

RESTAURANT SPACE FOR LEASE

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



Front Elevation | Scale: N/A



Lease Rate:
\$40.00/SF NNN

Frank Bozikovich
Retail/Land Specialist
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(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

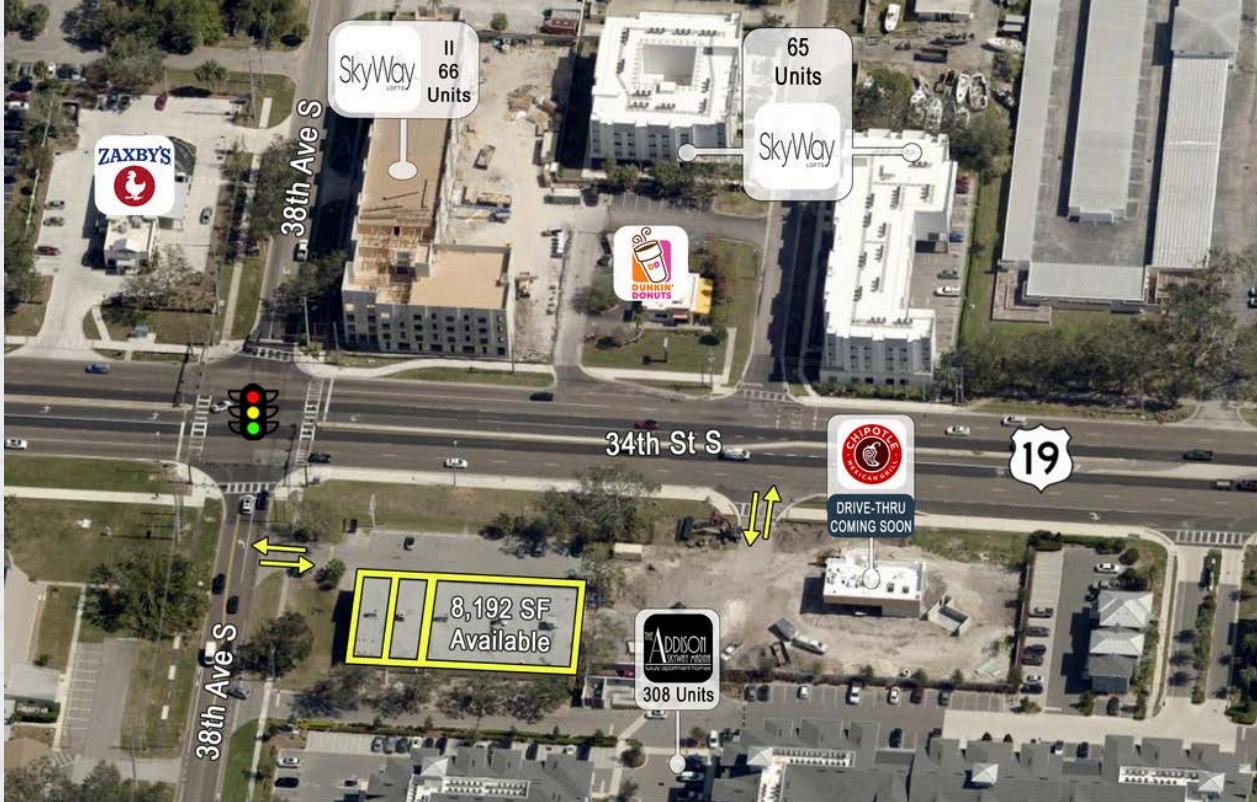


Located at a signalized busy intersection with significant traffic counts and visibility



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

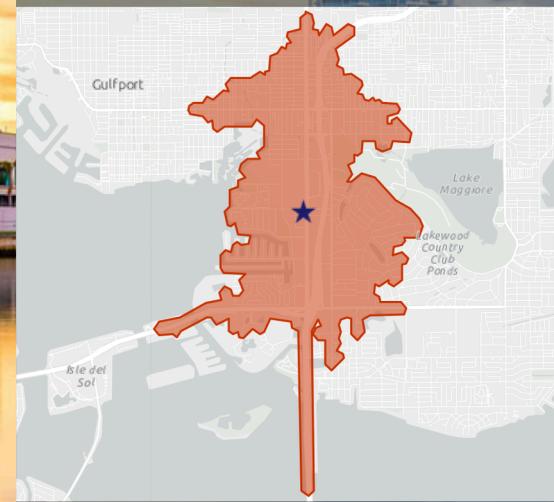




DEMOGRAPHIC PROFILE

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

INCOME

\$77,525

Median Household Income



\$49,489

Per Capita Income



\$192,642

Median Net Worth

EMPLOYMENT

60.7%



19.2%



20.1%



3.1%

Unemployment Rate

KEY FACTS

15,968

Population

49.2

Median Age

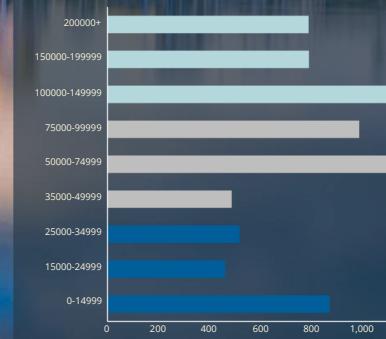
7,096

Households

\$63,442

Median Disposable Income

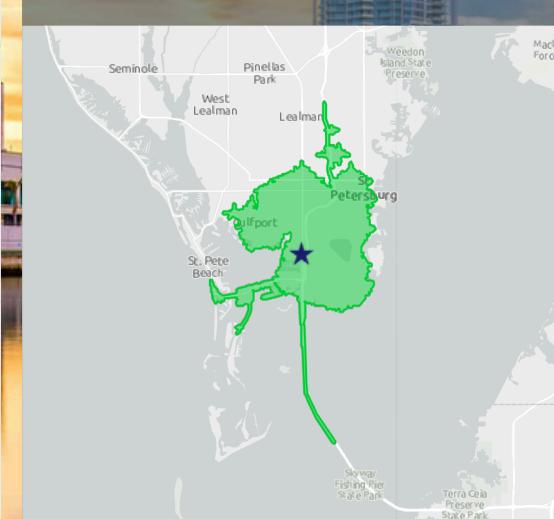
HOUSEHOLD INCOME (\$)



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

INCOME

\$66,127

Median Household Income



\$47,563

Per Capita Income



\$115,230

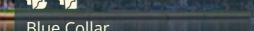
Median Net Worth

EMPLOYMENT

65.4%



14.8%



19.8%



4.8%

Unemployment Rate

KEY FACTS

115,577

Population

45.5

Median Age

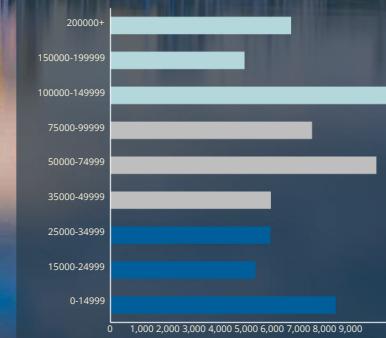
54,849

Households

\$55,774

Median Disposable Income

HOUSEHOLD INCOME (\$)



Listing Agent



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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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