



FOR LEASE | RESTAURANT | RETAIL

2817 CENTRAL AVE | ST. PETERSBURG, FL 33713
GRAND CENTRAL DISTRICT

Strategically located next to the newly opened Cheeky's Bar, owned by the team behind Tampa's beloved Willa's, known for their elevated comfort food and cult-following menu. The synergy with Cheeky's high foot traffic and loyal following makes this a rare opportunity to plug into an already thriving scene.

SPACE AVAILABLE: 1,000–1,200 SF + BONUS GREEN SPACE IN REAR

MOVE IN READY– VANILLA SHELL DELIVERY: HVAC, NEW BATHROOM, ELECTRICAL PANEL

LOT SIZE: .31 ACRES

ZONING: CCT-2

PARKING: 5 SPACES

RENT: \$39 PSF



PROPERTY HIGHLIGHTS

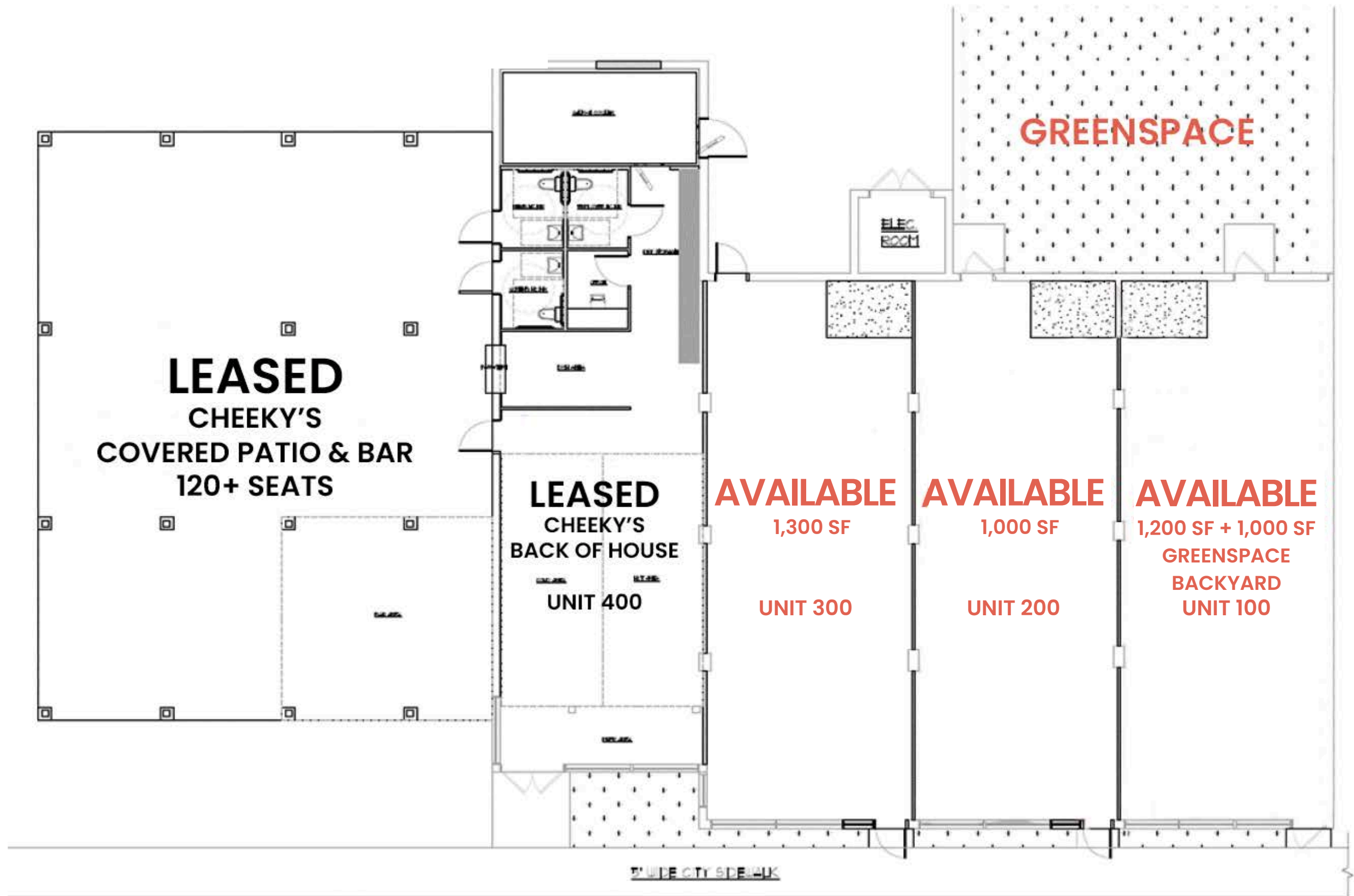
- Strong co-tenancy with Cheeky's Bar
- Outdoor green space for patio use, events, or lounge area
- High visibility in a rapidly growing, walkable neighborhood
- Flexible size options to fit your concept
- Ideal for local entrepreneurs or expanding brands

IDEAL USES

- Coffee shop or café
- Ice cream, gelato, or dessert concept
- Craft cocktail or wine bar
- Fast-casual restaurant
- Boutique fitness
- Curated retail or lifestyle boutique



SITE PLAN





St. Pete's Grand Central DISTRICT

The Grand Central District is one of the largest districts in Downtown St. Pete. Running from 16th Street west to 31st street and bound between 1st Avenue N and 1st Avenue S. The district has more than 450 locally owned and operated businesses. The surrounding neighborhood, just steps away, are home to over 35,000 residents. As St. Pete continues to grow westward and both visitors and locals look outside of the downtown core for things to do and places to eat, the city partnered with WSP to complete a full Master Plan. Covering design, transportation, economic development, safety and more.



ECONOMY

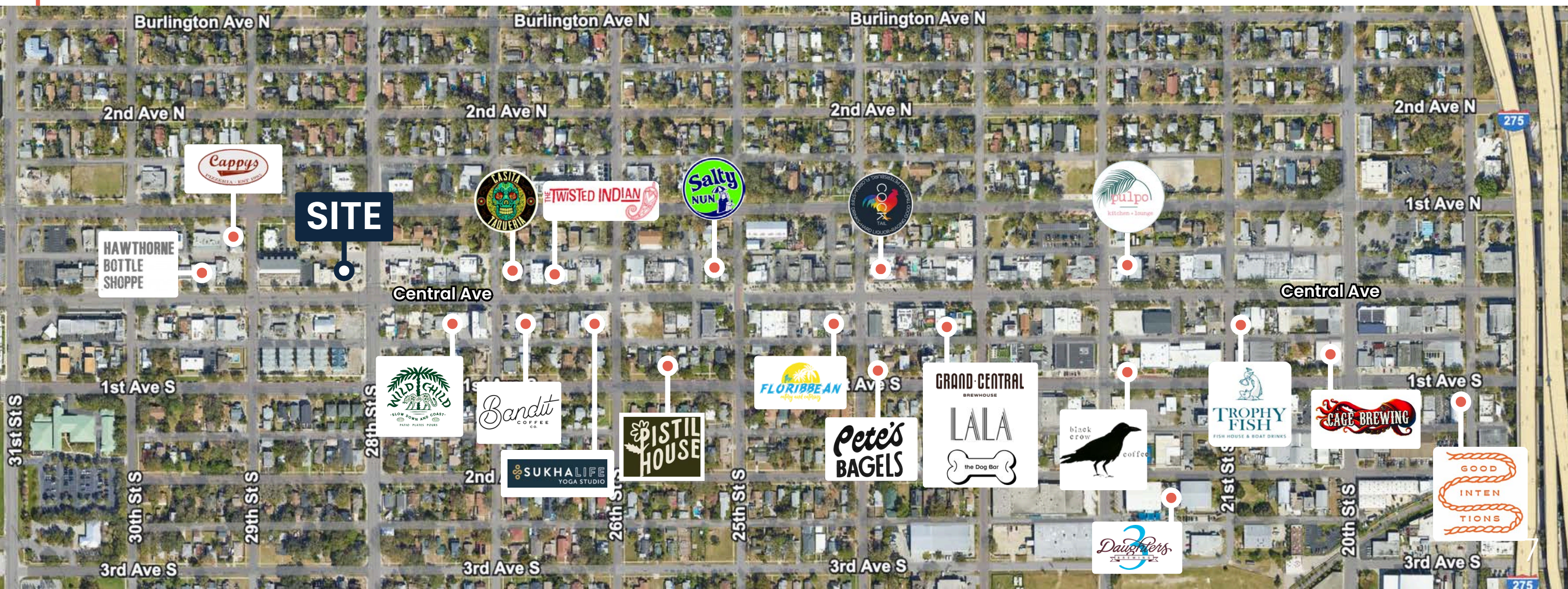
The Grand Central District boasts diverse dining, entertainment, and local businesses, providing a dynamic urban experience. It features trendy coffee shops, culinary delights, and vibrant nightlife, catering to various tastes. The neighborhood's thriving independent businesses, like boutiques and vintage stores, enhance its unique identity and shopping experience, setting it apart from mainstream retail and adding to its appeal.

LIFESTYLE

Grand Central District is a walkable and bike-friendly district, which encourages residents to explore the area without the need for a car. Its central location in downtown St. Petersburg also means easy access to the city's amenities. In recent years, Grand Central has undergone urban revitalization efforts, leading to improved infrastructure, public spaces, and a general enhancement of the district's overall appeal.

DESIRABILITY

The Grand Central District in downtown St. Petersburg is desirable due to its artistic and eclectic atmosphere, diverse dining and entertainment options, support for local businesses, community engagement, historic architecture, accessibility, events, and urban revitalization. These factors combine to create a neighborhood that appeals to residents looking for a vibrant and culturally rich urban experience.



DEMOGRAPHICS

5 MILE RADIUS

KEY FACTORS

POPULATION	255,639
AVG HOUSEHOLD	2.2
MEDIAN AGE	45.7
AVE INCOME	\$81,119

BUSINESSES

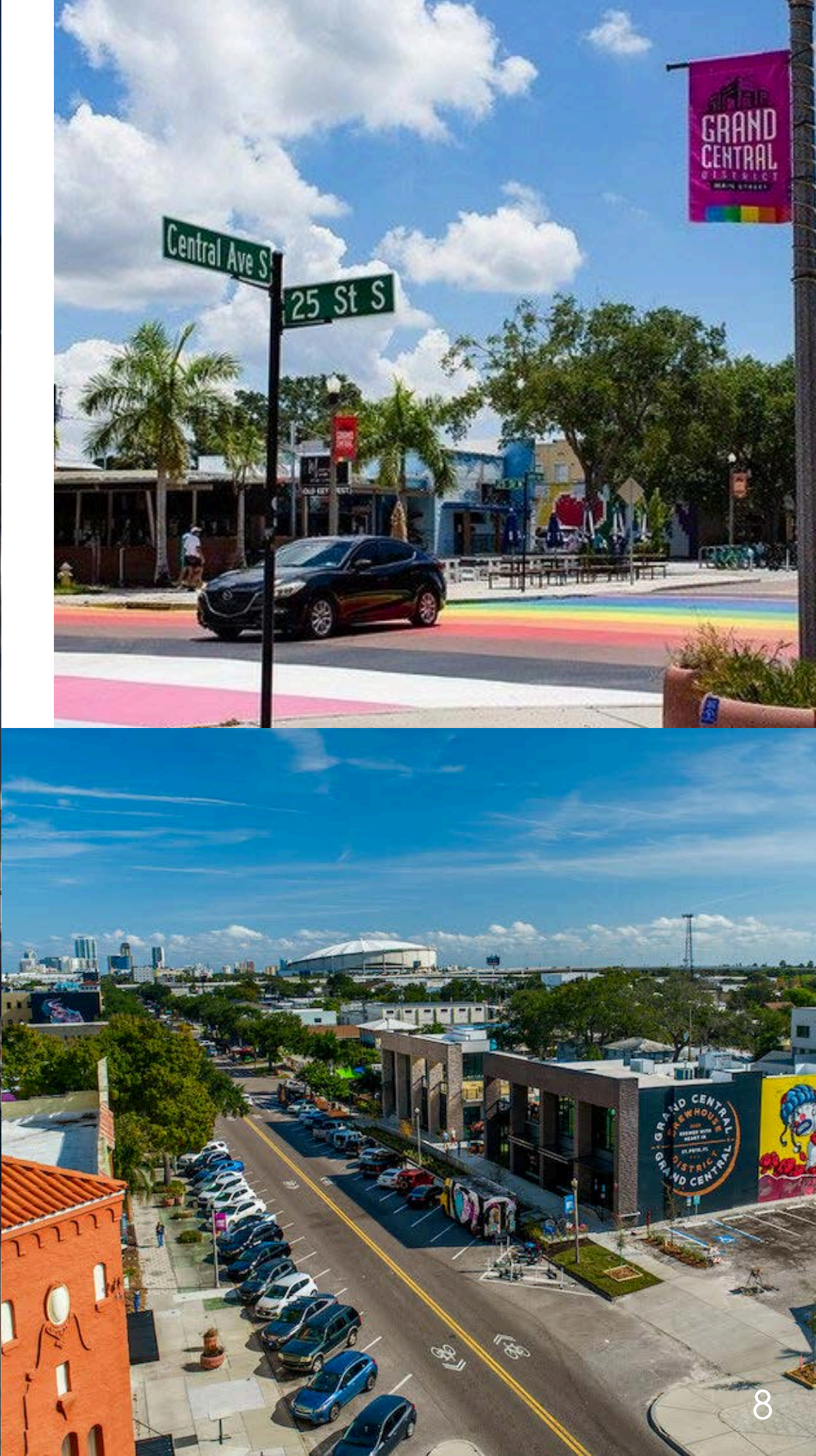
TOTAL BUSINESSES	15,982
TOTAL EMPLOYEES	19,318

HOUSEHOLDS

OWNER OCCUPIED	72,431
RENTAL OCCUPIED	44,336
CONSUMER SPEND	\$3.3B

TRAVEL TIME

60+ MINUTES	5.75%
30-60 MINUTES	28.6%
<30 MINUTES	65.7%





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