

# ±10,054 SF REDEVELOPMENT OPPORTUNITY

## LOCATION

- » 8210 4th St N | Saint Petersburg, FL 33702
- » Google Maps Link: 
- » Coordinates 27.847432485364628, -82.63905884249647

## PROPERTY OVERVIEW

- » Property Type: Commercial / Former Hotel/Motel Site
- » Land Size: Approx. 0.23 acres (10,054 SF)
- » Building Size: ±4,790 SF (multiple buildings/structures)
- » Zoning: CCS-1 (Commercial Corridor Services)
- » Year Built: 1950

## KEY HIGHLIGHTS

- » Excellent redevelopment site in an active commercial corridor of North St. Petersburg
- » High visibility and traffic exposure on 4th Street N, a primary north-south city thoroughfare
- » Approximately 100 feet of frontage with rear access, enhancing site utilization potential
- » Improved with legacy motel/hotel structures previously operating as a local hospitality use
- » Strategically located approximately 5 miles from Downtown St. Petersburg with quick connectivity to I-275, US-19, and Gandy Boulevard
- » Strong walkability and transit accessibility supporting a variety of commercial uses

## INVESTMENT / DEVELOPMENT POTENTIAL

- » Commercial redevelopment or adaptive reuse opportunity suitable for hospitality, mixed-use, office, or retail service users
- » Located within a growing metropolitan market with flexible zoning allowing for a broad range of commercial uses
- » Proximity to major employment centers, retail destinations, and regional transportation networks



### CONTACT:

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