



Executive Summary

750 4TH STREET N ST PETERSBURG, FL 33701 | RETAIL PROPERTY FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$50.00 PSF NNN
CAM:	\$14.26 PSF
Building Size:	7,448 SF
Available SF:	1,504 SF
Lot Size:	0.75 Acres
Year Built:	2005
Zoning:	CCT-1 (Corridor Commercial Traditional)

PROPERTY OVERVIEW

Introducing 1,504 SF of prime leasable space, formerly a Jimmy Johns restaurant, on highly desired 4th St in St. Petersburg, FL. Join co-tenants Chipotle, The UPS Store, and Foxtail Coffee Co. This strategic positioning provides excellent visibility and foot traffic, making it an ideal location for businesses seeking high exposure. Whether it's a new restaurant venture or a retail establishment, this space offers the potential for success in a vibrant and established business community.

PROPERTY HIGHLIGHTS

- Prime leasable space on highly desired 4th St in St. Petersburg, FL
- 1,504 SF previously used as a Jimmy Johns restaurant
- Join co-tenants Chipotle, The UPS Store, and Foxtail Coffee Co
- Excellent visibility and foot traffic
- High ceilings with ample natural light

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Aerial

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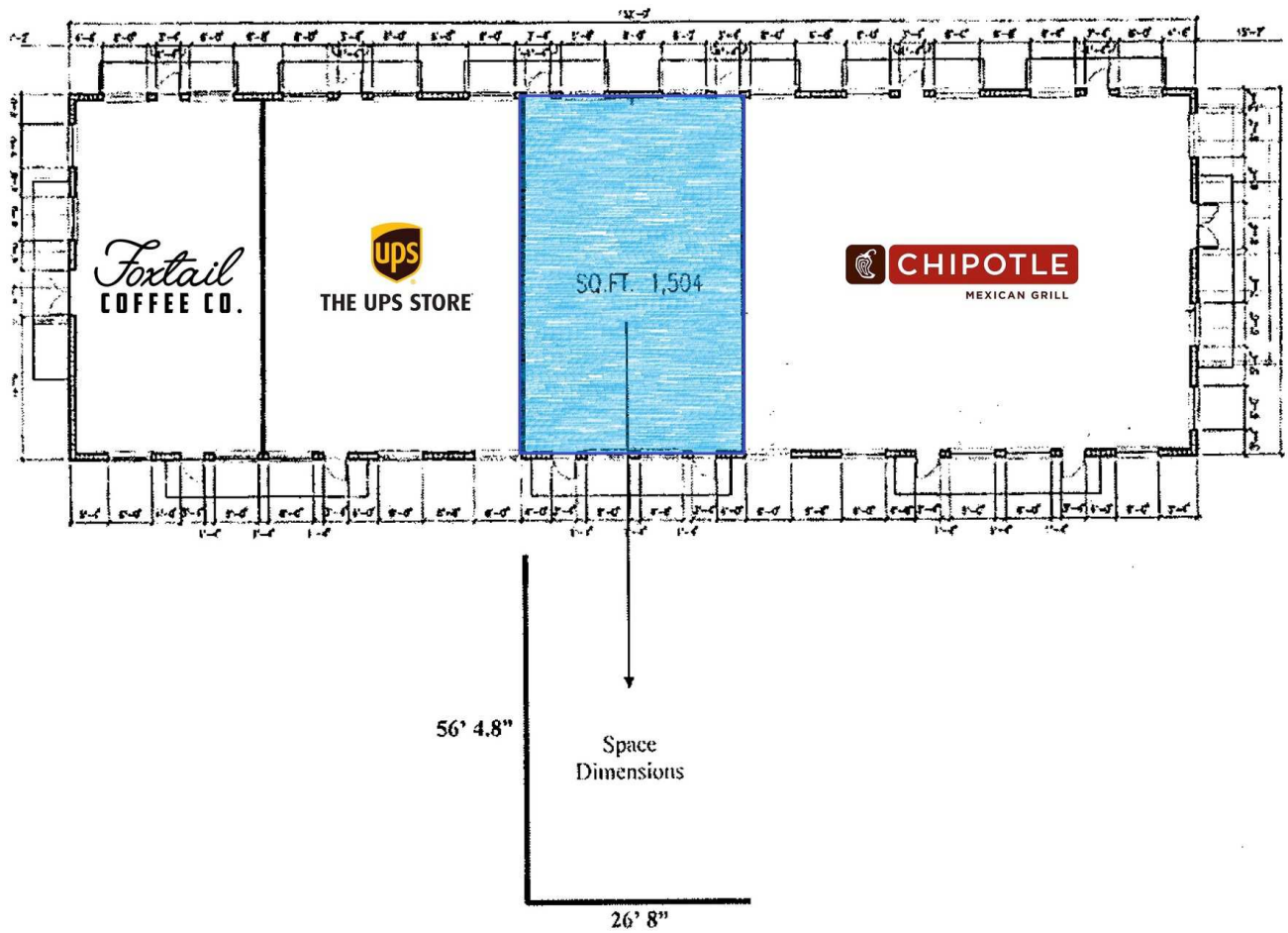
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Site Plans

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ROUND LAKE SPACE PLAN



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Additional Photos

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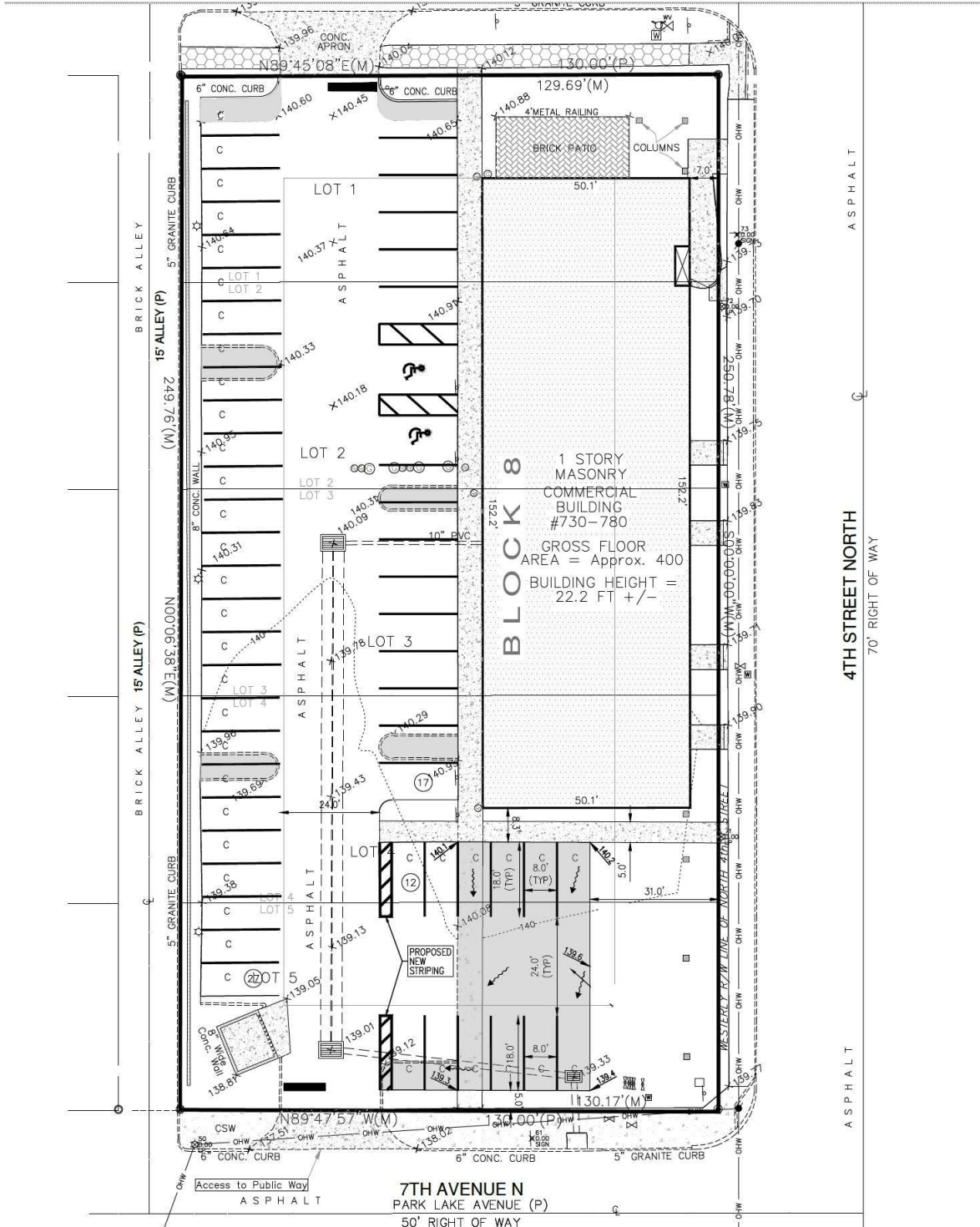
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Survey

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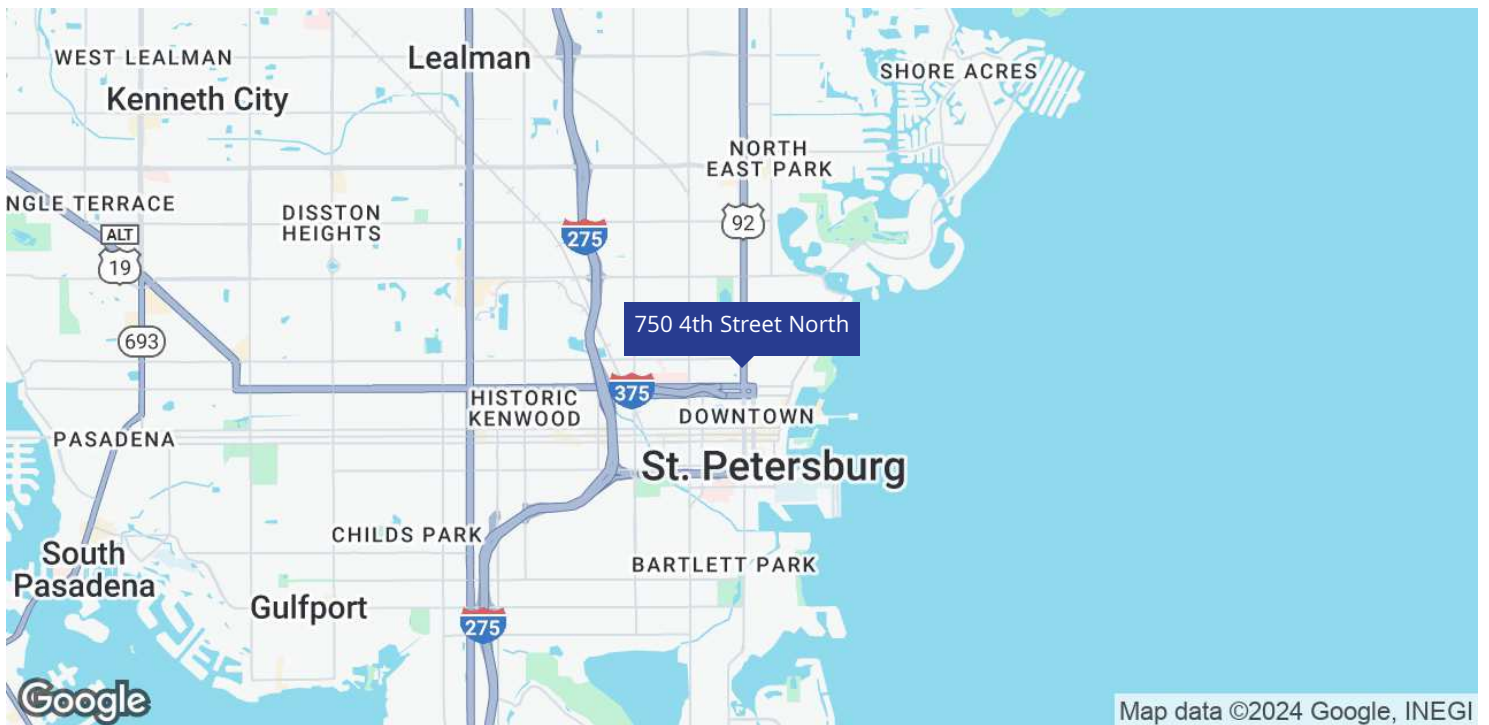
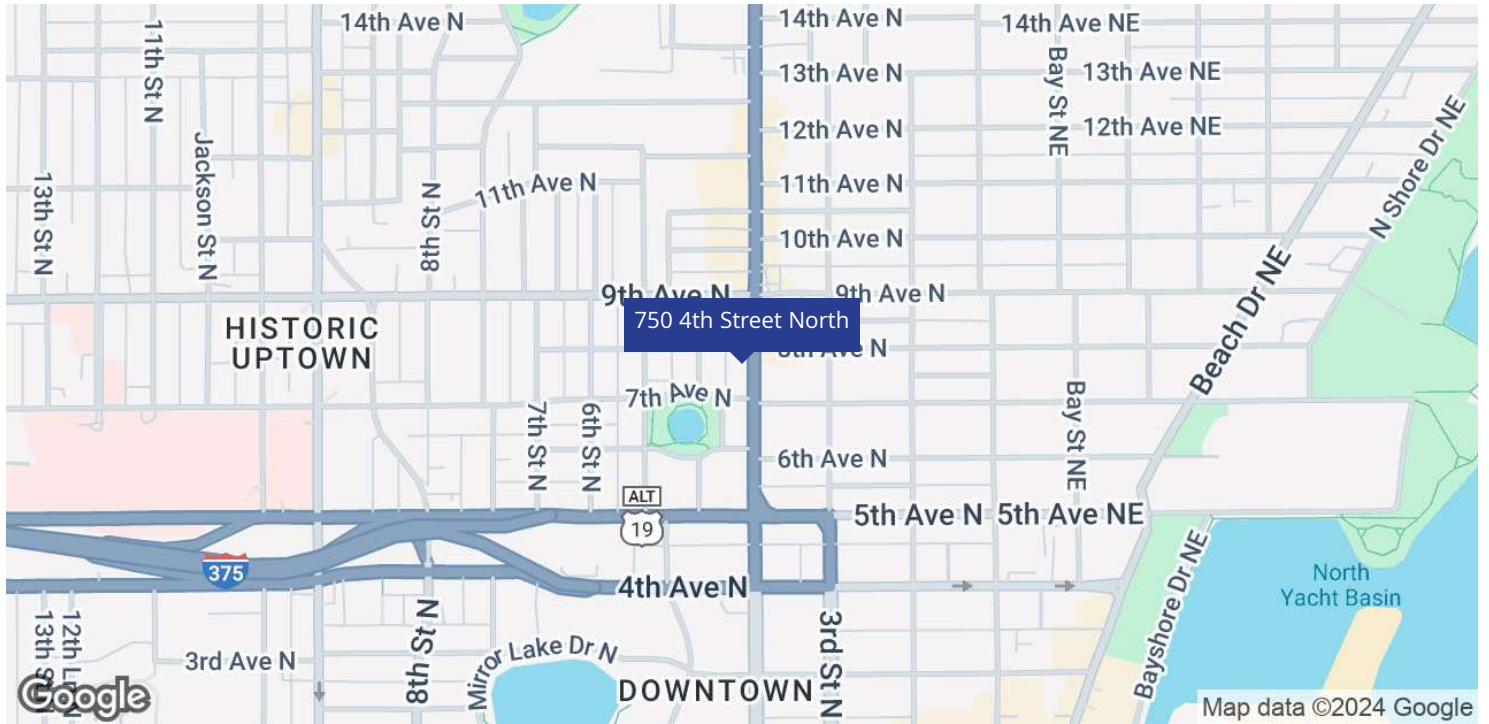
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Location Map

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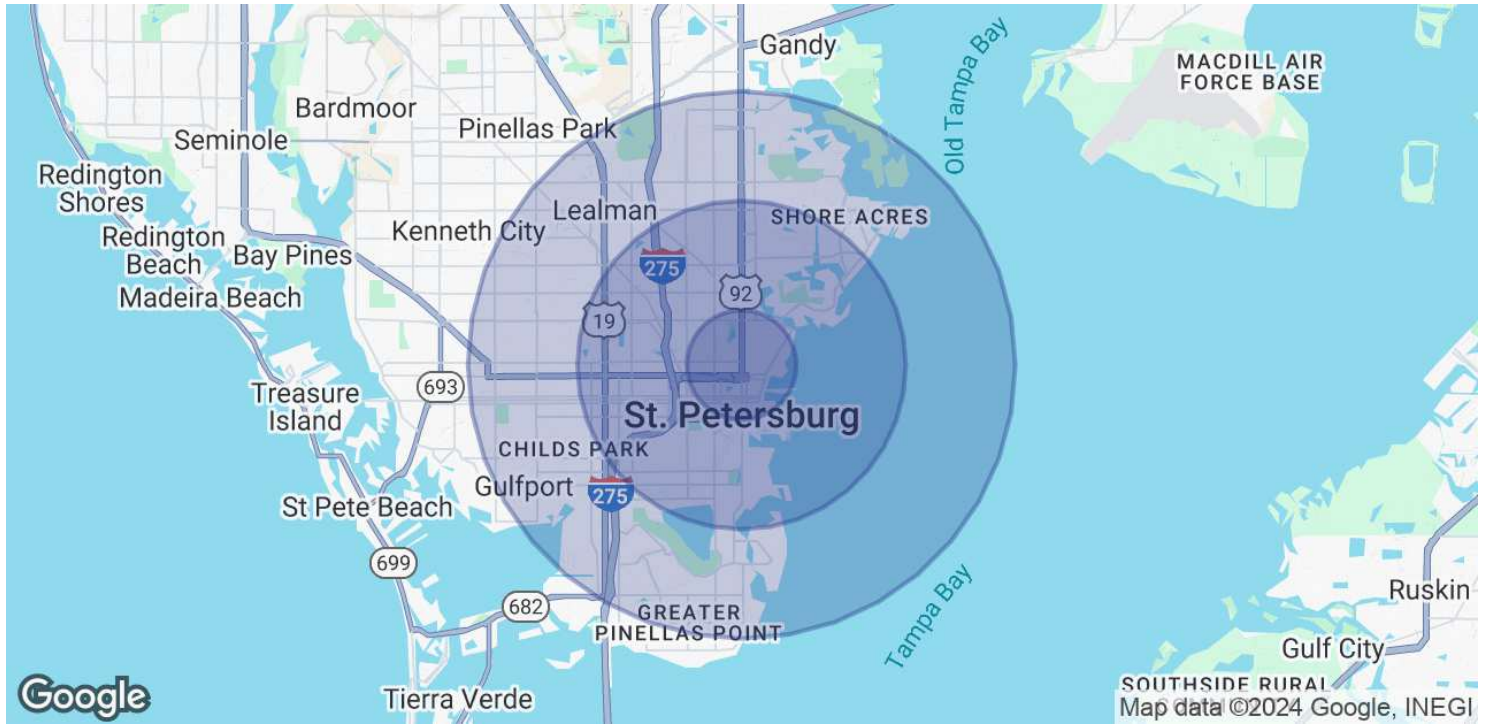
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,260	102,936	216,749
Average Age	49	44	44
Average Age (Male)	49	44	43
Average Age (Female)	49	45	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	14,430	49,398	99,827
# of Persons per HH	1.7	2.1	2.2
Average HH Income	\$116,863	\$106,105	\$97,803
Average House Value	\$725,939	\$489,317	\$415,486

Demographics data derived from AlphaMap

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