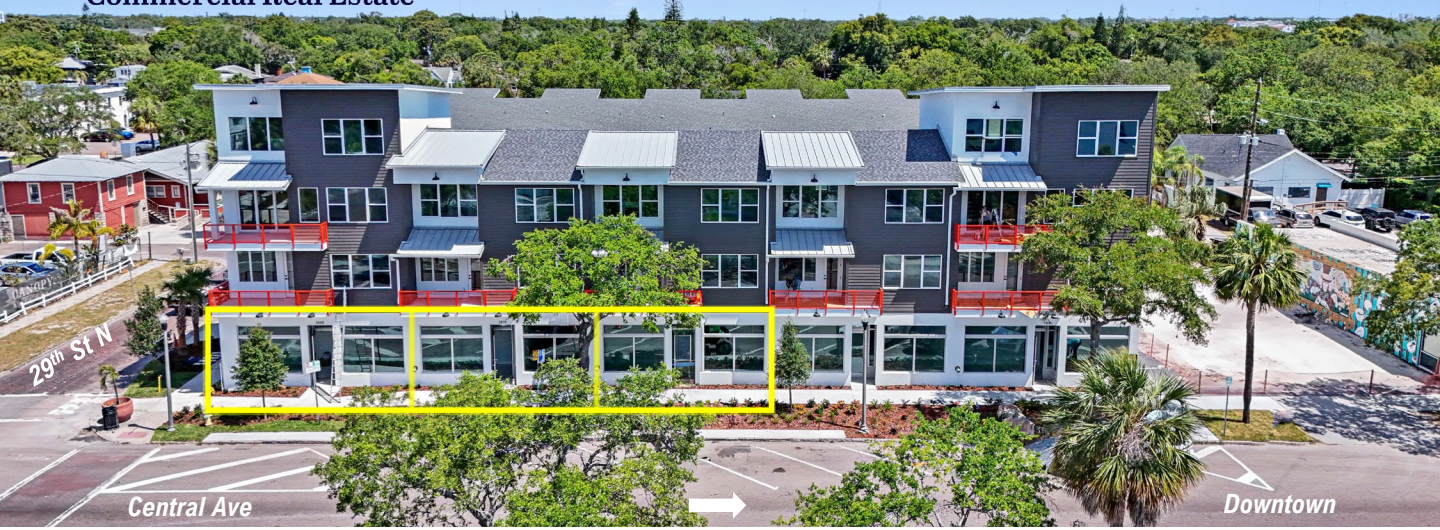


FOR LEASE

Grand Central District Retail/Office Suites
2865-2885 Central Ave., St. Petersburg, FL 33713



Three Retail / Office Suites Available

Lease Area	500 Square Feet Each
Monthly Rate	\$2,300-\$2,500 + electric + H2O
Lease Term	Negotiable
Parking	Free street in front of units
Occupancy	Immediately
Interior Ceiling Height	12 Feet
Allowed Uses	Retail / Office*

*no food uses allowed, limited beverage

Welcome to the Driftwood in the bustling Grand Central District! Your new retail/office suite awaits with an all-glass storefront providing remarkable exposure to Central Avenue and its incredible foot traffic.

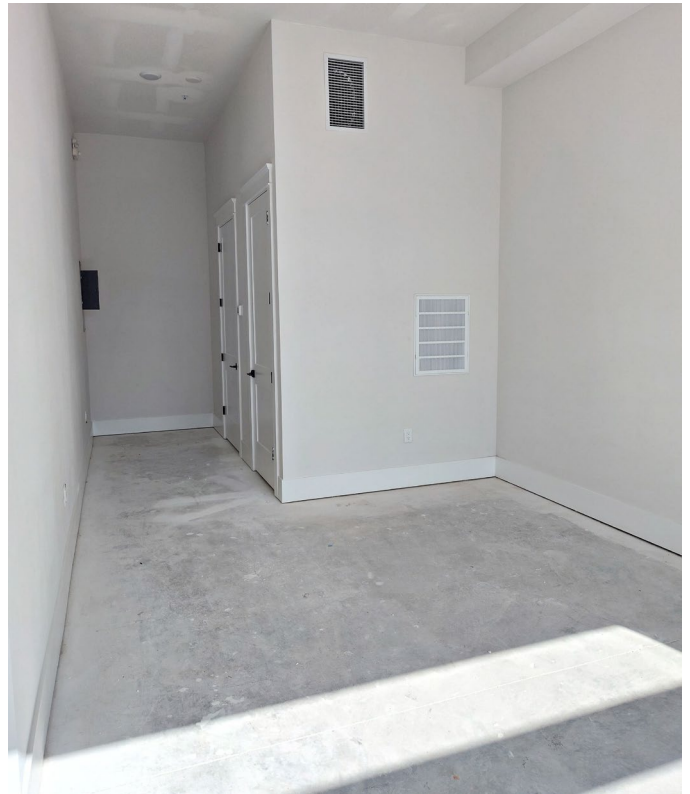
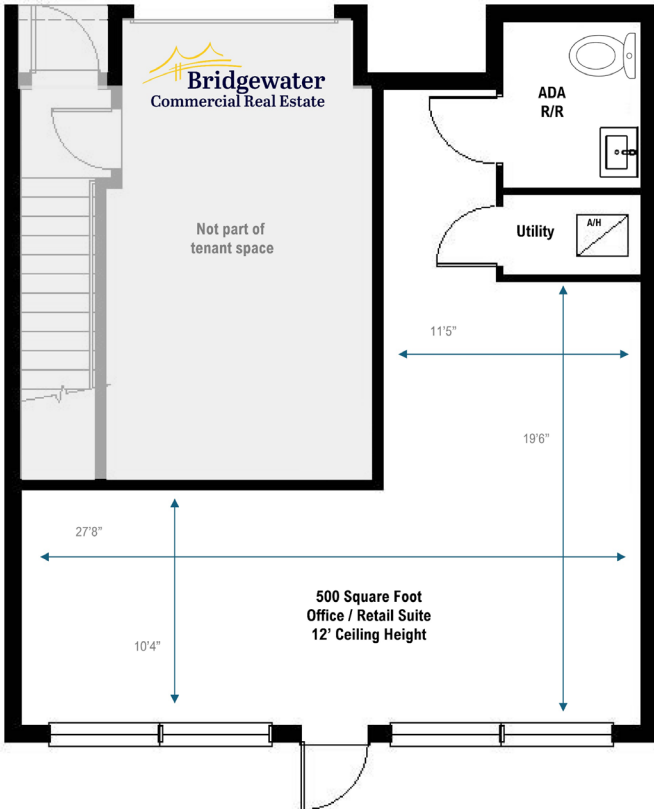
This highly sought after location is within walking distance of some of the best restaurants and bars in the city. The Trop is less than a 5-minute drive, with downtown and the waterfront under 10 minutes.

The suites feature ION Technology low-voltage pre-wire, 200-Amp panels and fire sprinklers. Don't miss this fantastic opportunity to establish your business in a convenient, high-traffic location near downtown and all its amenities!



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2865-2885 Central Ave., St. Petersburg, FL 33713



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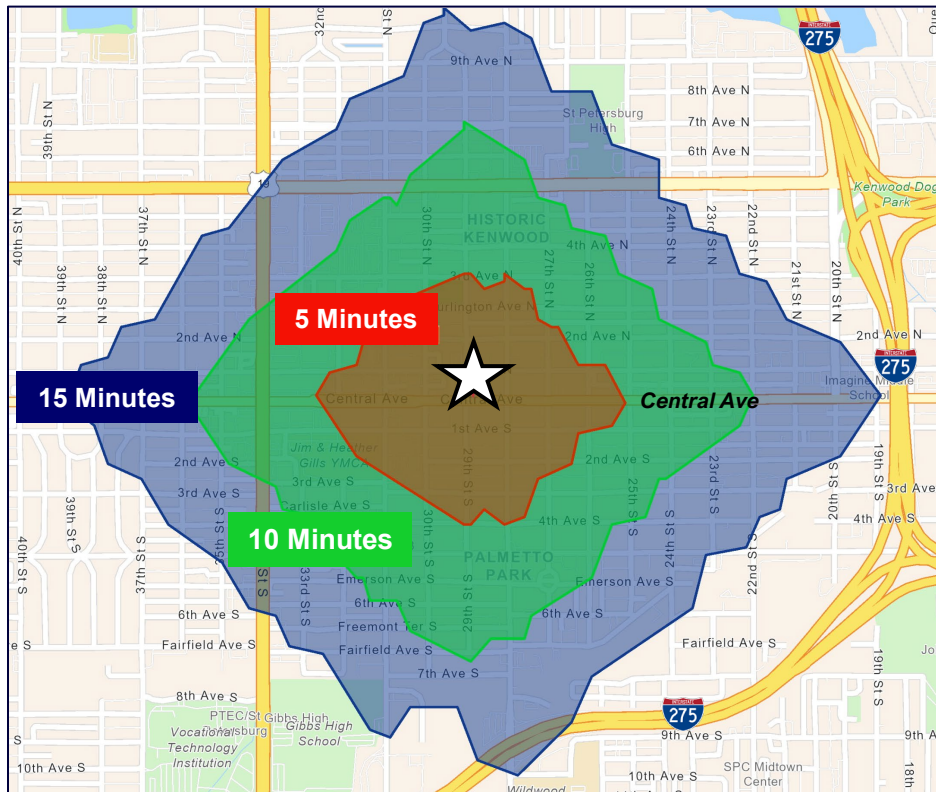


FOR LEASE

Grand Central District Retail/Office Suites 2865-2885 Central Ave., St. Petersburg, FL 33713



5-10-15 Minute Walk Time Map



Within Walking Distance:

- Mutts and Martinis
- Cappy's Pizza
- Hawthorne Bottle Shop
- The Studio Public House
- Lucky Star Lounge
- Wild Child
- Baba
- Barbouni
- Casita Taqueria
- Bandit Coffee Co
- Twisted Indian
- Urban Brew and BBQ
- Salty Nun
- Valhalla Bakery
- Lost & Found
- The Floribbean
- LALA St. Pete
- The Dog Bar
- 3 Daughters Brewing
- Trophy Fish

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Demographic Highlights

- 277,788 total population within 5 miles
- 132,876 total population within 3 miles
- 177,993 total daytime population within 10 minutes drive time
- 46,606 total daytime population within 5 minutes drive time
- 39.1 median age within 1 miles
- 43.5 median age within 3 miles
- 57.2% of the one-mile population has an associates degree or higher

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