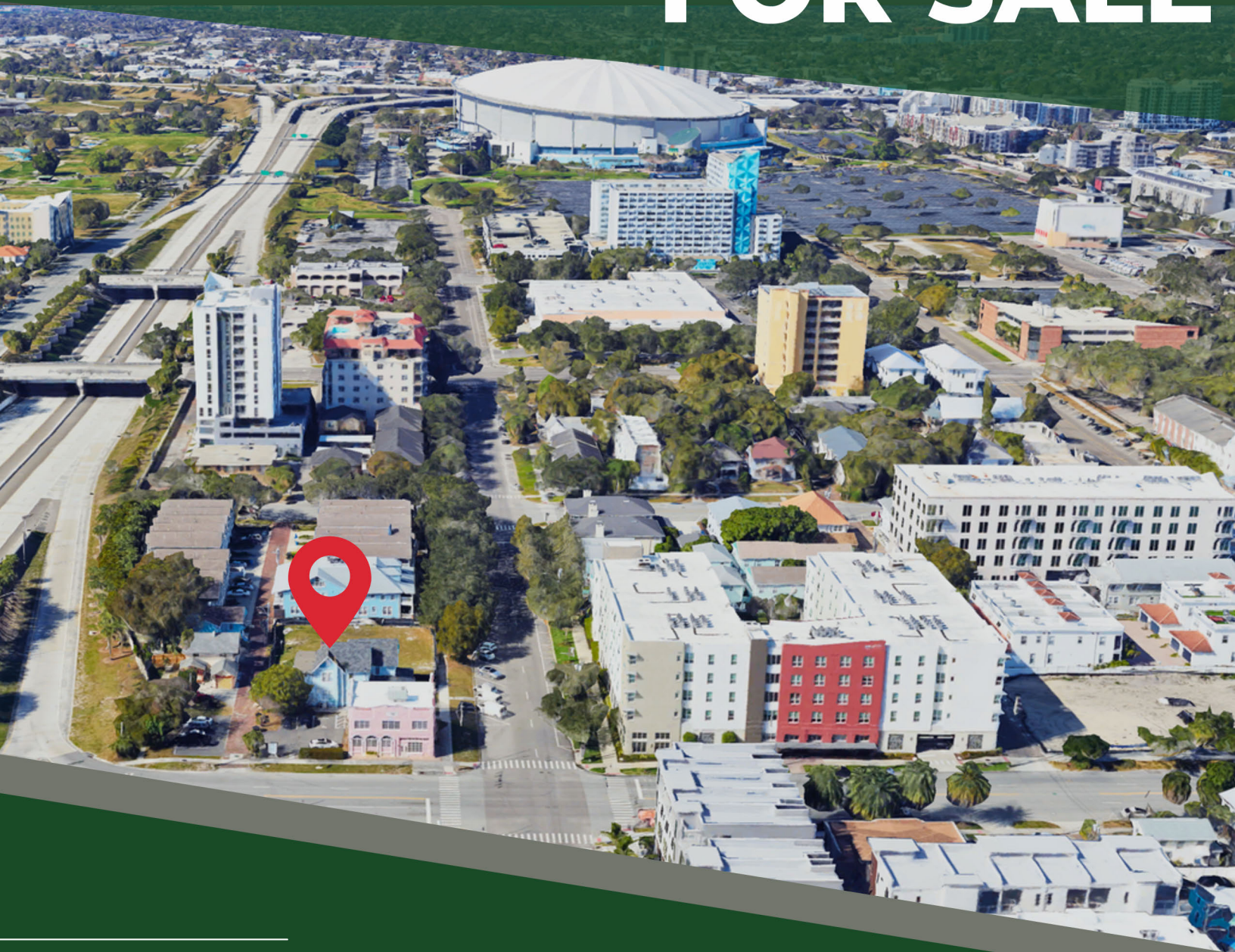


FOR SALE



MULTI-FAMILY DEVELOPMENT SITE

610 4TH AVE. S
ST. PETERSBURG, FL
33712

VECTOR
COMMERCIAL REAL ESTATE SERVICES

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Presenting a rare development opportunity located in the vibrant heart of Downtown St. Petersburg. This 4,321± SF parcel offers exceptional walkability and immediate access to some of the city’s most desirable amenities and lifestyle destinations. Situated only 0.5 miles from Tropicana Field and the booming Edge District, and just 1 mile from the iconic St. Pete Pier, the property sits within one of the fastest-growing urban corridors on Florida’s west coast. Residents will enjoy effortless access to dining, entertainment, retail, and cultural attractions.

ZONING

The DC-2 zoning district in St. Petersburg, FL, offers significant development potential, supporting mixed-use projects with a Floor Area Ratio (FAR) Base of 3.0 with bonus FAR of up to 7.0 with public hearing. Buildings can reach heights of 150 feet with streamline approvals, with increases through public hearing. The district allows for a vibrant mix of office, retail, residential, and cultural uses, creating a dynamic Urban Environment.



LOCATION

610 4TH AVENUE SOUTH
ST. PETERSBURG, FL
33712



PARCEL ID

19-31-17-61668-000-
0030



LAND SIZE

4,321± SF



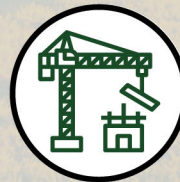
ZONING

Downtown Core
DC-2



PRICING

\$865,000



USE

Multi-family
Development



THE BAY IN THE RANKINGS

32,000

DOWNTOWN
JOBS

56%

JOBS EXCEEDING
U.S. MEDIAN EARNINGS

15%

JOB GROWTH
IN PAST 5 YEARS

#1

BEST RUN CITY IN FLORIDA
WalletHub

CITY FOR OUTDOOR
ENTHUSIASTS TO LIVE & WORK
SmartAsset

TOP 15

CITY FOR NEW NORMAL
CORPORATE HQ
WalletHub

#2

CITY'S ECONOMIC PERFORMANCE
WalletHub

#3

FISCALLY FIT MSA IN NATION
Sperling's BestPlaces

#4

ECONOMIC GROWTH IN U.S. MID-
SIZED CITIES
CoworkingCafe

POPULATION & INCOME

	2 MILE	5 MILES	10 MILES
2024 POPULATION	53,676	222,000	440,940
2021 HOUSEHOLDS	12,814	102,655	207,767
AVERAGE AGE	42.6	43.1	45.1
AVERAGE HOUSEHOLD INCOME	\$90,129	\$87,176	\$88,517

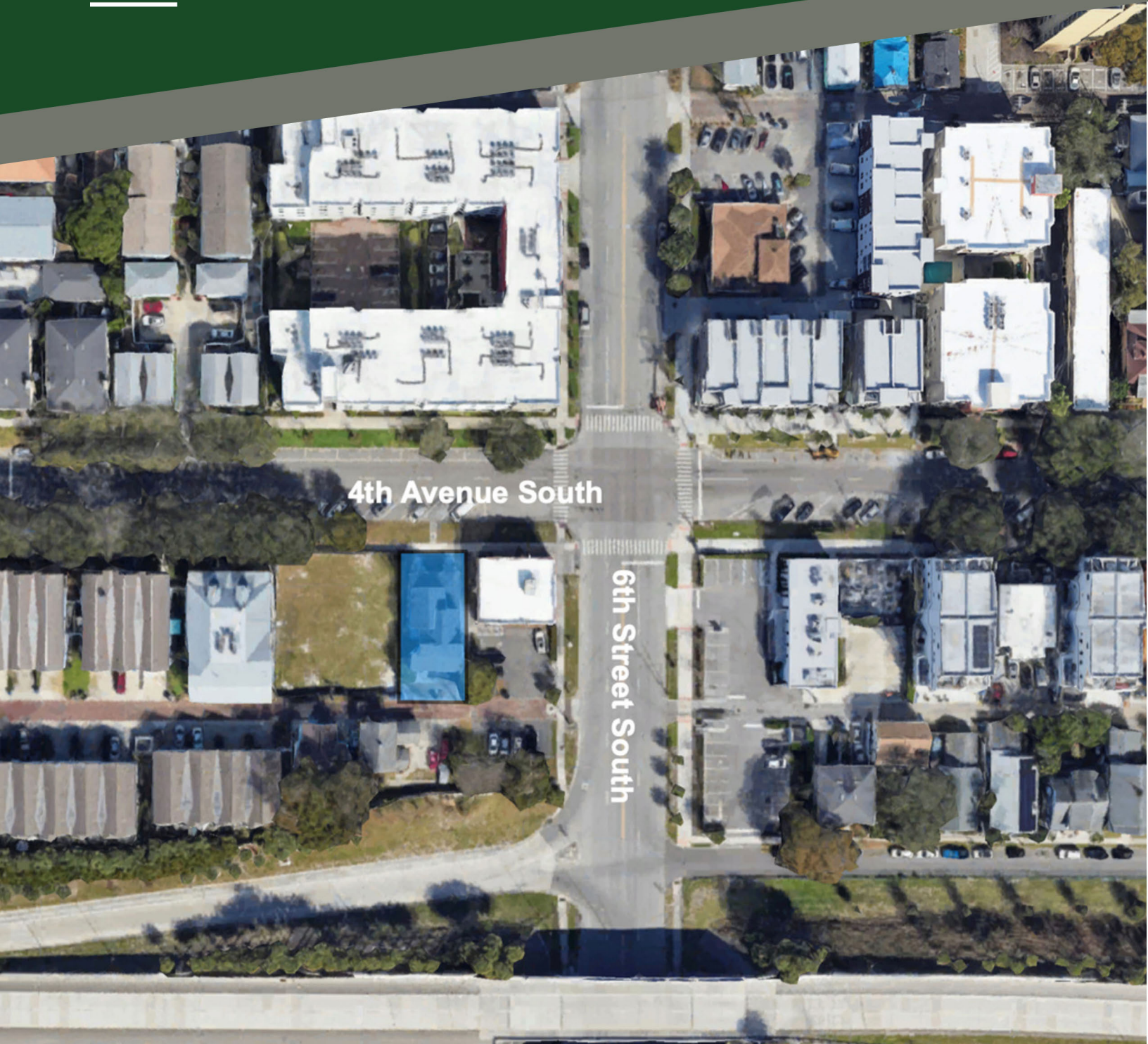
ST. PETE TAKES THE LEAD...

St. Pete came up on top compared to its neighbors and nationally, making it the #5 Best Place to Live in the U.S. based on the job market, safety, and wellness metrics. Here's how we stacked up based on the Tampa Bay Business Journal's published research:

- HIGHEST PER CAPITA INCOME
- SMALLEST INCOME DISPARITY BY GENDER
- SMALLEST INCOME DISPARITIES BETWEEN AFRICAN AMERICANS AND CAUCASIANS
- LARGEST MIDDLE-CLASS SHARE
- LOWEST SHARE LIVING BELOW POVERTY
- LOWEST UNEMPLOYMENT
- LARGEST SHARE OF FEMALES WITH BACHELOR'S DEGREES

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PARCEL MAP



4,321± SF

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CONTACT US



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We look forward to working with you



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St. Petersburg, FL 33701



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www.VectorRealty.com

