



# St. Pete Office | For Sale

## Asking Price: \$750,000

OFFERING MEMORANDUM | 1401 9TH AVENUE NORTH | ST. PETERSBURG, FL 33705

Exclusively Listed by

**Alex Lucke, CCIM - Commercial Director** | (727) 410-2896 | AlexLucke@KWCommercial.com | #SL3351552

Each Office is Independently Owned and Operated  
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**KW COMMERCIAL TAMPA PROPERTIES**  
5020 W Linebaugh Ave #100  
Tampa, FL 33624

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01

# Property Information

DISCLAIMER

EXECUTIVE SUMMARY

PROPERTY PHOTOS

FLOOR PLAN

# Disclaimer



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# Executive Summary



## Property Overview

KW Commercial Tampa Properties is proud to represent for sale 1401 9th Avenue North, a rare opportunity to acquire a freestanding office building in a highly accessible St. Petersburg location just minutes from Downtown. This  $\pm 2,120$  SF office property is currently built out for general office use and will be delivered vacant at closing, making it ideal for an owner-user or occupant seeking immediate control of the space.

With approximately 15 on-site parking spaces, excellent visibility, and strong signage exposure along 9th Avenue North, the property provides the presence and convenience many small office users struggle to find. Recent capital improvements, including a new roof and HVAC in 2025, add immediate value and help limit near-term maintenance concerns.

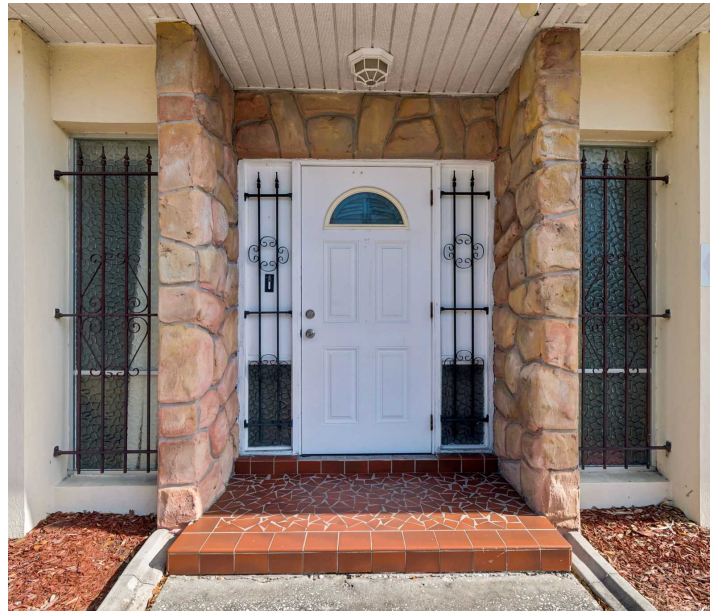
Situated in Flood Zone X with easy access to I-275, the property is well positioned for medical, veterinary, legal, accounting, financial, or other businesses seeking a central, well-located office near Downtown St. Petersburg. Contact us today to schedule your private tour.

## Property Highlights

- $\pm 2,120$  SF Freestanding Office Building
- Delivered Vacant at Closing
- 15 On-Site Parking Spaces
- Roof + HVAC Replaced in 2025
- Excellent Visibility and Signage
- Minutes to Downtown St. Pete + I-275

<b>Price:</b>	\$750,000
<b>Building SF:</b>	2,120 SF
<b>Price / SF:</b>	\$353.77
<b>Occupancy:</b>	Vacant at Closing
<b>Floors:</b>	1
<b>Lot Size:</b>	0.31 Acres
<b>Year Built:</b>	1974
<b>Parking:</b>	15 Spaces
<b>Bathrooms:</b>	3

# Property Photos



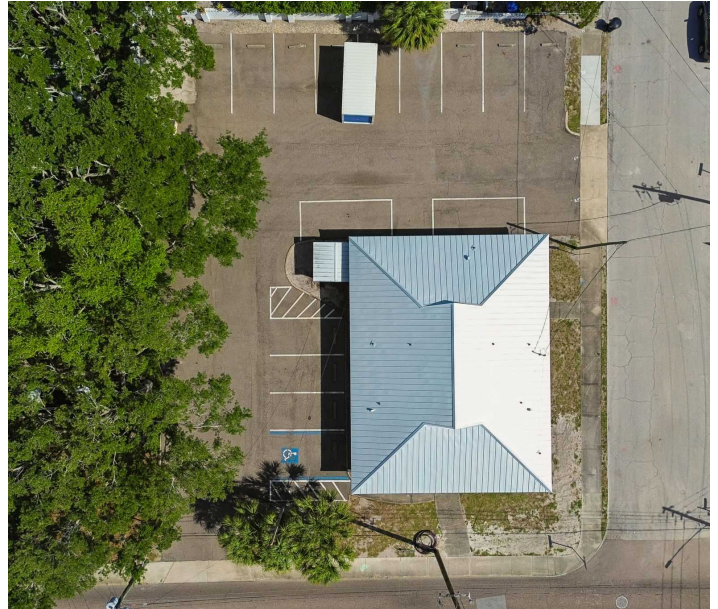
# Property Photos



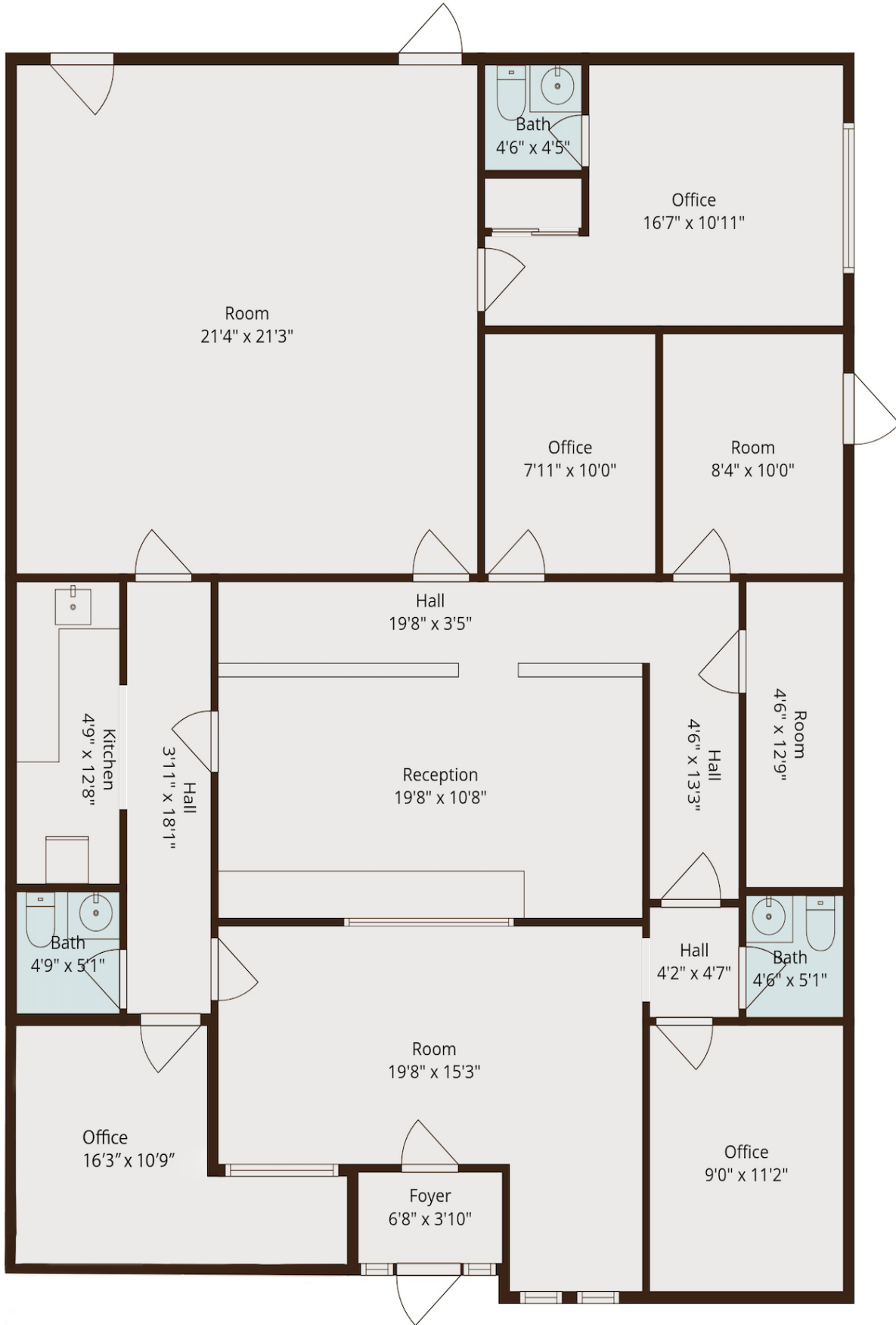
# Property Photos



# Property Photos



# Floor Plan



The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a sense of depth and structure. The building has multiple levels, with various rectangular volumes and protrusions. Dotted lines are used to indicate vertical and horizontal alignments across the structure.

02

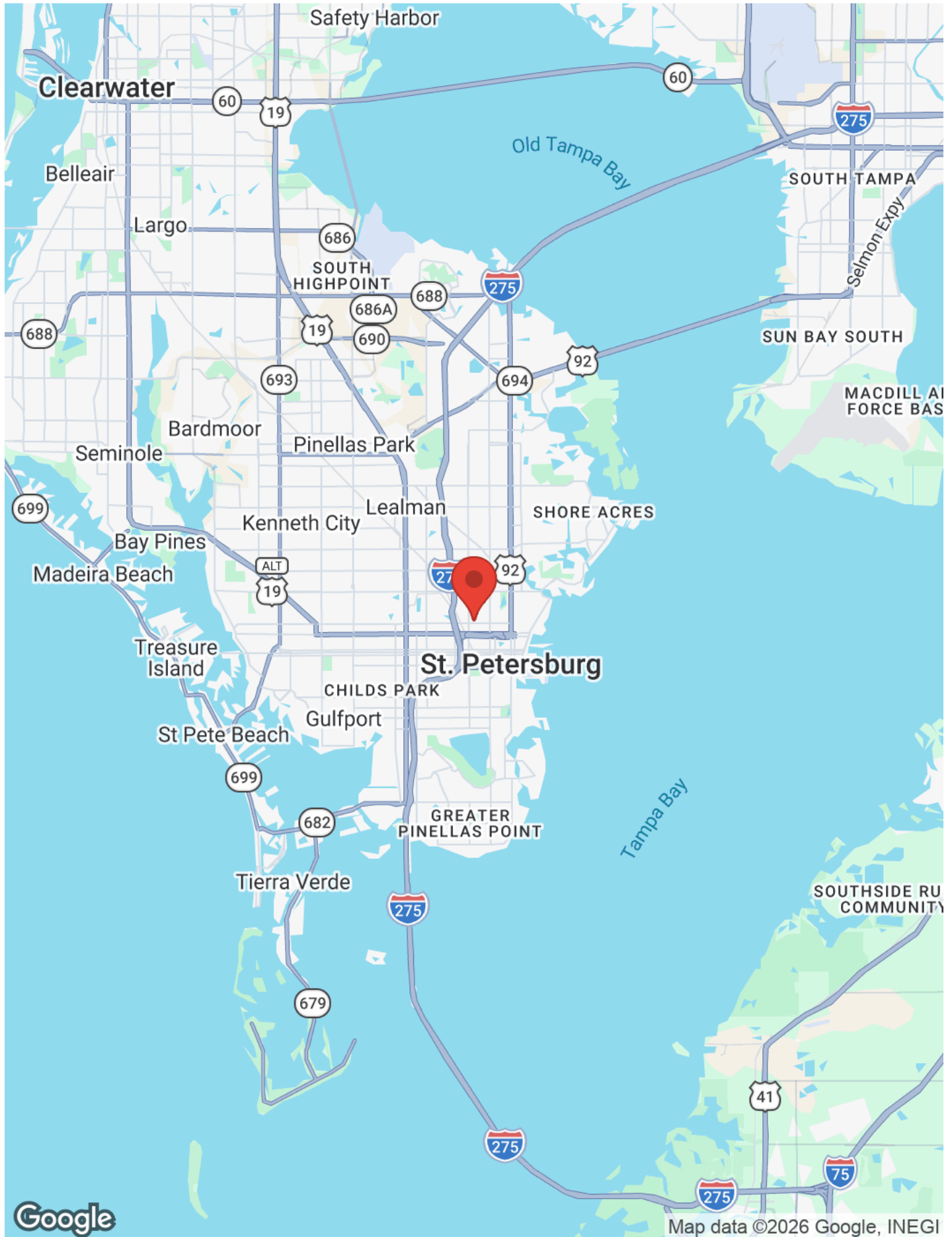
# Location Information

REGIONAL MAP

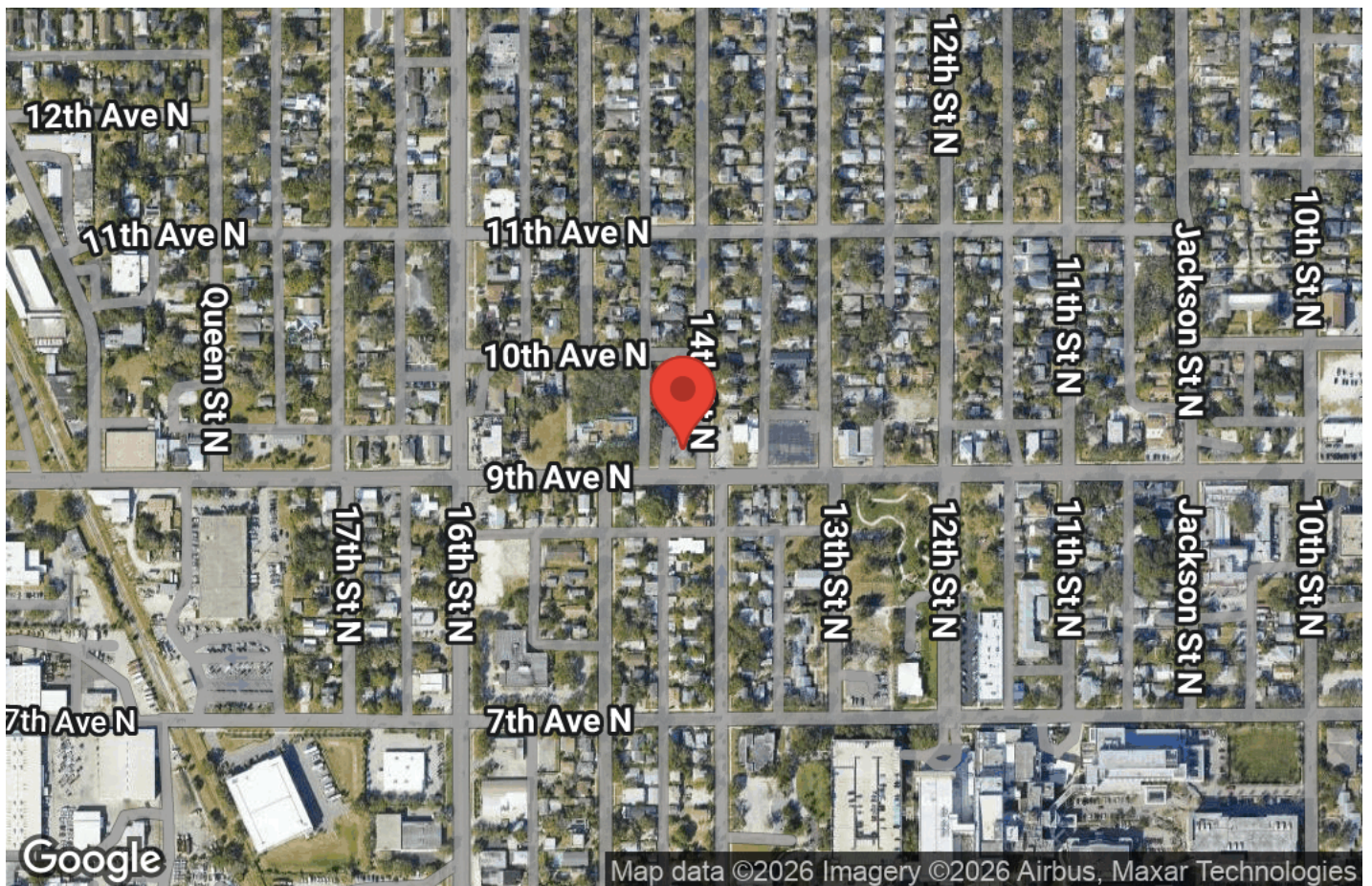
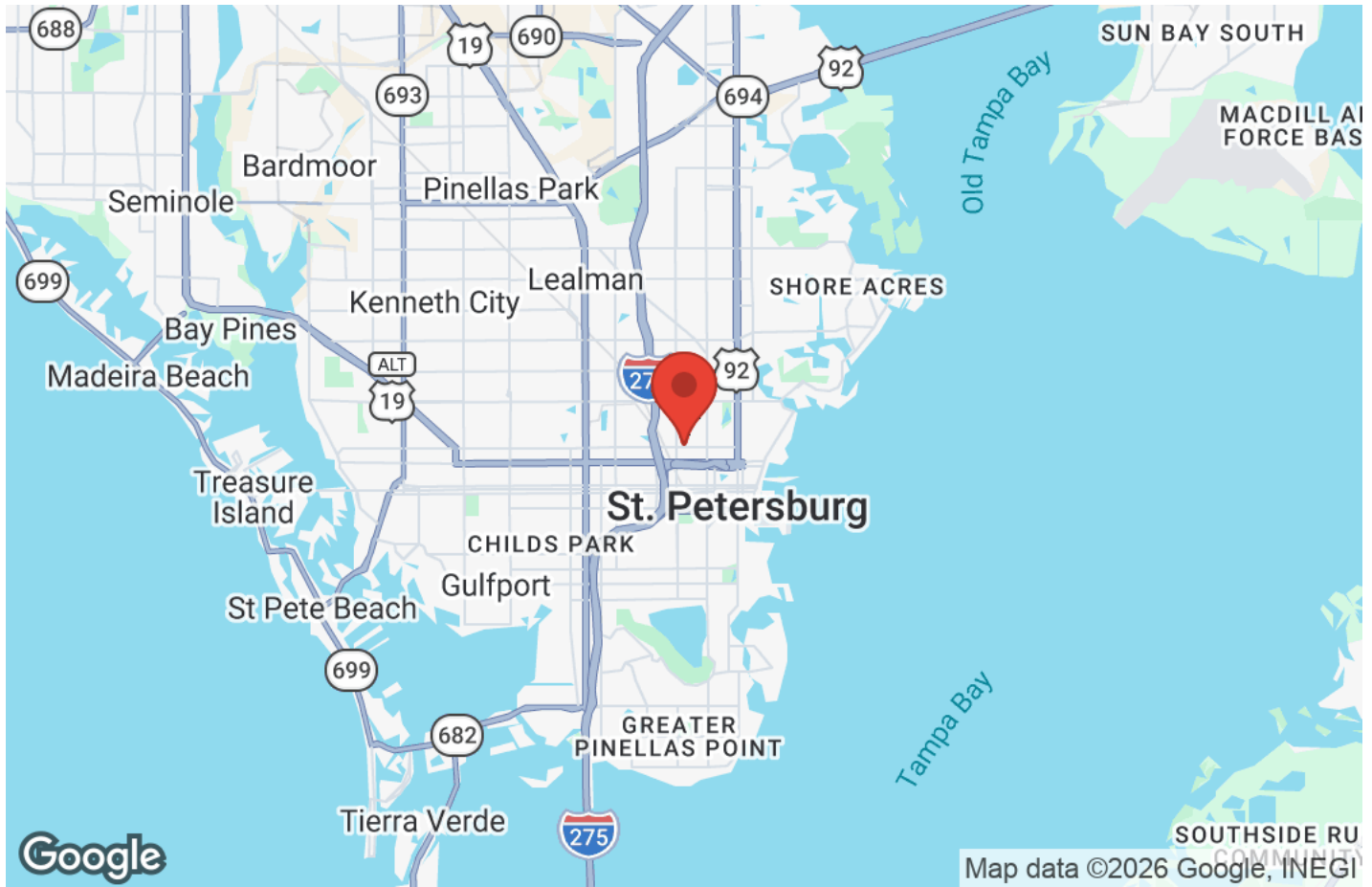
LOCATION MAPS

DEMOGRAPHICS

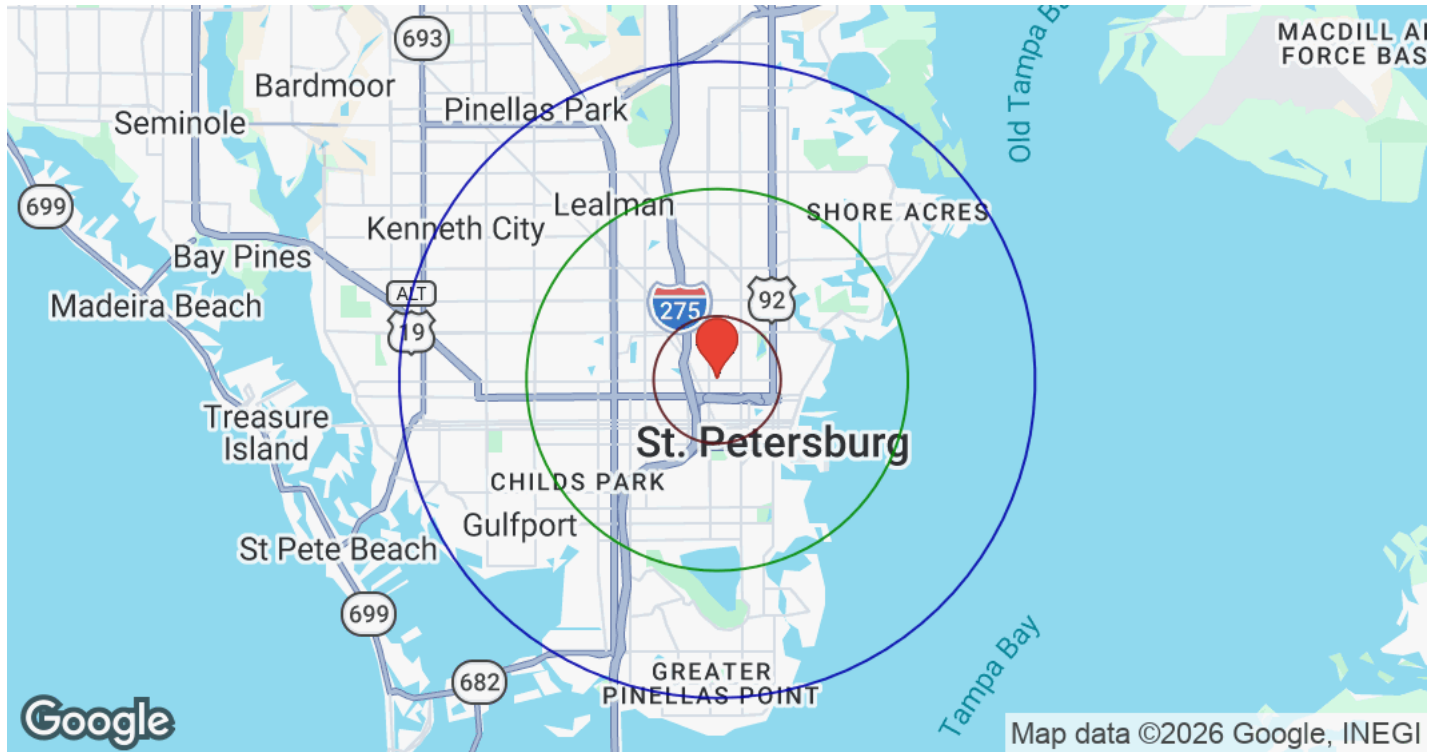
# Regional Map



# Location Maps



# Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
<b>Population</b>	Male	9,533	61,981	128,906
	Female	8,810	61,219	131,367
	Total Population	18,343	123,200	260,273
<b>Race / Ethnicity</b>	White	12,783	74,807	165,794
	Black	2,555	28,570	50,779
	Am In/AK Nat	31	123	260
	Hawaiian	4	37	78
	Hispanic	1,917	11,926	26,392
	Asian	578	4,768	10,619
	Multiracial	451	2,747	5,856
	Other	24	222	442
<b>Housing</b>	Total Units	11,853	67,173	138,634
	Occupied	10,294	58,723	121,444
	Owner Occupied	3,392	30,585	71,479
	Renter Occupied	6,902	28,138	49,965
	Vacant	1,559	8,450	17,190
<b>Age</b>	Ages 0 - 14	1,765	16,208	34,249
	Ages 15 - 24	1,699	12,471	25,753
	Ages 25 - 54	9,028	53,318	105,726
	Ages 55 - 64	2,439	17,396	38,357
	Ages 65+	3,413	23,807	56,189
<b>Income</b>	Median	\$71,430	\$74,416	\$74,553
	Under \$15k	1,102	5,512	11,381
	\$15k - \$25k	622	3,886	7,875
	\$25k - \$35k	870	4,222	8,719
	\$35k - \$50k	858	5,813	12,801
	\$50k - \$75k	1,982	10,148	20,288
	\$75k - \$100k	1,157	7,726	16,614
	\$100k - \$150k	1,641	9,016	19,758
	\$150k - \$200k	862	4,557	9,798
Over \$200k	1,200	7,841	14,210	

The background of the page is a light gray architectural wireframe of a modern building. It features multiple levels, balconies, and rectangular window openings, all rendered as thin lines. Dotted lines are used to indicate vertical and horizontal alignments across the structure.

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# Agent Profile

PROFESSIONAL BIO

# Professional Bio



## ALEX LUCKE, CCIM

Commercial Director

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#SL3351552

Alex Lucke is a dedicated commercial real estate broker based in Tampa, Florida. He's been actively helping clients buy, sell, and lease commercial properties since 2015. As a Commercial Director at KW Commercial and a Certified Commercial Investment Member (CCIM), Alex brings deep market knowledge and personalized service to every deal.

With a focus on Industrial, Office, Retail, Multifamily, Land Development, and Special Purpose properties, he works with business owners and investors to make smart, strategic real estate decisions. His approach is simple: clear communication, tailored advice, and results that make sense.

What sets Alex apart is his responsiveness and reliability. He picks up the phone, engages on his clients' schedules, and moves quickly when it matters most. He's also a skilled marketer who takes pride in representing some of the most sought-after listings in Florida. Known for identifying market trends early, Alex adapts fast delivering proactive strategies and exceptional client service.

In 2020, Alex earned his CCIM designation, an elite credential held by fewer than 10% of commercial brokers nationwide. Over the years, he's worked with a wide range of clients, including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Catering & Events, and many local small businesses.

He maintains membership in several professional organizations, including FGCAR, GTAR, NAR, and CCIM.

Outside of work, Alex enjoys golfing, traveling, and cheering on the Tampa Bay Lightning with his wife Jacqueline, a podiatric surgeon. Both proud graduates of the University of Florida, they share a love for good food, family, and new places.

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