

OFFICE FOR LEASE

NORTH 4TH STREET MEDICAL OFFICE OR RETAIL

8730 4th St N, St Petersburg, FL 33702



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KW COMMERCIAL
360 Central Ave. #600
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Each Office Independently Owned and Operated

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PROPERTY HIGHLIGHTS

- Move-in Ready
- 10 Exam Rooms
- Multiple Exec Offices
- 23 Parking Spaces
- Large Pylon Signage
- 40k + VPD
- Masonry Concrete Block
- Retail or Salon Conversion
- Ample Sink and Plumbing Locations

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	2,500 - 5,000 SF
Lot Size:	0.38 Acres
Building Size:	5,304 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	7,602	89,051	326,500
Total Population	14,739	178,645	633,883
Average HH Income	\$63,437	\$71,878	\$68,543

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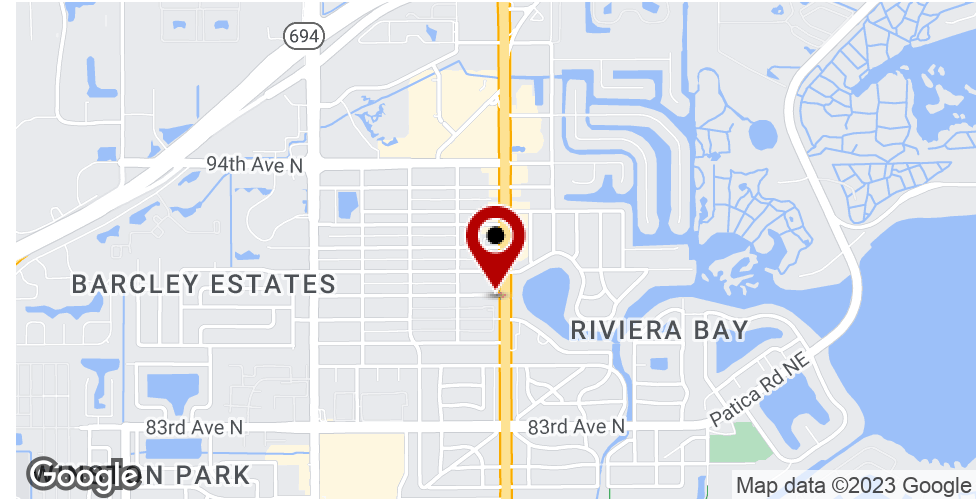
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PROPERTY OVERVIEW

North 4th Street Location existing renovated Medical Office. Grandfathered Pylon Signage for maximum visibility to capture both north and south bound traffic (over 40,000 cars per day).

Most recently utilized by Bayfront Health Medical Group. The building can be leased to a single practice, subdivided to a minimum of 2,500sf. The space lends itself well to a multi-specialty facility as there are 10 exam rooms and multiple executive office spaces. Exam rooms are well appointed with custom cabinetry. 23 existing parking spaces with potential to overflow to neighboring properties (subject to further discussion and negotiation). The space would also be suitable for a salon, med-spa, salon suites or executive medical suites concept. Other suitable uses include, furniture store, gallery, or retail store, legal office or law firm, construction office.

LOCATION OVERVIEW

Existing medical office building or retail conversion located on west side of 4th Street N and 88th Avenue N. Flanked by Verizon Wireless and a GolfTec St Pete, a state of the art golf training facility. Only 4 minutes from I-275, 10 minutes to Downtown Saint Petersburg, and 15 minute drive to Tampa. This location benefits from being able to attract both employees and customers from both St Pete and Tampa. Continue north of 4th Street to Gandy Blvd, easy access to Weedon Island, Carillon Park, Westshore Marina District, and South Tampa.

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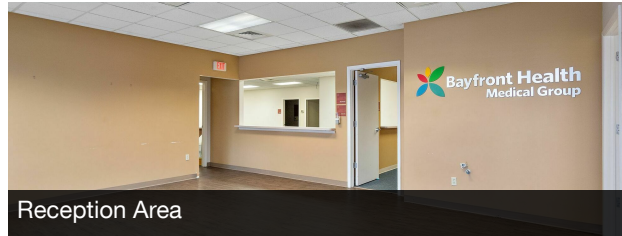
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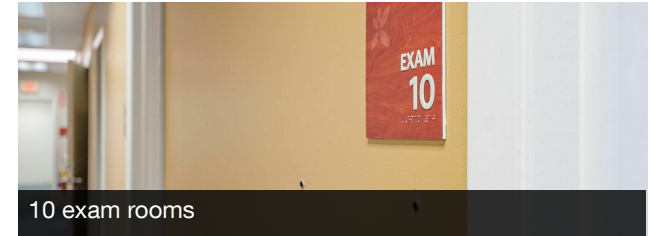
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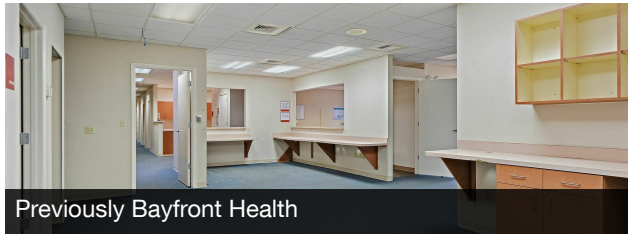
Facing West



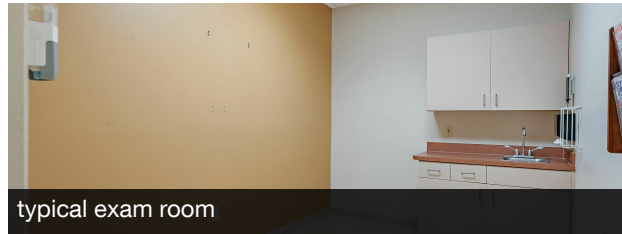
Reception Area



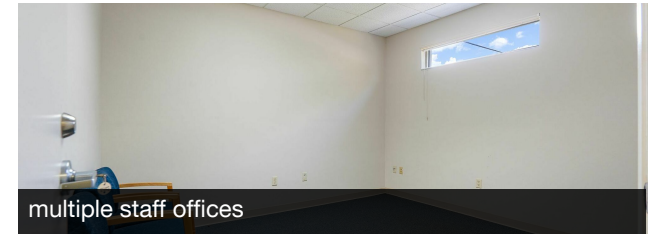
10 exam rooms



Previously Bayfront Health



typical exam room



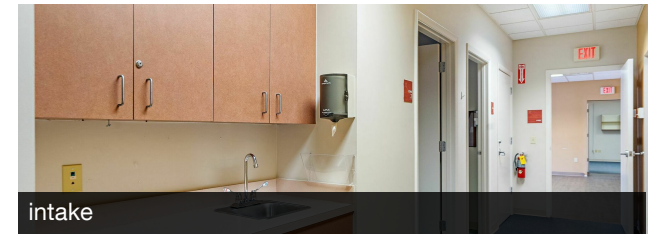
multiple staff offices



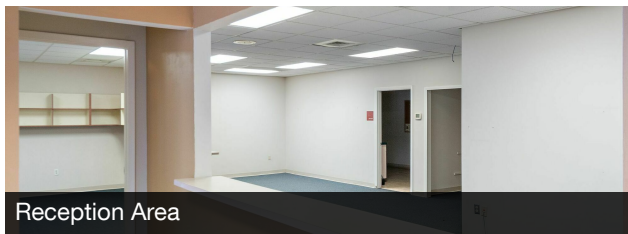
Showing Front of Building



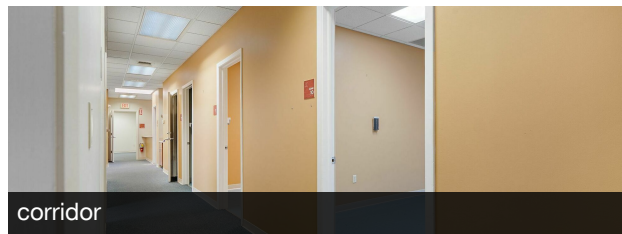
typical exam room



intake



Reception Area



corridor



lobby waiting area

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