



LEASE RATE
Negotiable



PROPERTY SIZE
3,856 +/- RSF Existing
5,304 +/- RSF Potential



YEAR BUILT
1925



CLEAR HEIGHT
18 Feet



LOT SIZE
4,326 +/- SF

**216 & 218 4TH STREET NORTH
SAINT PETERSBURG, FL 33701**

PREMIER DOWNTOWN / 4TH ST N RETAIL LOCATION

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by AXXOS in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION



PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1 or 2
Available SF:	3,856 to 5,304 +/- SF
Lot Size:	4,326 +/- SF
Building Size:	3,856 +/- SF

SPACES

216 & 218 4th St N	Negotiable	3,856 - 5,305 SF
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LEASE RATE

Negotiable

SPACE SIZE

3,856 - 5,305 SF

DEMOGRAPHICS

	0.5 MILES	1 MILE	2 MILES
Total Households	6,437	13,257	27,200
Total Population	9,632	21,853	53,101
Average HH Income	\$108,222	\$102,818	\$107,533

PROPERTY DETAILS

LOCATION INFORMATION

Building Name	Premier Downtown/4th Street North Retail Space
Street Address	216 & 218 4th Street North
City, State, Zip	Saint Petersburg, FL 33701
County	Pinellas
Market	Tampa Bay
Sub-market	Downtown St Pete
Cross-Streets	4th Street N & 2nd Avenue N

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	DC-1
Lot Size	4,326 SF
APN #	19-31-17-74466-018-0150

BUILDING INFORMATION

Building Size	3,856 SF
Tenancy	Multiple
Ceiling Height	18 ft
Number of Floors	2
Average Floor Size	2,947 SF
Year Built	1925
Year Last Renovated	2022
Construction Status	Existing



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Unveiling a Downtown Mecca: Your Exclusive Opportunity Awaits!

Attention visionaries, restaurateurs, and retail royalty! Be among the first to claim your stake in a brand new opportunity at the epicenter of St. Petersburg's vibrant 4th Street corridor. This is not just a space, it's a portal to a thriving future.

This commercial masterpiece waiting to be discovered, bathed in natural light thanks to its expansive glass storefronts and skylights, boasts an exceptional open two-story layout with a stunning mezzanine level. Imagine the possibilities - a trendy restaurant with breathtaking views overlooking William Park, and only 2 blocks from Central Avenue. This could be a bustling retail haven brimming with unique finds, or a sleek, modern office space that commands attention. The choice is yours!

Here's the insider scoop: This is a St. Petersburg rarity. Not only are you on famed 4th Street North, but you're just blocks from the iconic Central Avenue and would be joining the soon-to-open, Voodoo Brewing. That's right, prime real estate with unparalleled access to the heart of downtown's energy.

But wait, there's more! The interior is currently undergoing renovations, hinting at a grandiose two-story design. To maximize your impact, there's a spacious sidewalk cafe area, perfect for al fresco dining or outdoor product displays.

Unleash your creativity! This prime location caters to a multitude of dreams. Envision a bustling restaurant serving delectable cuisine, a chic bar with contagious energy, a one-of-a-kind retail store that sets the latest trends, or a swanky office that reflects your brand's prestige.

This isn't just a location, it's a launchpad for success. Don't miss out on this exclusive opportunity to establish your brand in one of Florida's most coveted neighborhoods.

Contact Melinda Kulpa today at 727-605-4745 or melinda@axxoscre.com to secure your piece of the St. Pete dream!

COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Brand New to the Market: Be the first to capitalize on this exciting opportunity.
- Prime Location: Located on famed 4th Street North, just two blocks from bustling Central Avenue.
- Across from vibrant Williams Park: Steps away from the iconic St. Pete Farmers Market (weekends in summer).
- Walking distance to attractions: Minutes from the Pier, Beach Drive, and Central Avenue shopping district.
- Quick access to highways: 3-minute drive to the interstate, offering easy access to beaches (11 minutes) and Tampa (25 minutes).
- Historic and cultural neighborhood: Surrounded by trendy boutiques, art galleries, award-winning restaurants, and the world-famous Salvador Dali Museum.
- High foot traffic: Vinoy Park and Beach Drive ensure a constant stream of potential customers.
- Brand new opportunity: Be among the first to claim a space in a thriving location.
- 3,856 +/- SF of bright and airy space: Features expansive glass storefronts, skylights, and a stunning mezzanine level.
- Flexible layout: Ideal for a trendy restaurant, bustling retail store, or sleek office space.
- Outdoor space: Spacious sidewalk cafe area perfect for al fresco dining or product displays. Potential for up to 26 outside dining seats.
- Currently under renovation: Hints at a modern, two-story design.
- Part of a growing community: Join the soon-to-open Voodoo Brewing nearby.
- Restaurant / Retail / Office Super Site: Versatile space to suit a wide range of businesses.
- Florida Opportunity: Establish your brand in one of Florida's most coveted neighborhoods.
- Tampa Bay Metro: Enjoy the benefits of a large metropolitan area.
- St Petersburg Market: Tap into the thriving St. Petersburg market.
- Downtown District: Be part of the vibrant downtown scene.
- 4th Street Corridor: High-profile location on a major thoroughfare.
- Amazing Mezzanine: Unique architectural feature for added functionality or flair.
- Full Blown Exposure: Maximum visibility to capture customer attention.
- Overall, this property offers a prime location, flexible space, and excellent visibility in a vibrant and growing downtown area.



LEASE SPACES



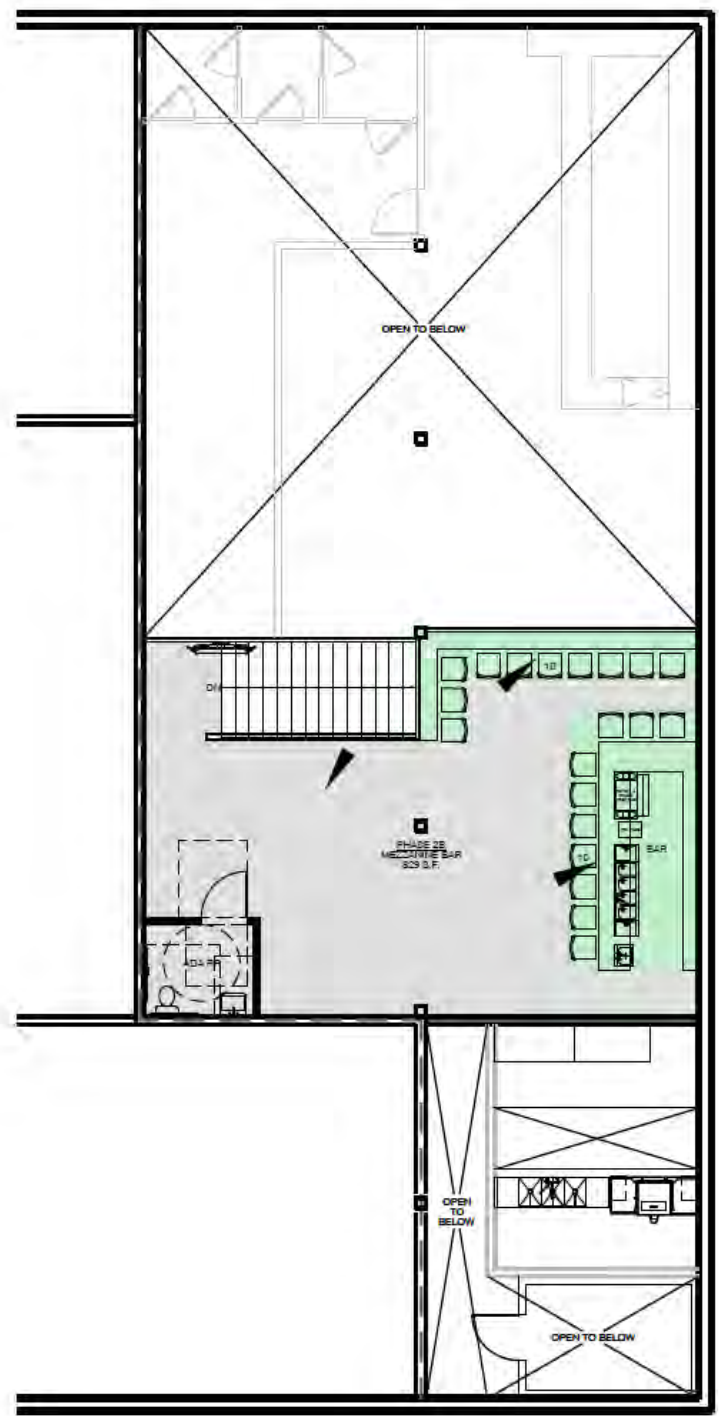
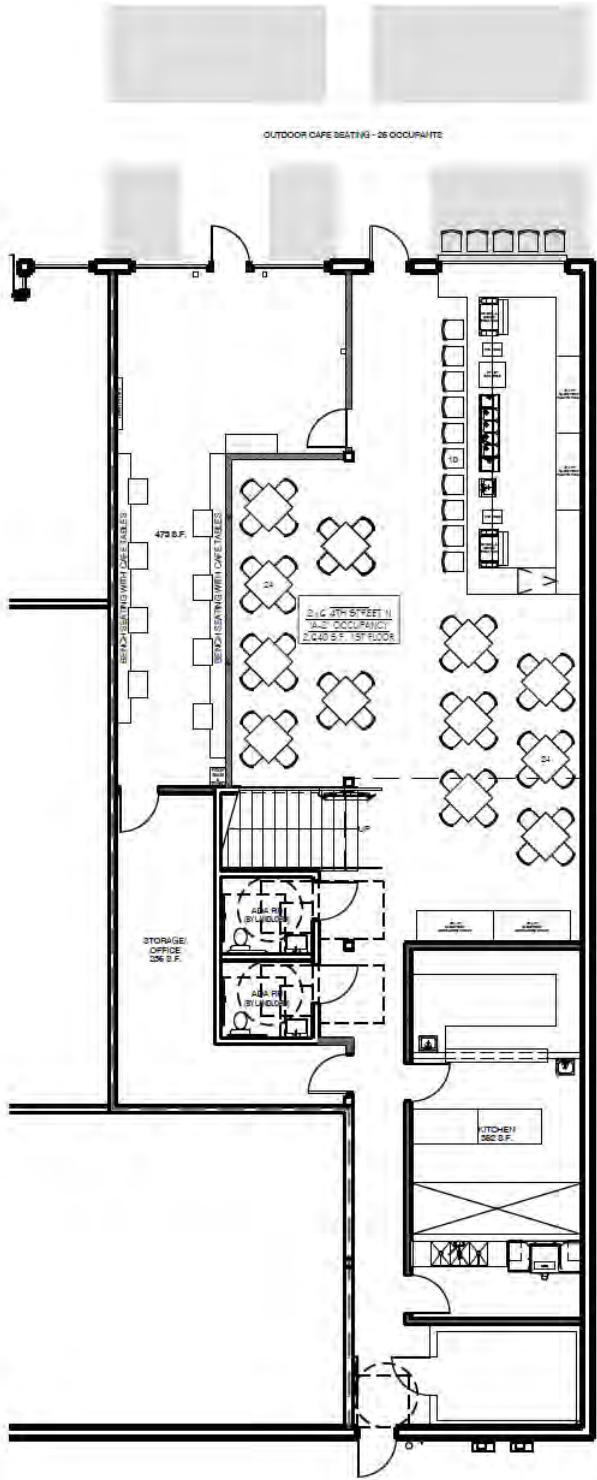
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,856 - 5,305 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
216 & 218 4th St N	Available	3,856 - 5,305 SF	NNN	Negotiable	<p>Current space build-out consists of an open-layout with a total of 3,856 +/- RSF with approximately 2,947 +/- SF on the ground floor plus an additional 909 +/- SF mezzanine space. Additional potential to build out an entire full 2nd level Mezzanine for a potential of 5,305 +/- RSF*.</p> <p>*Final space size would be determined by BOMA measurements should additional mezzanine space be built.</p>

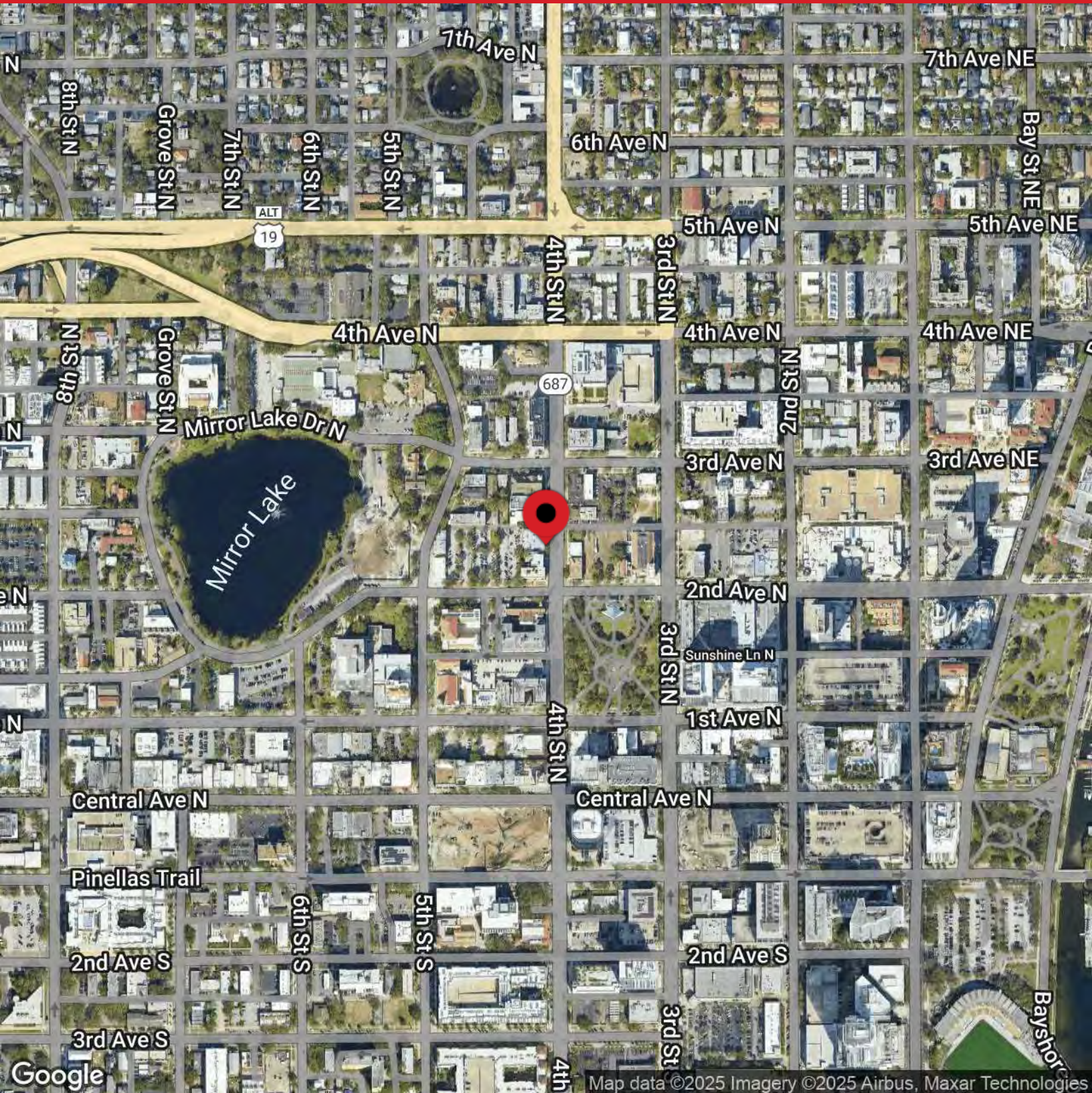
POTENTIAL BAR LAYOUT OPTION



LOCATION INFORMATION



REGIONAL MAP



AERIAL MAP



LOCATION DETAILS



LOCATION DESCRIPTION

Unleash your inner trendsetter at 216 & 218 4th St N! This retail gem isn't just a space, it's a launching pad to the beating heart of downtown St. Petersburg.

Imagine your storefront on famed 4th Street North, just two blocks north from Central Ave. Open your doors and step directly across the street into the vibrant Williams Park, where the iconic St. Pete Farmers Market bursts with fresh produce and local flavor every weekend in the Summer. But that's just the beginning!

This dynamic downtown location puts you within arm's reach of everything that defines St. Pete's cool. This site is minutes away from all the attractions downtown. The iconic Pier beckons with breathtaking sunsets, while Beach Drive and the Central Avenue Shopping district pulsates with trendy shops, open-air cafes and world-class dining only 2 blocks away.

The interstate is a mere 3-minute drive, whisking you away to pristine Gulf Coast shores in just 11 minutes. While Tampa is a quick 25-minute drive from this location.

But the magic truly lies in the immediate neighborhood. This historic district is a cultural and culinary smorgasbord, mere steps from bustling Central Avenue, a renowned haven for trendy boutiques, art galleries, and award-winning restaurants. The world-famous Salvador Dali Museum adds a touch of artistic prestige, while the sprawling Vinoy Park and the lively Beach Drive ensure a constant stream of visitors and potential customers. Don't miss your opportunity to be a part of this bustling and growing downtown!

This prime location isn't just a place to do business, it's a chance to become part of a thriving, vibrant community. Seize this unique opportunity and establish your brand in one of the most coveted neighborhoods in all of Florida!

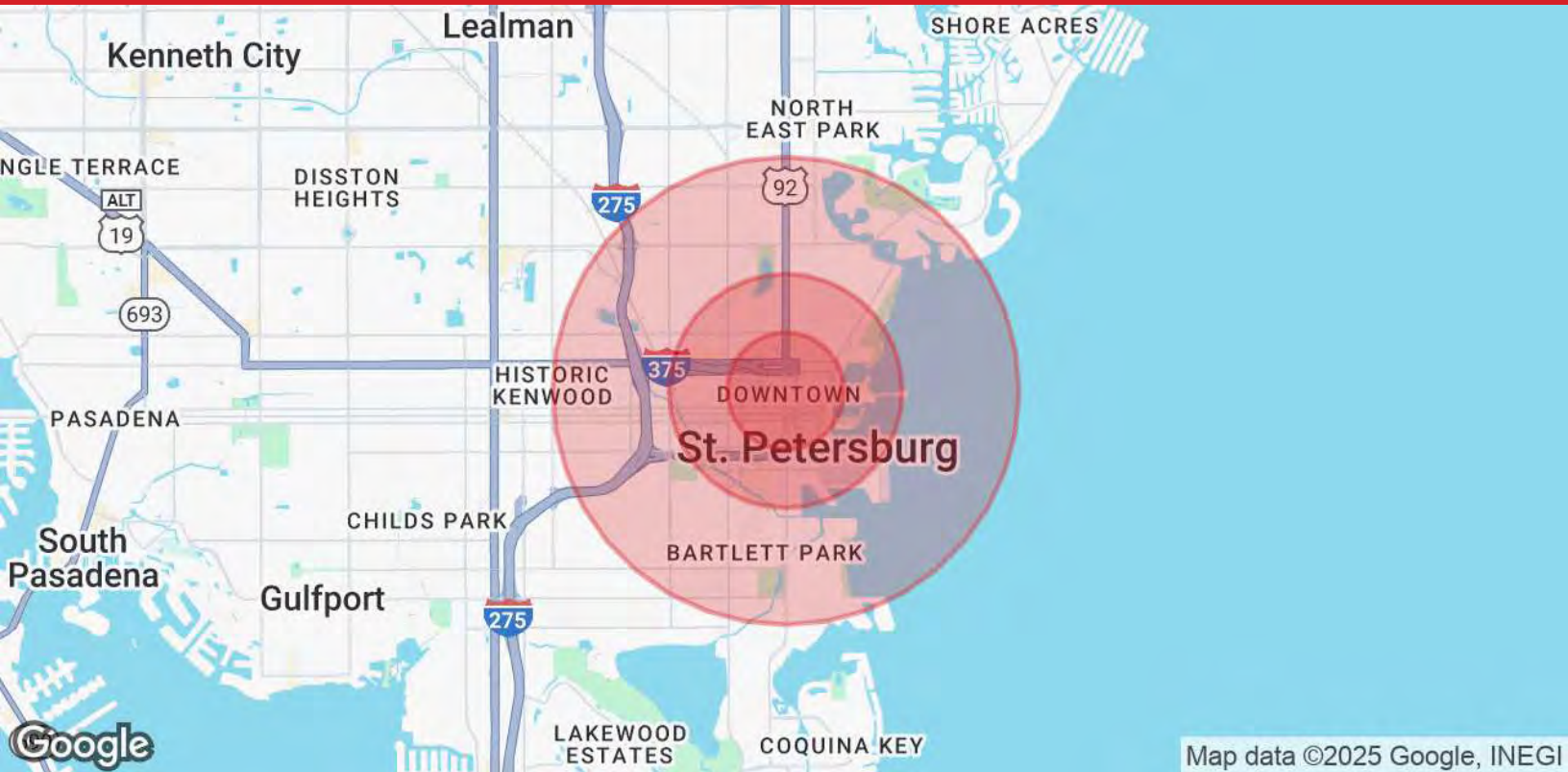
LOCATION RELATIVE TO DOWNTOWN



DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	9,632	21,853	53,101
Average Age	52	48	45
Average Age (Male)	51	48	45
Average Age (Female)	52	48	45
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	6,437	13,257	27,200
# of Persons per HH	1.5	1.6	2
Average HH Income	\$108,222	\$102,818	\$107,533
Average House Value	\$811,261	\$687,892	\$581,779

Demographics data derived from AlphaMap

ADVISOR BIOS



ABOUT THE BROKER



MELINDA KULPA

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PROFESSIONAL BACKGROUND

Melinda Kulpa has over a decade of in-depth experience in numerous asset types including multifamily, industrial, retail, office, and land. Her strengths include market analysis, multi-state portfolio transactions, financial analysis, leasing, sale leaseback strategies, and site selection, as well as consulting her clients to strategically manage their real estate portfolios.

At AXXOS, Melinda is a Senior Agent and a Commercial Investment and Leasing Specialist who strives to work closely with her clients to optimize their portfolio and investment goals. With in-depth expertise in numerous asset types, she has a unique ability to help clients maximize their portfolio. Her professional approach is based on consultation – offering best practice insight and holistic support to realize strategic goals by ensuring her clients have a competitive edge in the market. Through her core expertise, she enables investors, companies, and developers to establish, grow, and manage their real estate portfolios.

She has assisted in the transaction of multiple \$20MM+ multifamily portfolio deals as well as closing of over 125+ deals across 8 states, and Argentina that totaled over \$160MM in value including over 700+ multifamily units that were part of multiple different portfolio sales.

Melinda has a Masters Degree in Real Estate and Construction Management from the University of Denver and graduated with a double major BA in Business Accounting and Finance as well as a Certificate in Real Estate from the University of Colorado, Boulder. She has experience, serving more than a dozen mid-country states from North Dakota to Texas as well as Florida, as a property manager, transaction manager, financial analyst, and broker.

She currently holds both a Colorado and Florida real estate licenses and is a member of the National Association of Realtors®, as well as the Florida Gulf Coast Commercial Association of Realtors (FGCAR).

AREAS OF EXPERTISE & SERVICES

- Sourcing Off-Market Opportunities
- Acquisitions and Dispositions
- Market Surveys, demographics and analysis
- Broker Price Opinions
- Argus Cash Flow and Valuation Analysis
- Portfolio Optimization & Management
- Excess Property Analysis and Disposition Strategy
- Investment Sales
- Tenant, Buyer, and Landlord Representation
- Site Selection
- Sale Leaseback
- Extensive network of local and national professionals (property management, contractors, engineers, architects, etc.)

EDUCATION

Masters Degree in Real Estate and Construction Management
University of Denver

Double major BA in Business Accounting and Finance
Certificate in Real Estate
University of Colorado, Boulder

AXXOS

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