

# RESTAURANT SPACE FOR LEASE

3805 34th St S, St. Petersburg, FL 33711



Front Elevation | Scale: N.T.S.



Lease Rate:  
**\$40.00/SF NNN**

Frank Bozikovich  
Retail/Land Specialist  
Frank@cprteam.com  
(727) 501-2844



# Highlights



Total Available Space: 8,192 SF



Space can be subdivided to suit your needs, and tenant improvement allowance available



Located in the booming Skyway Marina District which has over 4,000 new and upcoming apartments and retail



Surrounded by vibrant retail, including the soon-to-open Chipotle next door



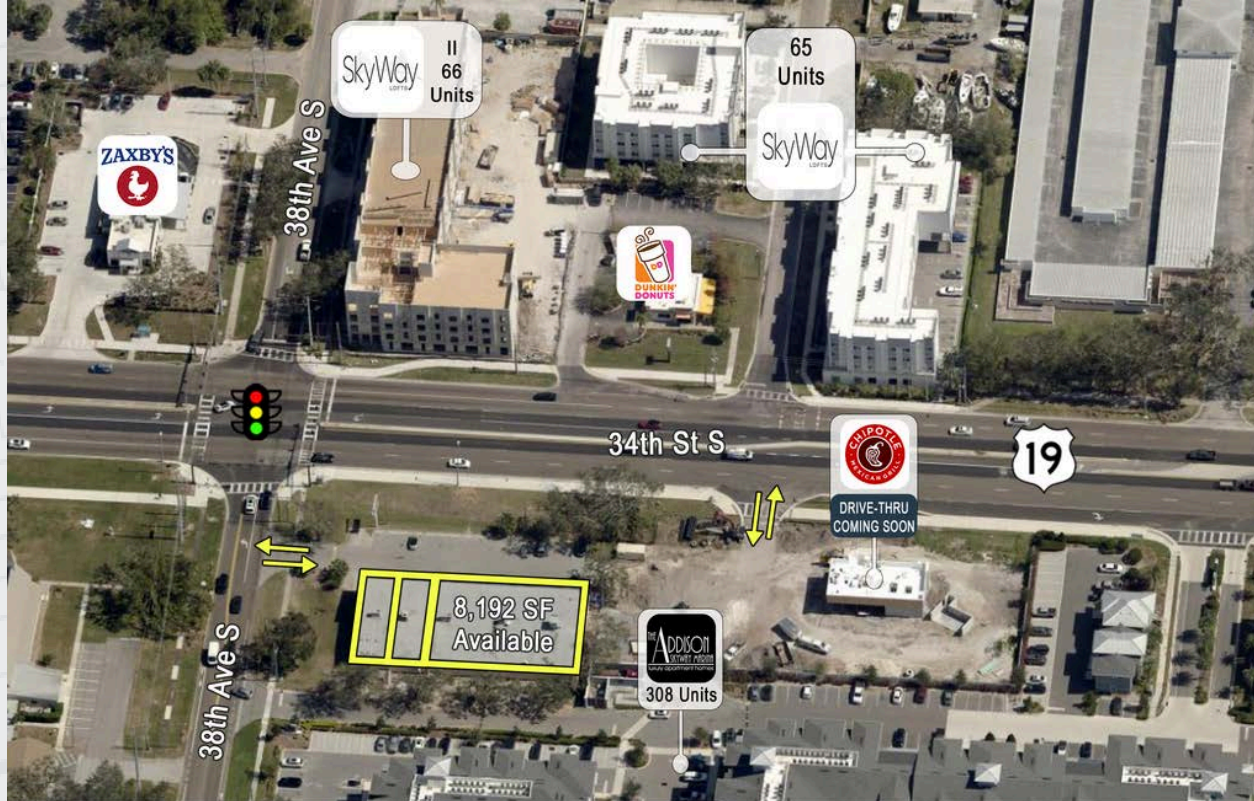
Located at a signalized busy intersection with significant traffic counts and visibility



Ideally located near several brand name restaurants and coffee shops including: Dunkin Donuts, Starbucks, Zaxbys, Chipotle





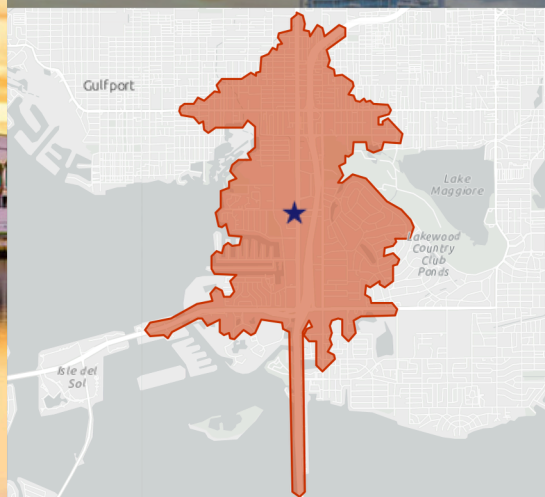




## DEMOGRAPHIC PROFILE

3800 34th St S

Drive time of 5 minutes



Source: This infographic contains data provided by Esri (2024, 2029).  
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## EDUCATION

4.0%

No High School Diploma



26.4%

High School Graduate



29.4%

Some College/ Associate's Degree



40.2%

Bachelor's/Grad/ Prof Degree



White Collar

60.7%



Blue Collar

19.2%



Services

20.1%

Unemployment Rate

## EMPLOYMENT

## KEY FACTS

15,968

Population

49.2

Median Age

7,096

Households

\$63,442

Median Disposable Income

## INCOME



\$77,525

Median Household Income



\$49,489

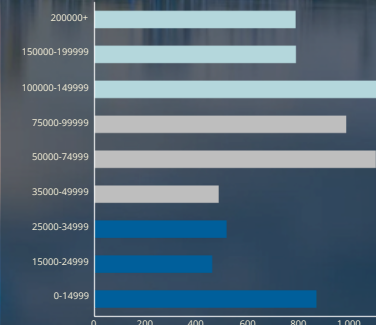
Per Capita Income



\$192,642

Median Net Worth

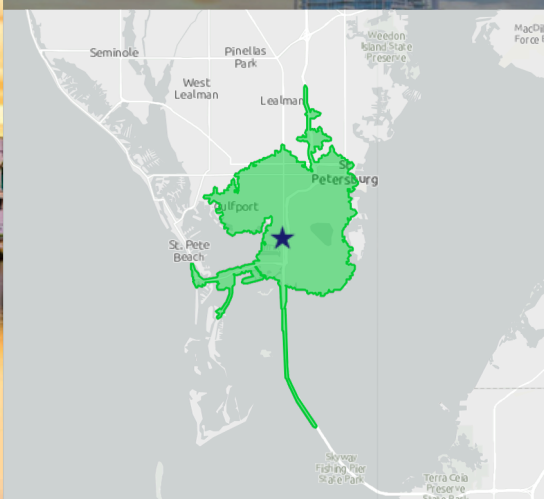
## HOUSEHOLD INCOME (\$)



## DEMOGRAPHIC PROFILE

3800 34th St S

Drive time of 10 minutes



Source: This infographic contains data provided by Esri (2024, 2029).  
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## EDUCATION

5.6%

No High School Diploma



25.6%

High School Graduate



28.2%

Some College/ Associate's Degree



40.6%

Bachelor's/Grad/ Prof Degree



White Collar

65.4%



Blue Collar

14.8%



Services

19.8%

Unemployment Rate

## EMPLOYMENT

## KEY FACTS

115,577

Population

45.5

Median Age

54,849

Households

\$55,774

Median Disposable Income

## INCOME



\$66,127

Median Household Income



\$47,563

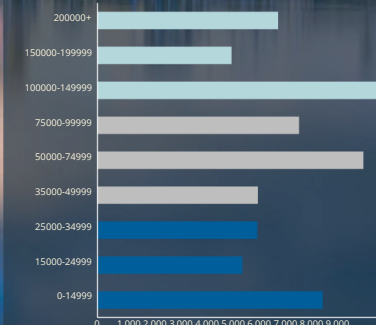
Per Capita Income



\$115,230

Median Net Worth

## HOUSEHOLD INCOME (\$)





# Listing Agent



Frank is the Retail and Land Specialist for CPR in the Greater Tampa Bay market. Frank guides clients through site location analysis, land assemblage, investment sales and commercial lease negotiations. Throughout his experience, He has worked with many of the nation's 100 largest retailers, the franchise industry, developers, and investors both nationally and locally.

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[www.cprteam.com](http://www.cprteam.com)



[727-822-4715](tel:727-822-4715)



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