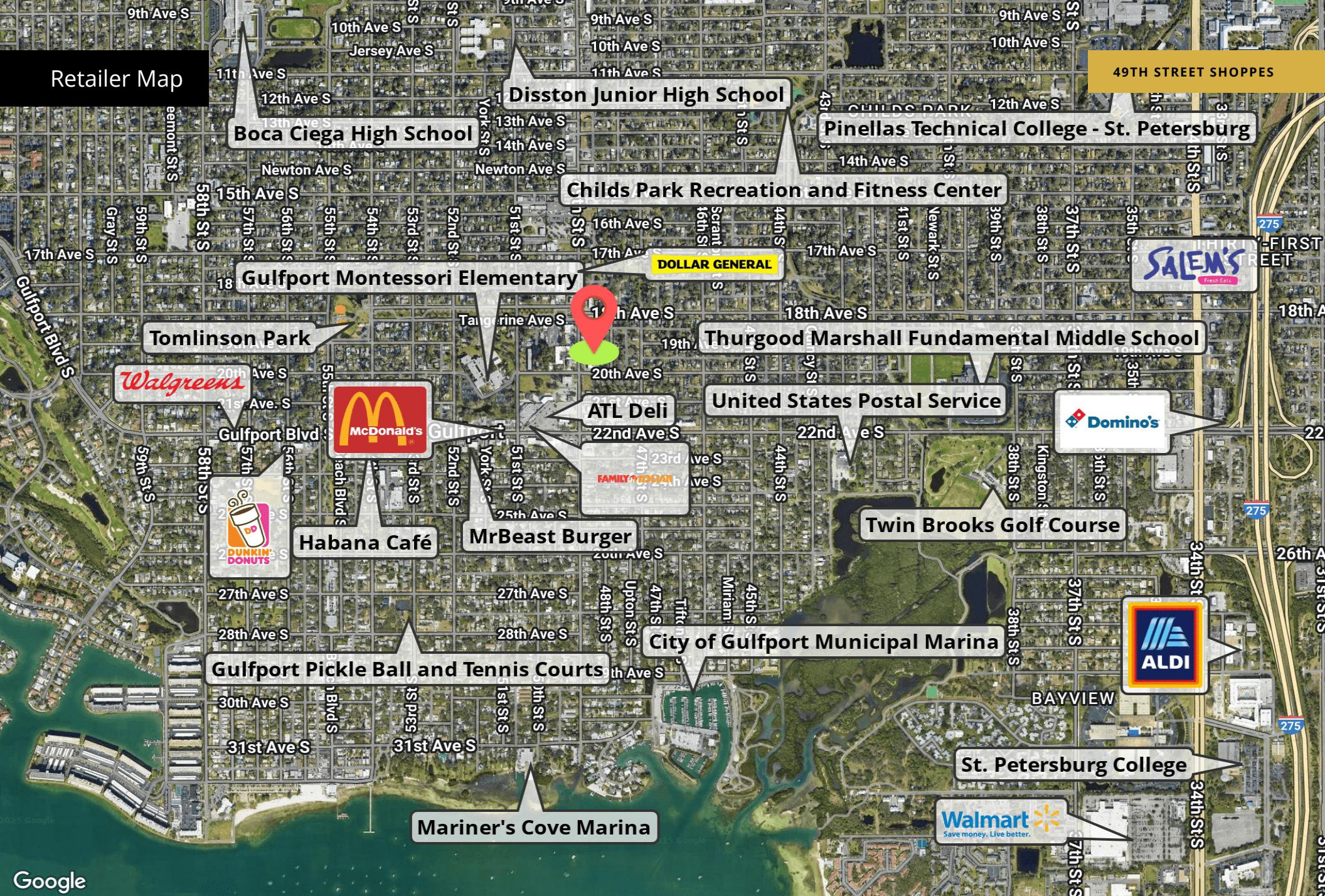
- Price: \$1,700,000 (\$162.13/SF)
- Building Size: $\pm 10,794$ SF | Freestanding retail
- Value-Add: Buyer-controlled re-tenant / reposition opportunity
- Renovations: 2016-2017 updates to façade, roof, and exterior improvements
- Visibility: Located on a high-traffic corridor with strong exposure
- 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



Google

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Additional Photos



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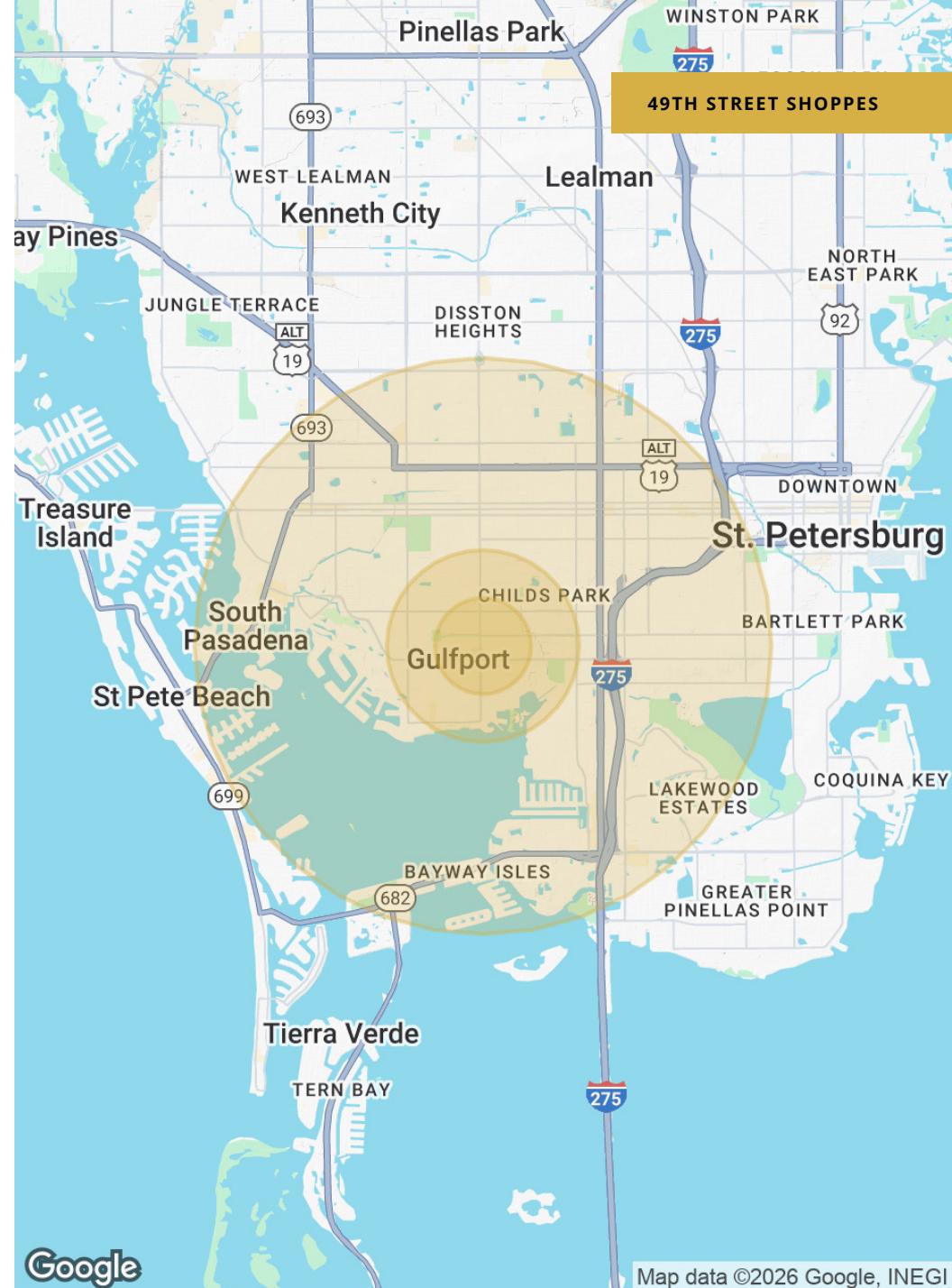
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Demographics Map & Report

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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