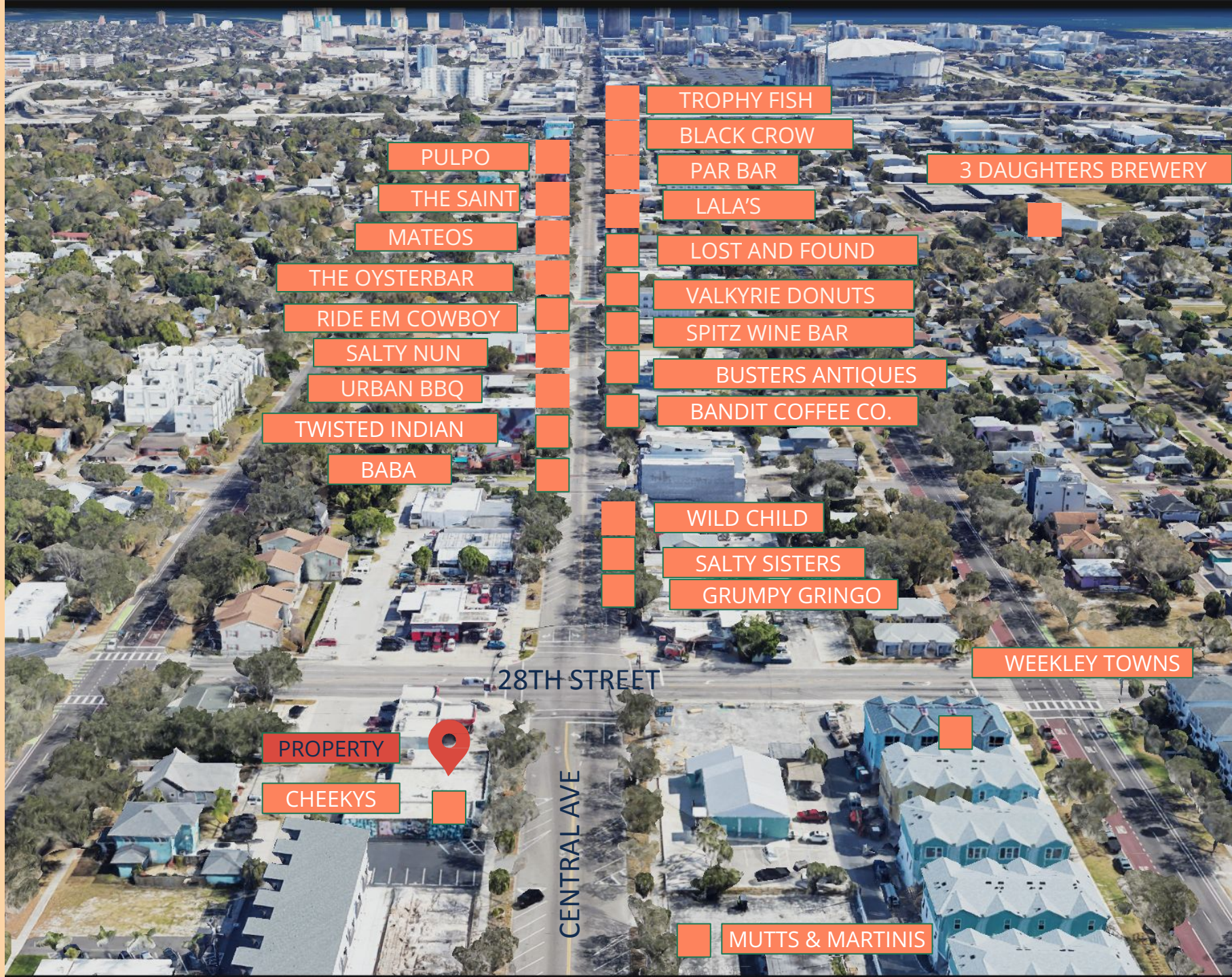


2817 CENTRAL AVENUE, ST. PETERSBURG, FL 33712

FOR LEASE | RETAIL | RESTAURANT





PULPO

THE SAINT

MATEOS

THE OYSTERBAR

RIDE EM COWBOY

SALTY NUN

URBAN BBQ

TWISTED INDIAN

BABA

TROPHY FISH

BLACK CROW

PAR BAR

LALA'S

LOST AND FOUND

VALKYRIE DONUTS

SPITZ WINE BAR

BUSTERS ANTIQUES

BANDIT COFFEE CO.

3 DAUGHTERS BREWERY

WILD CHILD

SALTY SISTERS

GRUMPY GRINGO

28TH STREET

WEEKLEY TOWNS

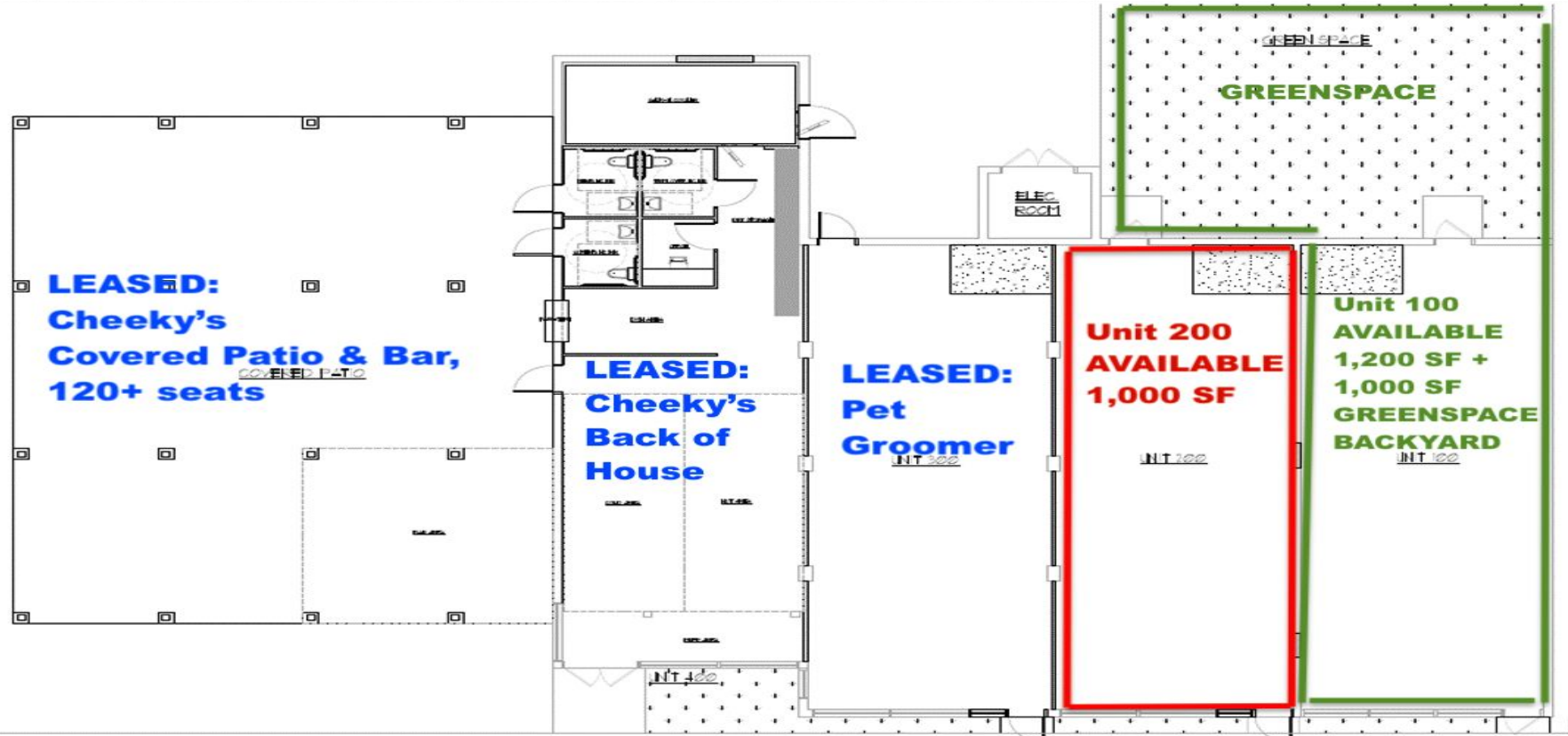
PROPERTY

CHEEKYS

CENTRAL AVE

MUTTS & MARTINIS





## ABOUT THE PROPERTY

Grand Central Opportunity awaits! While this property is ideally suited for a restaurant, bar or boutique, it also has great potential for a multitude of uses including art galleries, fitness studios, office space and more. With 135 feet of Central Avenue Frontage in the midst of some of the best restaurants and bars in the city, your business will have excellent exposure. Plans are in place to offer tenants tons of outdoor space options. Don't miss out on locking in a lease in one of the fastest growing neighborhoods in St.Pete. Co-Tenant is Cheeky's - a new concept from the owners of Willa's.

SPACE AVAILABLE : 1,000 -1,200 SF  
 LOT SIZE: .31AC  
 ZONING : CCT-2  
 RENT : \$45/SF  
 NNN : \$9.00  
 AVAILABLE: IMMEDIATELY  
 PARKING: 5 SPACES  
 CONDITION VANILLA SHELL



## GRAND CENTRAL DISTRICT

### ECONOMY

The Grand Central District boasts diverse dining, entertainment, and local businesses, providing a dynamic urban experience. It features trendy coffee shops, culinary delights, and vibrant nightlife, catering to various tastes. The neighborhood's thriving independent businesses, like boutiques and vintage stores, enhance its unique identity and shopping experience, setting it apart from mainstream retail and adding to its appeal.

### LIFESTYLE

Grand Central District is a walkable and bike-friendly district, which encourages residents to explore the area without the need for a car. Its central location in downtown St. Petersburg also means easy access to the city's amenities. In recent years, Grand Central has undergone urban revitalization efforts, leading to improved infrastructure, public spaces, and a general enhancement of the district's overall appeal.

### DESIRABILITY

The Grand Central District in downtown St. Petersburg is desirable due to its artistic and eclectic atmosphere, diverse dining and entertainment options, support for local businesses, community engagement, historic architecture, accessibility, events, and urban revitalization. These factors combine to create a neighborhood that appeals to residents looking for a vibrant and culturally rich urban experience.



**KEY FACTORS**

POPULATION : 255,6369  
 AVG HOUSEHOLD : 2.2  
 MEDIAN AGE : 45.7  
 AVG INCOME : \$81,119

**BUSINESSES**

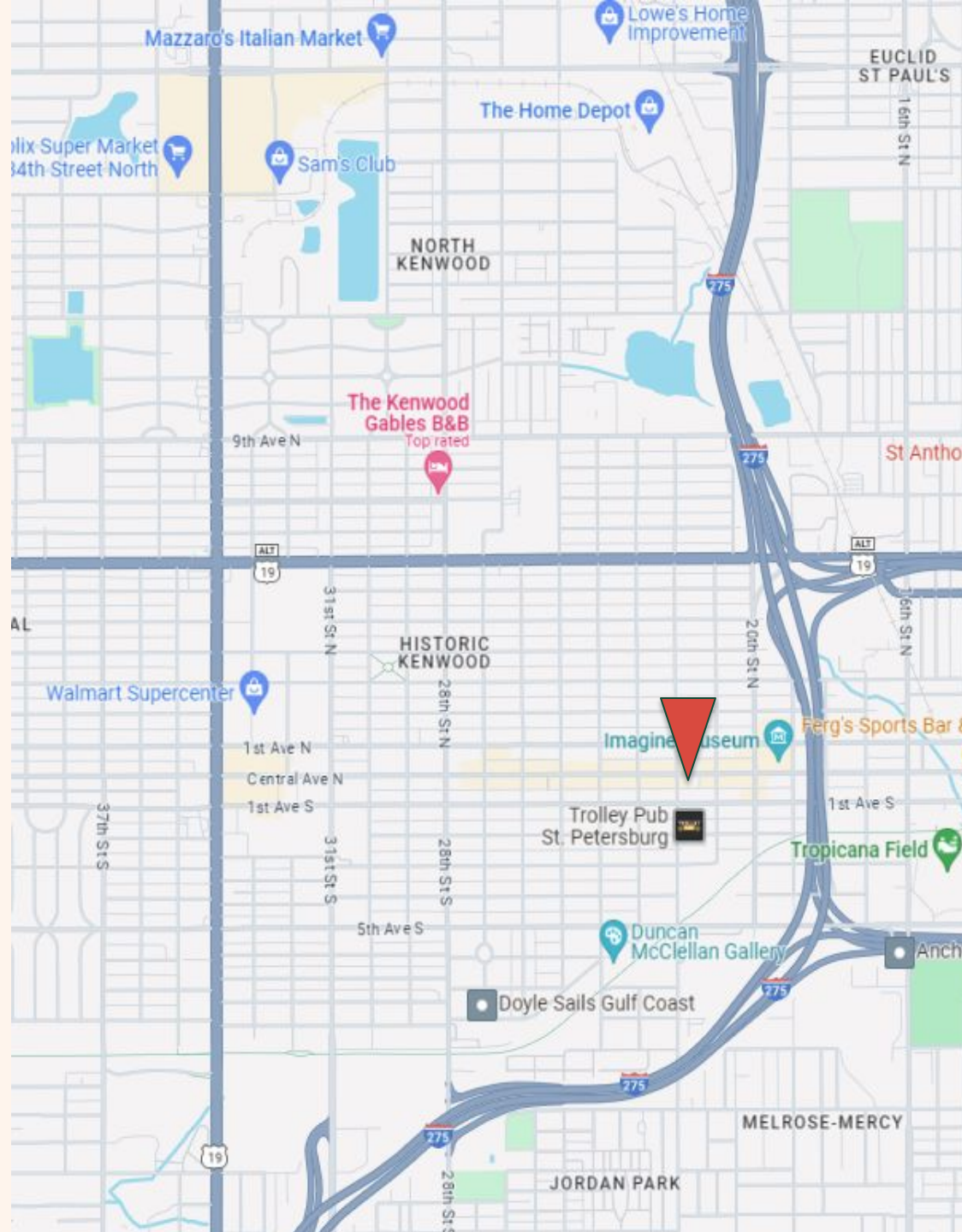
TOTAL BUSINESSES: 15,982  
 TOTAL EMPLOYEES : 19,318

**HOUSEHOLDS**

OWNER OCCUPIED: 72,431  
 RENTER OCCUPID : 44,336  
 CONSUMER SPEND : \$3.3B

**TRAVEL TIME**

60+ MINS : 05.75%  
 30 – 60 MINS : 28.6%  
 <30 MINS : 65.7%





2817 CENTRAL AVENUE

AERIALS



## GRAND CENTRAL MASTER PLAN

The Grand Central District is one of the largest districts in Downtown St. Pete. Running from 16<sup>th</sup> Street west to 31<sup>st</sup> street and bound between 1st Avenue N and 1st Avenue S. The district has more than 450 locally owned and operated businesses. The surrounding neighborhood, just steps away, are home to over 35,000 residents.

As St Pete continues to grow westward and both visitors and locals look outside of the downtown core for things to do and places to eat, the city partnered with WSP to complete a full Master Plan. Covering design, transportation, economic development, safety and more.







## CONTACT US

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