

# OFFICE/RETAIL CONDO FOR SALE

# 100 2<sup>ND</sup> AVENUE N

ST. PETERSBURG, FL 33701



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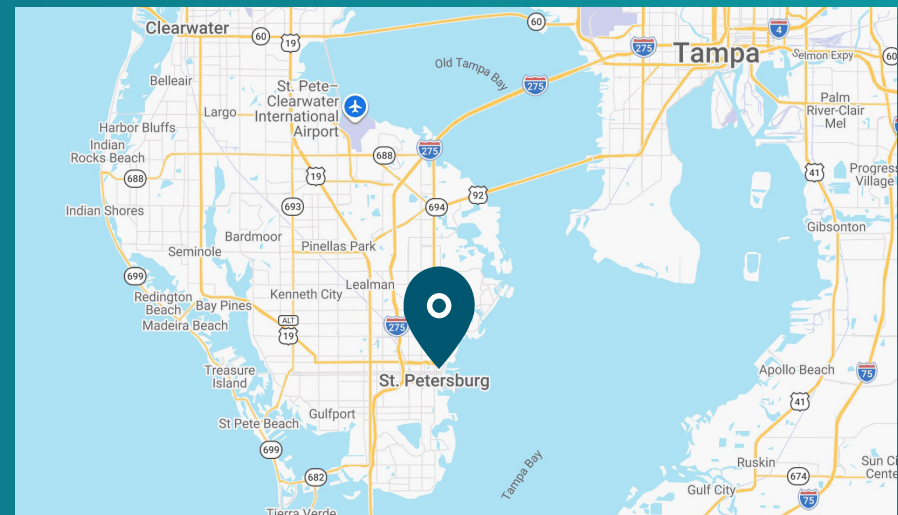
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# PROPERTY SUMMARY



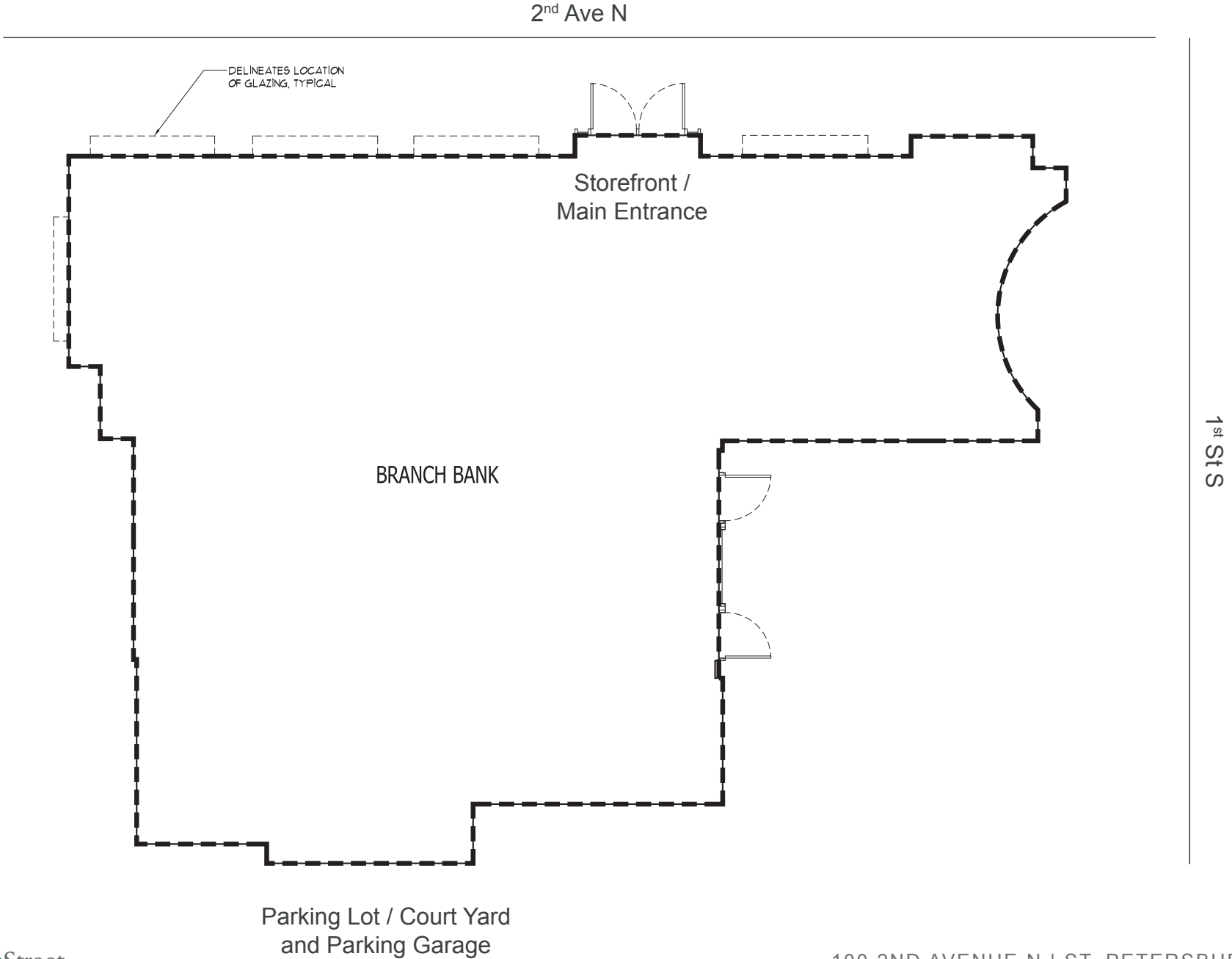
## PROPERTY HIGHLIGHTS

- Office/Retail condo available on the corner of 2nd Ave N and 1st St N. Directly across the street from the Sundial mixed use retail, dining, and entertainment destination and one block over from Beach Drive waterfront corridor.
- Asking Price: \$5,500,000
  - Per Square Foot: \$695.85
- Retail/Office Condo: 7,904 RSF
  - 1st Floor: 2,542 RSF
    - *Current Bank space*
  - 2nd Floor: 5,362 RSF
    - *Current Office Space*
- 15 total parking spaces
  - 8 in building parking lot and 7 in the adjacent Baywalk Parking Garage



# GROUND FLOOR

SUITE 100: 2,542 RSF

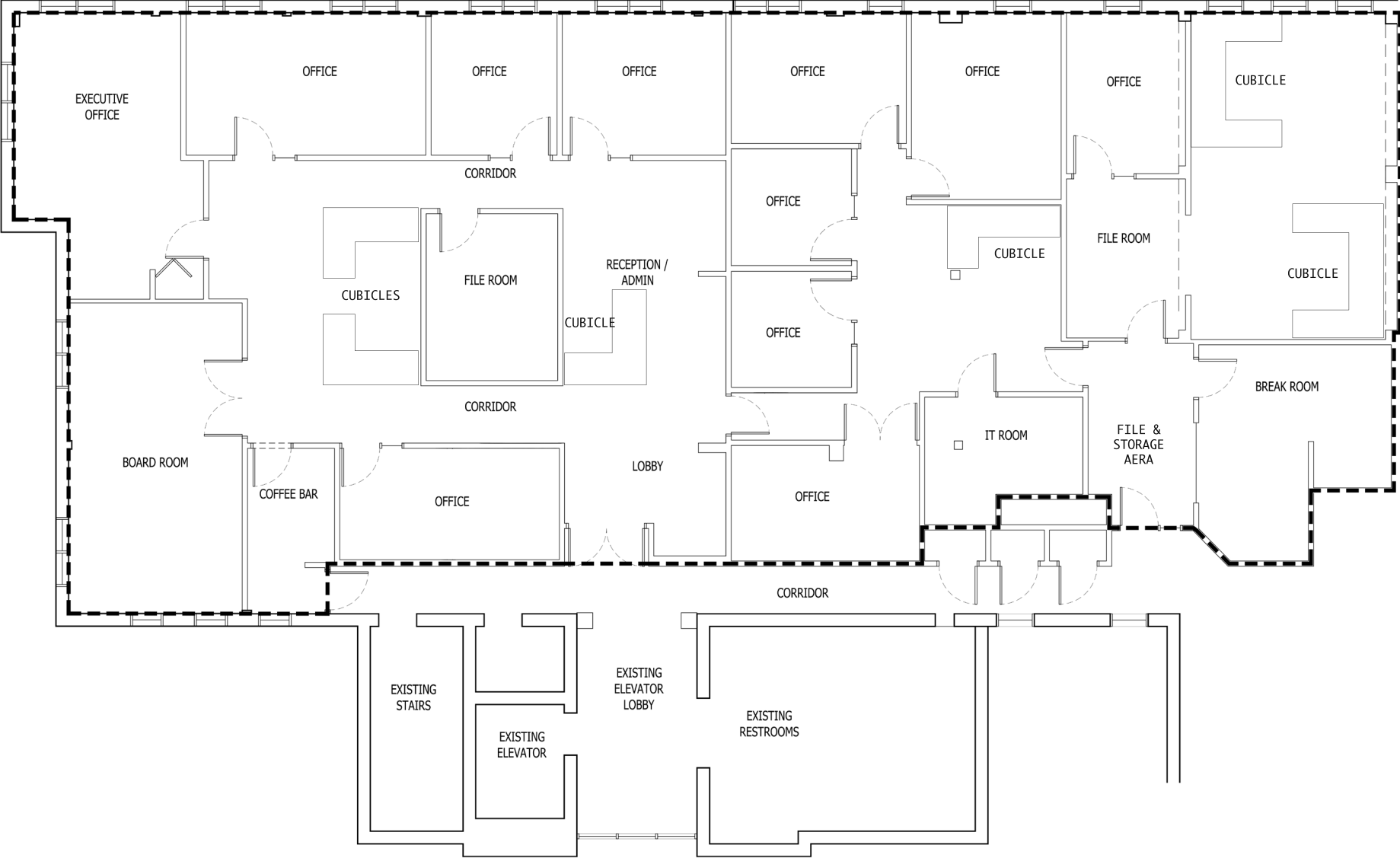


# SUITE 100 PHOTOS



# SECOND FLOOR

SUITE 200: 5,362 RSF



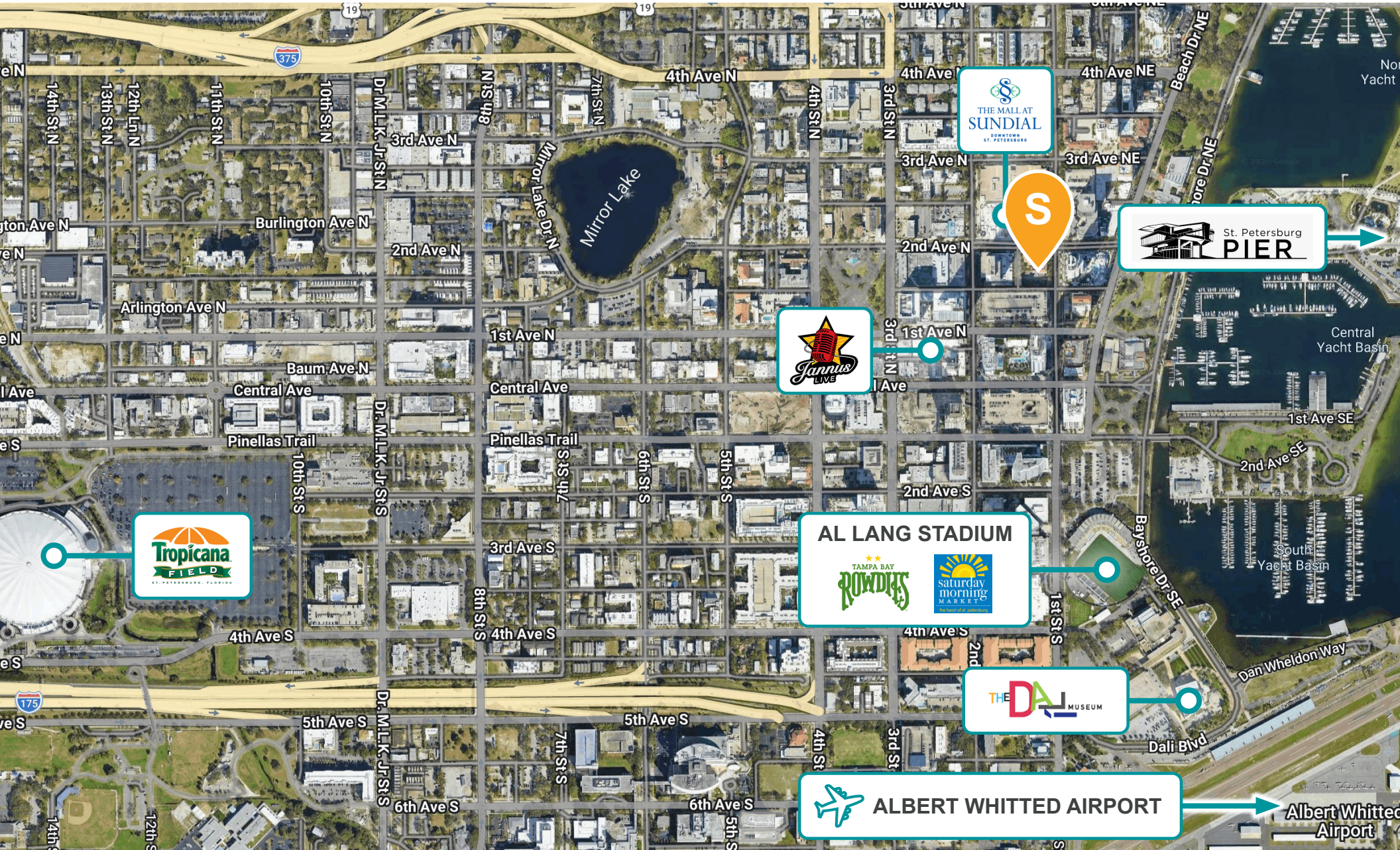
# SUITE 200 PHOTOS



# PARCEL MAP



# AERIAL MAP



# LOCATION INFORMATION

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*View of the front of the building with parking in the rear*



*View North of the Sundial from the building*



*One block proximity to Beach Drive and the waterfront*

## PROPERTY HIGHLIGHTS

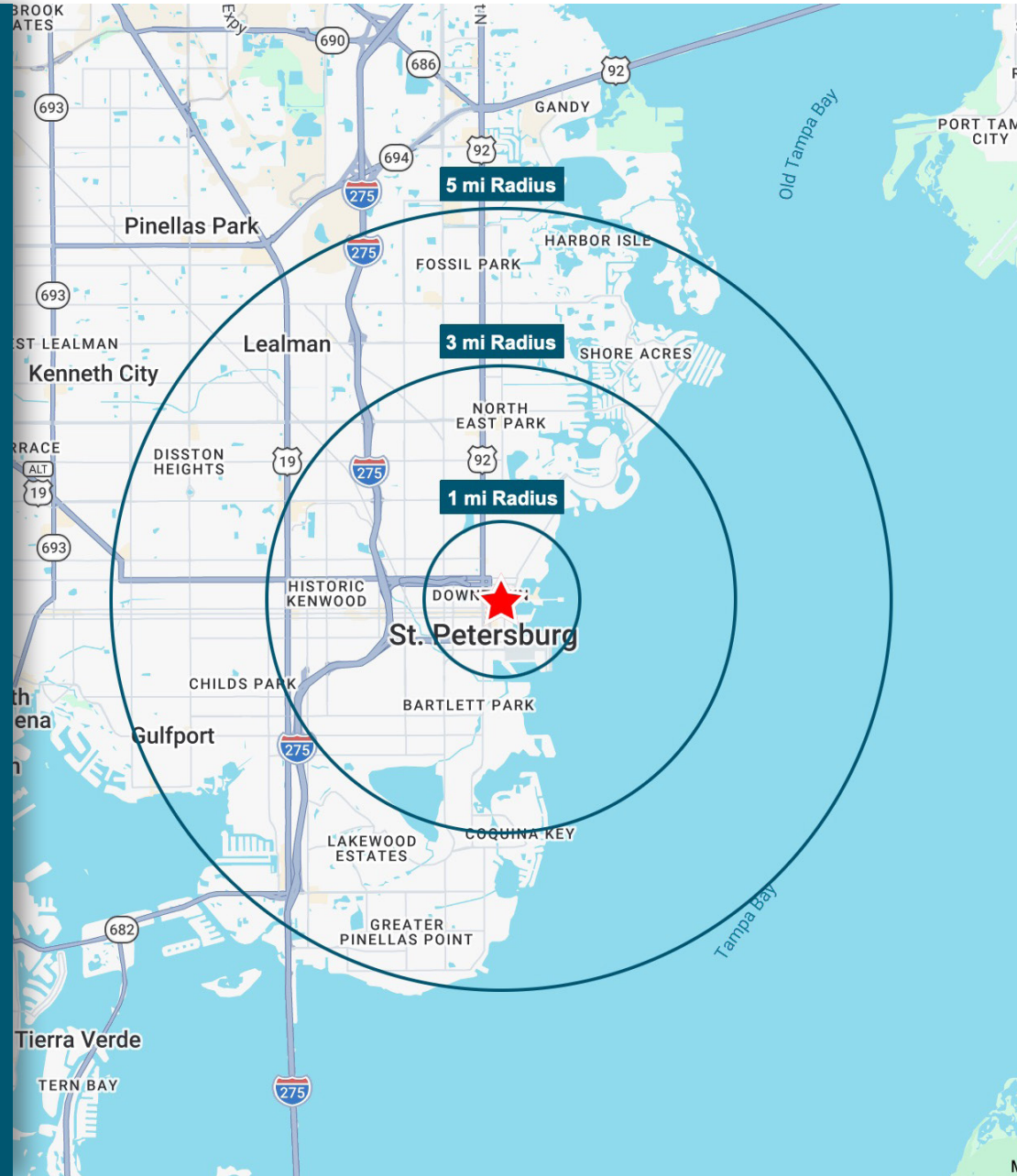
Located in the heart of Downtown St. Petersburg at 100 2nd Ave N, the property sits at the epicenter of the city's waterfront, entertainment, and business core. It is steps from the St. Pete Pier, offering direct access to a vibrant mix of waterfront parks, public art, restaurants, and year-round community events that draw both residents and visitors. One block to the east, Beach Drive anchors the city's premier dining and nightlife corridor, lined with chef-driven restaurants, upscale bars, boutique retailers, and luxury residential towers that create an active streetscape day and night. The property is also within walking distance of The Vinoy Resort, an iconic waterfront landmark that enhances the area's cachet and attracts a steady flow of corporate, group, and leisure visitors. Immediately north, the Sundial complex provides a curated mix of retail, dining, and entertainment, reinforcing the site's position at the center of the city's pedestrian traffic. The surrounding office stock includes a concentration of Class A and mixed-use buildings, creating a true live-work-play environment supported by a strong daytime population and growing residential base. The asset is also proximate to major civic and cultural anchors, including Al Lang Stadium, home of the Tampa Bay Rowdies, as well as waterfront museums such as the Museum of Fine Arts and The Dali Museum, which collectively draw significant regional and tourist traffic. Together, these amenities position the property as a best-in-class downtown location, benefiting from exceptional walkability, strong visibility, and immediate connectivity to the top lifestyle, cultural, and employment drivers in the Tampa Bay MSA.

## LOCAL INSIGHTS

Downtown St. Petersburg continues to serve as a centerpiece for large-scale, institutional redevelopment, most notably through the transformative planned 86-acre Historic Gas Plant District project. This landmark initiative will introduce substantial new office, retail, and residential density within a five-mile radius. The immediate area is seeing strong momentum, highlighted by construction of The Residences at 400 Central, a luxury mixed-use tower, and the redevelopment of the Sundial, a premier retail, dining, and entertainment destination. Complementing these private investments, infrastructure enhancements such as the SunRunner Bus Rapid Transit system have strengthened regional accessibility and connectivity. Just one block east, Beach Drive anchors the city's waterfront experience with high-end restaurants, boutique retailers, and year round events. Together, these public and private initiatives are enhancing walkability, encouraging urban density, and solidifying Downtown St. Petersburg's position as a premier live-work-play destination within the Tampa Bay MSA.

# AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total Population	21,046	91,202	216,019
Median Age	45.6	41.0	42.1
Daytime Population	36,314	90,374	169,275
<b>HOUSEHOLD &amp; INCOME</b>			
Total Households	13,186	44,842	100,637
Average HH Income	\$129,273	\$129,267	\$117,652
Median Home Value	\$723,664	\$558,587	\$434,219
Median Rent	\$1,699	\$1,607	\$1,566



# CONTACT

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