



Restaurant with Full Kitchen Available for Lease

2655 6th Ave S., St. Petersburg, FL 33712

**Newly Renovated with 1150 SF with a Brand New Parking Lot
Contact Mike Schultz 727-463-3374 - Insta Real Estate Solutions**

Executive Summary



Restaurant with Full Kitchen

This is a premium 1,150 SF turnkey restaurant/café space with a 10 foot hood. This is a unique conversion opportunity within a 5,772 SF warehouse building in one of St. Petersburg's most dynamic and rapidly developing neighborhoods. The property is ideally positioned in the Warehouse Arts District, an area that has undergone significant transformation and recently received upzoning approval to encourage mixed-use development and culinary enterprises.

St. Petersburg has been recognized as America's Best Food City by Travel & Leisure and named one of the Next Great Food Cities by Food & Wine magazine, creating an exceptional environment for restaurant ventures. The city's restaurant industry is experiencing robust growth, supported by a thriving local economy, strong tourism (7M+ annual visitors), and a highly educated, affluent population with median household income of \$73,118.

Complete Interior & Exterior Renovations

- 1150 SF of dedicated restaurant space with room for 35-40 seats
- Updated HVAC, Electrical, Plumbing
- 10 Foot Commercial Exhaust Hood
- New exterior windows and doors.
- New paved parking lot with striping. There are 13 parking spaces including one ADA-compliant spot and access.
- 2 new ADA compliant bathrooms

Leasing Opportunity

Total Under Roof Space
1,150 SF

Lease Rate Range
\$35/SF NNN

Lease Term
3-5 Years

Move-In Ready
Q3 2026



Market Overview



WAREHOUSE ARTS DISTRICT HIGHLIGHTS

- Over 40 artist studios and galleries within walking distance
- Second Saturday Art Walk attracts thousands of visitors monthly
- Home to The Foodie Labs culinary incubator and ghost kitchen hub
- Recent upzoning encourages restaurant and mixed-use development
- Proximity to major employers including Johns Hopkins All Children's Hospital
- Growing residential population with new apartment developments underway

DEMOGRAPHICS & LOCAL DRIVERS

Population

267K+

Median HH Income

\$73K

Median Age

43.1

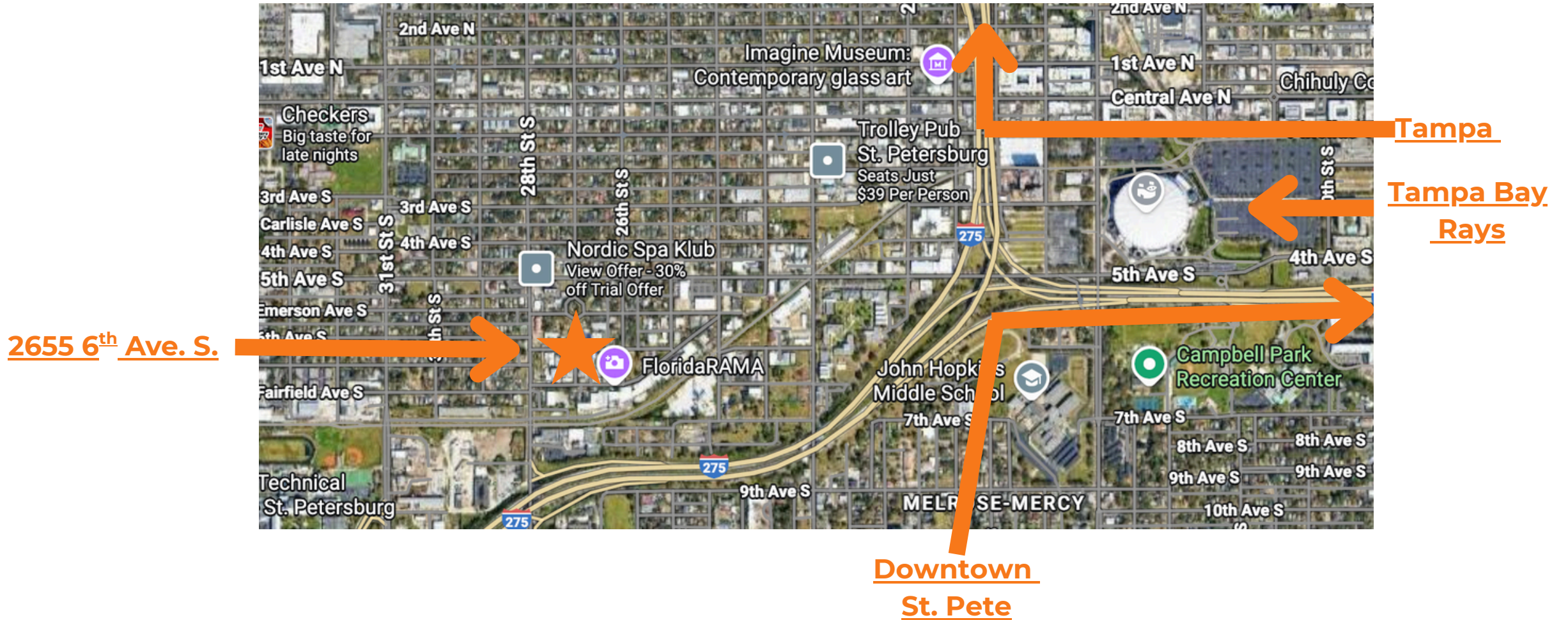
Median Home Value

\$350K

EDUCATION & ECONOMY

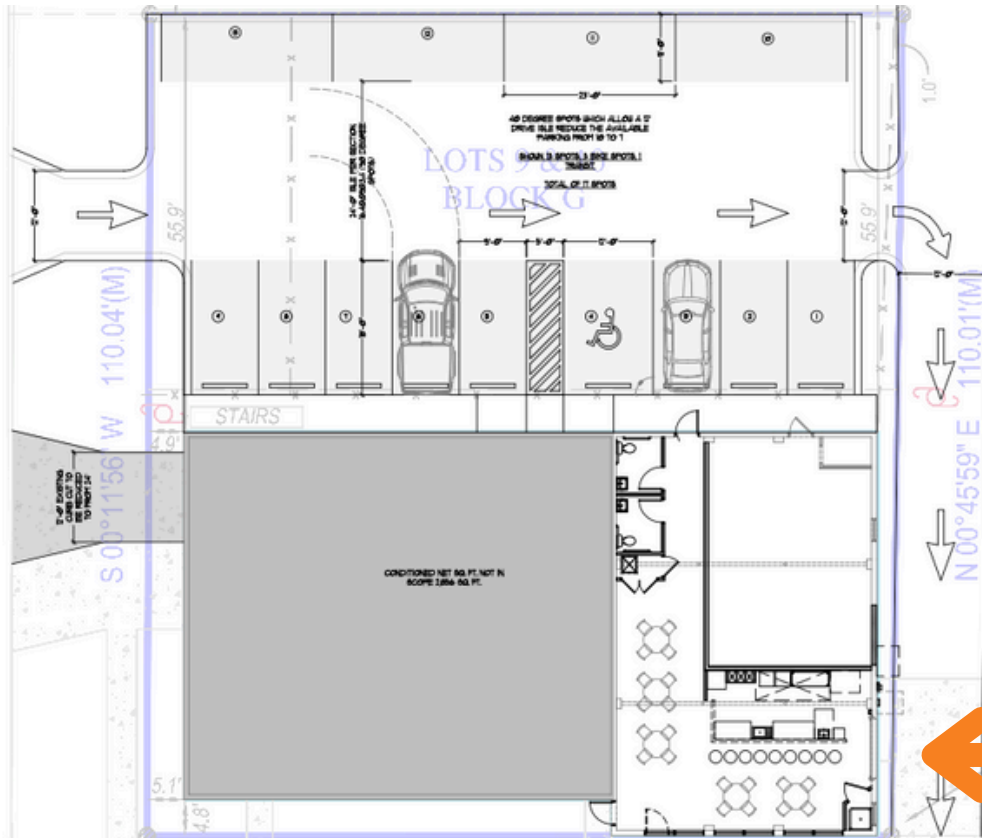
- 90% High school graduate or higher
- 32% Bachelor's degree or higher
- Diverse sectors: healthcare, retail, professional services

PROXIMITY TO MAJOR DESTINATIONS

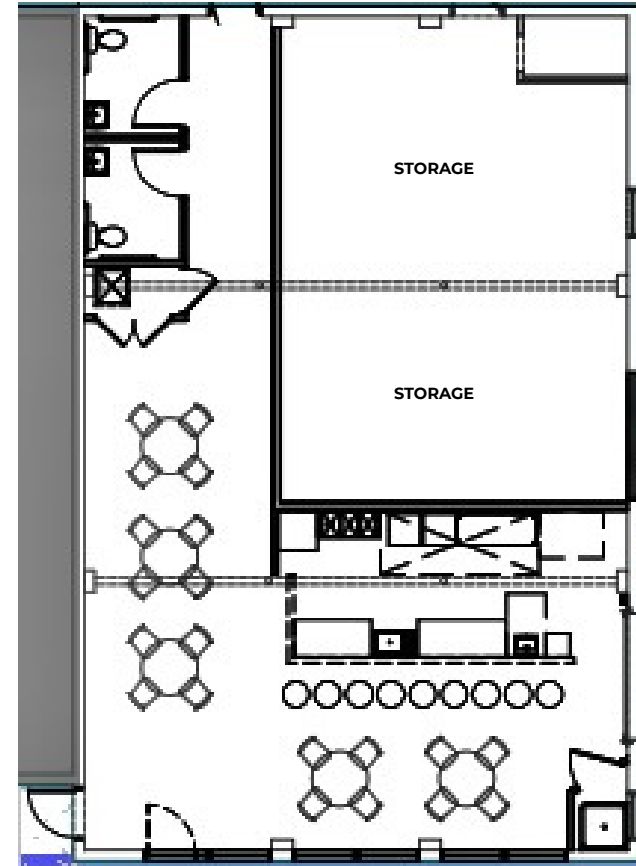


Floor Plans

Restaurant with Full Kitchen Layout



6th Ave. S.



Why Your Business Will Thrive Here



Award-Winning Food Scene

St. Petersburg was named America's Best Food City by Travel & Leisure (2024) and recognized as one of the Next Great Food Cities by Food & Wine. The city's culinary landscape is experiencing unprecedented growth, with Michelin-recommended restaurants and James Beard recognition elevating the dining scene.

Strong Economic Fundamentals

St. Petersburg ranks #4 among mid-sized cities for economic growth in the nation. The city's economy is thriving with diverse industries, major employers, and a growing population. The median household income of \$73,118 supports robust dining and lifestyle spending.

Prime Location Advantages

- **Prime Location:** In the heart of St. Petersburg's Warehouse Arts District
- **Recent Development:** Area experiencing significant growth with new mixed-use projects
- **Food Scene Recognition:** St. Petersburg named "Best Food City in the US" by Travel & Leisure
- **Strong Demographics:** Median household income of \$73,118 supports dining establishments
- **Zoning Support:** Recent upzoning approved for Warehouse Arts District encourages restaurant development

Tenant Requirements & Application Process

Credit & Financial Requirements

Verification of financial stability ensures your business can successfully operate in this premium kitchen space.

- ✓ Minimum credit score of 650 for business owner or guarantor
- ✓ 2 years' business tax returns (for established businesses)
- ✓ 3 months' bank statements showing operational liquidity
- ✓ Proof of funding sources for startup businesses

1 Flexible terms available for new businesses with strong business plans

Business Licensing & Permits

All food service businesses must maintain proper licensing and permits to operate legally in Pinellas County.

- ✓ Florida Business License and Pinellas County Local Business Tax Receipt
- ✓ FL Department of Business & Professional Regulation Food Service License
- ✓ Florida Department of Health Food Manager Certification
- ✓ Certificate of Use (CU) and Occupational License

1 We provide guidance on permit application process

Insurance Requirements

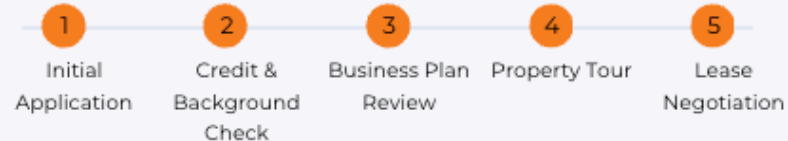
Comprehensive insurance coverage is required to protect your business and meet lease obligations.

- ✓ General Liability Insurance (\$1M per occurrence, \$2M aggregate)
- ✓ Property Insurance covering tenant improvements and contents
- ✓ Workers' Compensation Insurance (if applicable)
- ✓ Business Interruption Insurance (recommended)

1 Orange Belt Investments must be listed as additional insured

Application Process

Our streamlined application process gets qualified tenants into this premium kitchen space quickly.



- ✓ Application processing time: 5-7 business days \$50
- ✓ application fee per applicant (non-refundable)

1 Applications available online or in-person

Leasing Contact Information & Next Steps



Leasing Contact Information

Michael Schultz - BK3119202

(727) 463-2274

Mike@OrangeBeltInvestments.com

Broker Associate with Insta Real Estate Solutions

Next Steps for Interested Tenants

- 1 Schedule Property Tour - Contact our leasing team to arrange an on-site tour of the kitchen space**
- 2 Submit Business Details - Provide business plan, concept overview, and financial qualifications**
- 3 Complete Application - Submit tenant application with references and credit information**
- 4 Discuss Customization - Review any specific equipment or layout requirements**
- 5 Lease Negotiation - Finalize terms, rental rate, and improvement allowances**
- 6 Move-In Coordination - Schedule access for equipment installation and setup**