



Move-in Ready Office Space

Rare 5,000-20,000 SF Available Near Downtown

\$32.00 psf Full Service

3251 3rd Ave N, St. Petersburg, FL 33713

 [727-822-4715](tel:727-822-4715)

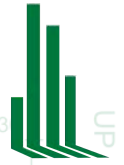
 www.cprteam.com



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An aerial photograph of a commercial property complex, featuring several multi-story buildings, parking lots, and surrounding greenery. The image is overlaid with a semi-transparent architectural grid and technical drawings, including lines, rectangles, and circles. Text elements like 'UP', '0.50', '1.10', and '0.80' are scattered across the grid. In the top right corner, there is a stylized bar chart with four vertical bars of varying heights. The overall aesthetic is professional and technical.

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PROPERTY OVERVIEW



**DOWNTOWN
ST PETERSBURG**

**TROPICANA FIELD
(REDEVELOPMENT SITE)**

**SUBJECT
PROPERTY**

3RD AVE N

**34TH ST N
(AADT: 44,500)**

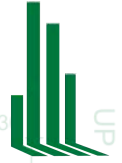


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GENERAL SUMMARY

BUILT IN

1971

SITS ON A

3.01

ACRE PARCEL

Size

46,708

SF



Centrally located in St. Petersburg's North Kenwood corridor, this **±46,708 SF multi-tenant office property** sits on a 3.01-acre site near Downtown. Originally constructed in the early 1970's, it offers flexible layouts suited for a variety of office and service users, along with convenient on-site parking and easy access.

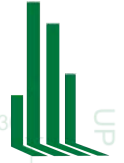
Positioned near **major corridors including 5th Avenue N and 34th Street N (±44,500 AADT)**, the property benefits from strong commuter traffic and excellent connectivity to surrounding residential neighborhoods and commercial hubs. Its central location supports both employee convenience and client accessibility, making it an ideal option for businesses seeking a well-located, functional workspace in a growing area.

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HIGHLIGHTS



5,000-20,000 sf
Available



Heating And
Cooling Package



Private, In-Suite
Restrooms



120 Parking
Spaces



Flexible Floor
Plan(s) to match
Tenant's need



Flood Zone X



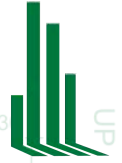
Recent \$6M
Renovation



Fully Sprinklered



*Information herein is not warranted and subject to change without notice.
We assume no liabilities for errors and omissions.*



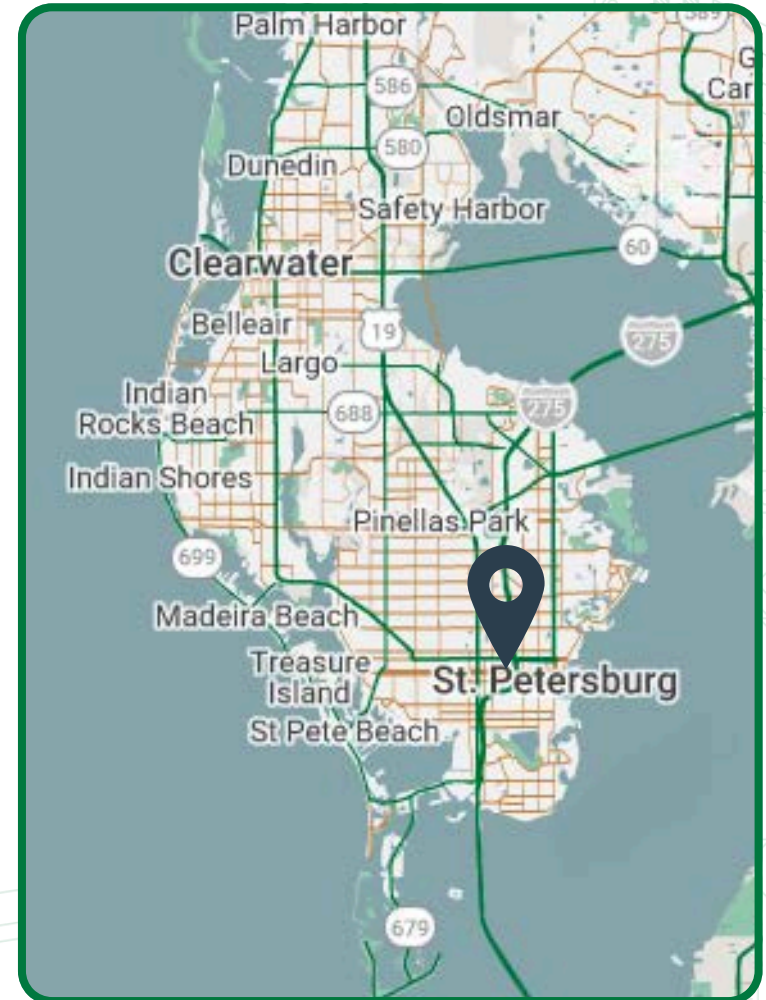
ZONING DESCRIPTION

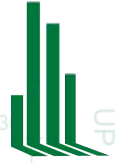
CORRIDOR COMMERCIAL SUBURBAN 2 (CCS-2)

The property is zoned CCS-2, Corridor Commercial Suburban, a flexible commercial designation intended to support a wide range of retail, office, and service-oriented uses along key transportation corridors. This zoning allows for uses such as professional and medical office, retail establishments, restaurants, and personal services, while also accommodating select light commercial and mixed-use components subject to city approval. CCS-2 districts are designed to balance visibility and accessibility with compatibility to surrounding neighborhoods, making them well-suited for businesses seeking exposure along high-traffic corridors with convenient access and on-site parking.

POTENTIAL USES

- Professional office (legal, financial, consulting, or insurance)
- Medical or wellness users (therapy, chiropractic, aesthetics, or specialty care)
- Boutique retail or showroom space
- Creative studio or flex office (marketing, design, co-working, or tech)





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Positioned along a well-traveled corridor connecting Downtown St. Petersburg to surrounding neighborhoods, this location offers a dynamic opportunity for a wide range of users.

- Close Proximity to St. Anthony's & Bayfront Hospital
- Ideal for medical, wellness, and therapy users
- Strong referral network opportunity
- Central location for workforce-heavy tenants
- Recently renovated \$6M asset—limited large-block availability

An aerial photograph of a commercial building complex, overlaid with a semi-transparent architectural drawing grid. The grid includes various lines, rectangles, and circles, along with text labels such as 'UP', '0.50', '1.10', and '0.80'. In the top right corner, there is a stylized white bar chart with four vertical bars of increasing height. The background shows several multi-story buildings, parking lots with cars, and a city skyline in the distance under a clear sky.

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FLOOR PLANS

PROPERTY
OVERVIEW

FLOOR
PLANS

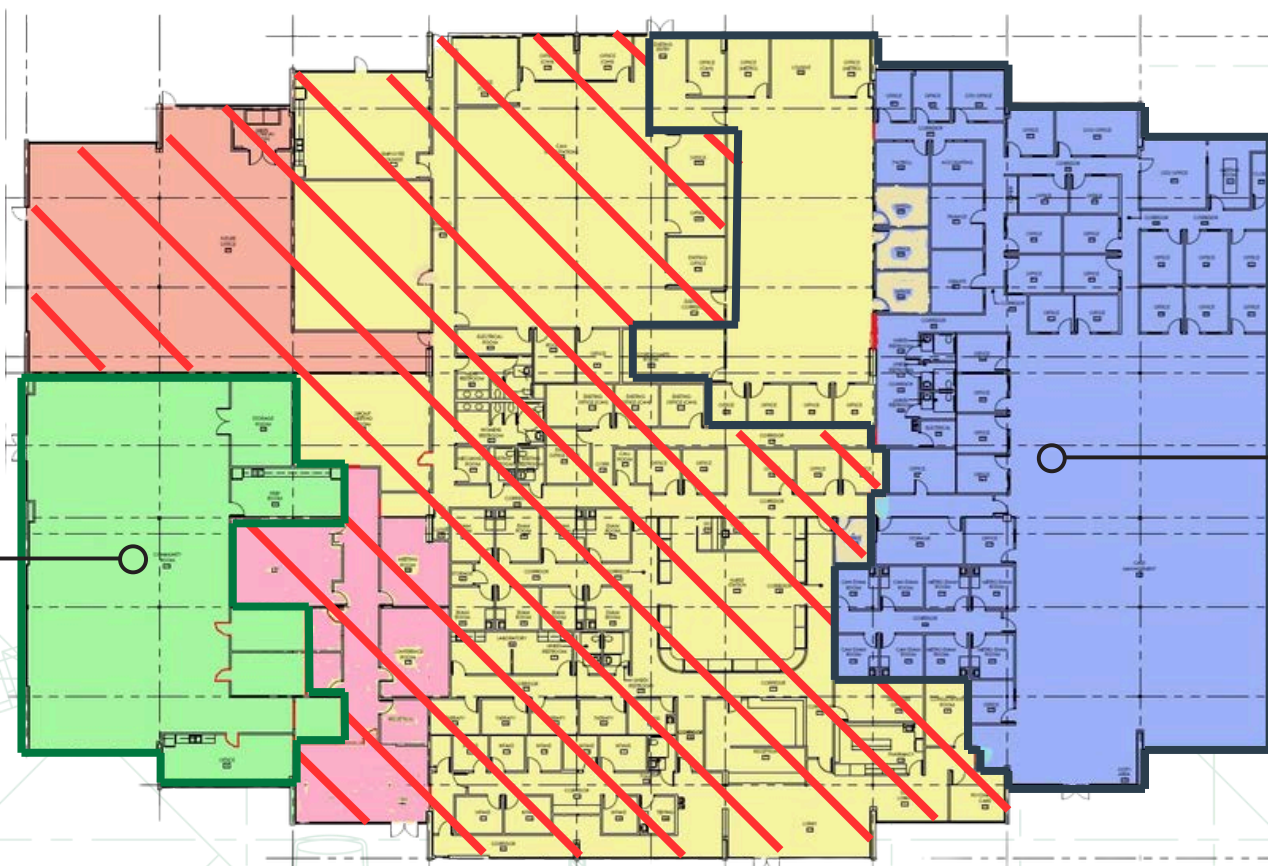
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Full Floorplan

Floor Plan 1

Floor Plan 2

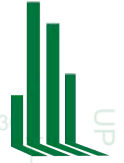


PROPERTY
OVERVIEW

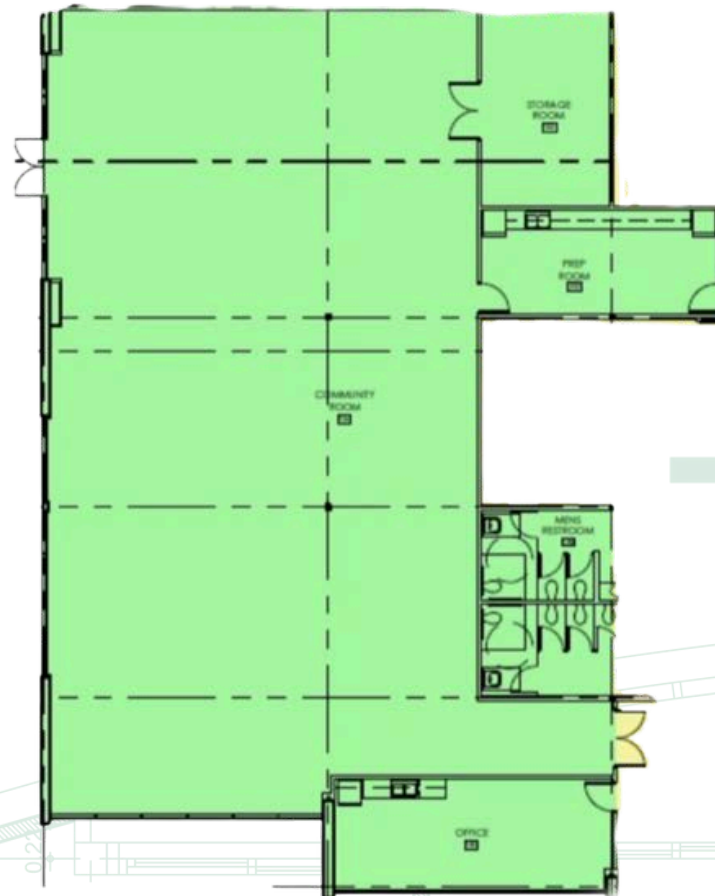
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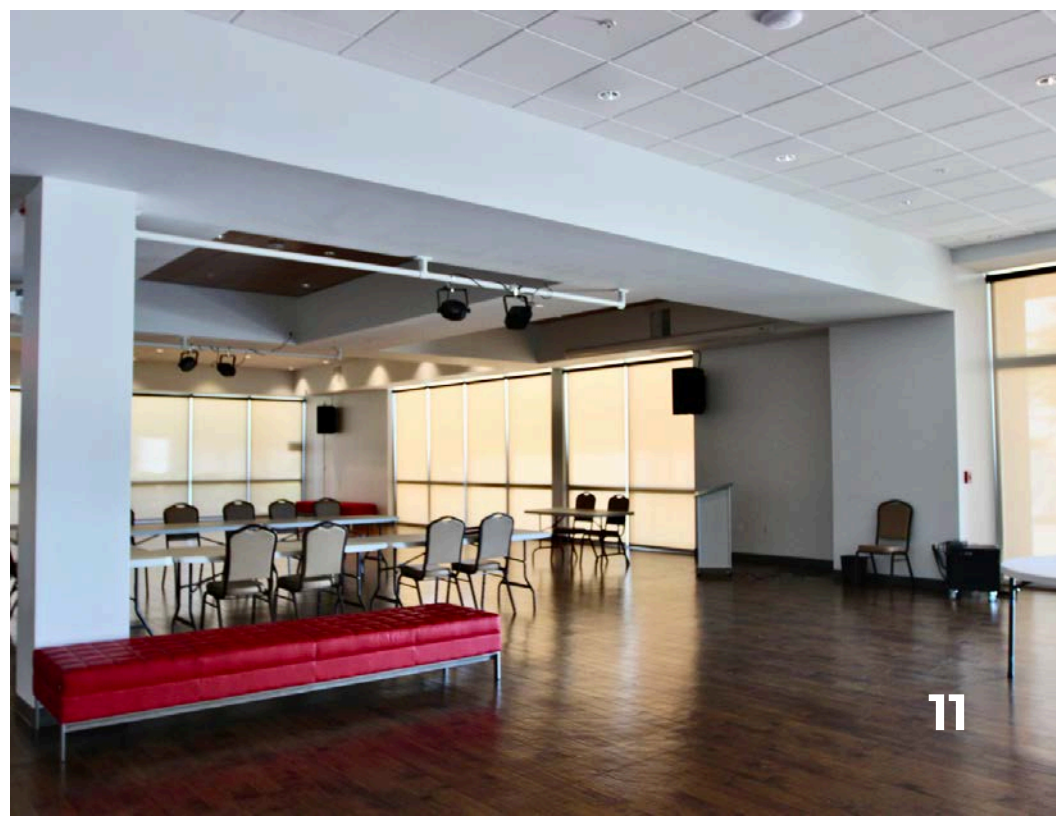
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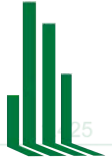
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Floorplan 1 ~5K SF







Floorplan 2 12-20K SF







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DEMOGRAPHIC DATA

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DEMOGRAPHIC SUMMARY

3251 3rd Ave N, St. Petersburg, FL 33713
DRIVE OF 10 MINUTES



KEY FACTS

157,920 Population
44.8 Median Age

75,643 Households
\$60,371 Median Disposable Income



EDUCATION

6.8% No High School Diploma
29.1% Some College/Associate's Degree

24.8% High School Graduate
39.4% Bachelor's/Grad/Prof Degree



INCOME

\$73,171 Median Household Income
\$48,382 Per Capita Income
\$162,082 Median Net Worth



EMPLOYMENT

68.2% White Collar
17.2% Blue Collar
19.4% Services
4.8% Unemployment Rate



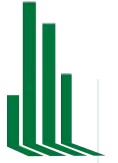
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