



# ARCHER

REAL ESTATE

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## STATION HOUSE

260 1st AVE S | ST. PETERSBURG, FL 33701

HISTORIC CHARACTER. MODERN MOMENTUM.



STATION HOUSE IS A CURATED, MEMBERSHIP-DRIVEN WORKSPACE AND LIFESTYLE DESTINATION IN THE HEART OF DOWNTOWN ST. PETE, BLENDING HISTORIC CHARACTER WITH A STRONG, ESTABLISHED COMMUNITY OF PROFESSIONALS, ENTREPRENEURS AND CREATIVES. THIS OFFERING PRESENTS A UNIQUE OPPORTUNITY: THE FIRST-FLOOR (BASEMENT) LEVEL CAN OPERATE AS A FULL-SERVICE RESTAURANT, FLOORS TWO AND THREE ARE AVAILABLE AS A COMBINED SUITE OR ALL THREE LEVELS MAY BE SECURED TOGETHER FOR A USER SEEKING A CONNECTED, MULTI-LEVEL PRESENCE WITHIN ONE OF ST. PETE'S MOST RECOGNIZABLE MIXED-USE ASSETS. WITH PROVEN FOOT TRAFFIC, BUILT-IN MEMBERSHIP DEMAND AND A CENTRAL DOWNTOWN LOCATION, STATION HOUSE DELIVERS A COMPELLING PLATFORM FOR TENANTS LOOKING TO TAP INTO A VIBRANT, AMENITY-RICH ENVIRONMENT.

# TOTAL RETAIL SPACE

# 20,021 SF

## FIRST FLOOR

8,347 SF AVAILABLE

6,000 SF MOL 2ND GEN RESTAURANT SPACE

2,300 SF MOL OUTDOOR PATIO SPACE

## SECOND FLOOR

5,929 SF CAFE SPACE

CURRENT TENANT: BAD MOTHER

FEATURES PRIVATE OFFICES

## THIRD FLOOR

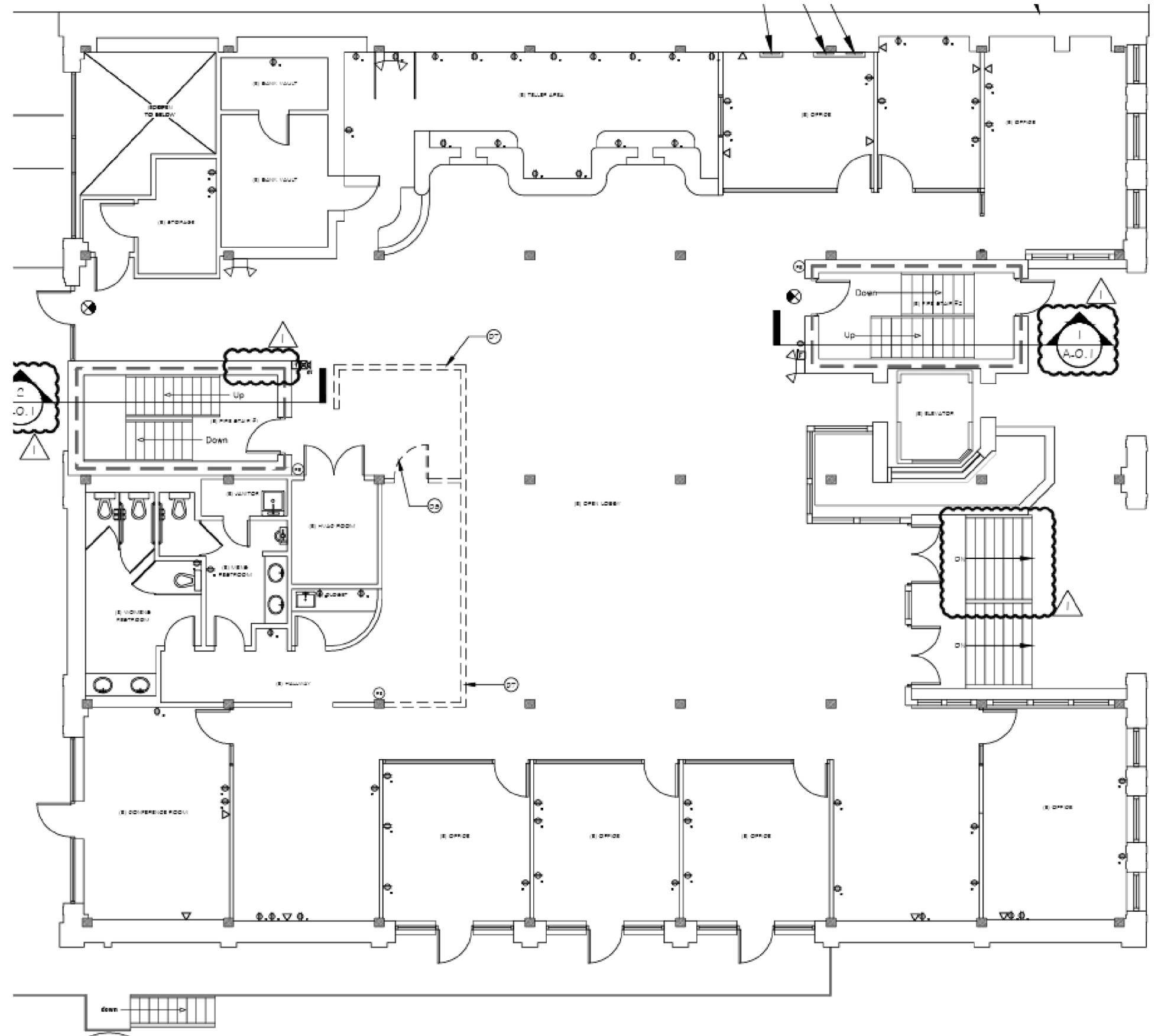
5,745 SF MEZZANINE

FEATURES PRIVATE OFFICES  
& OUTDOOR GREENSPACE

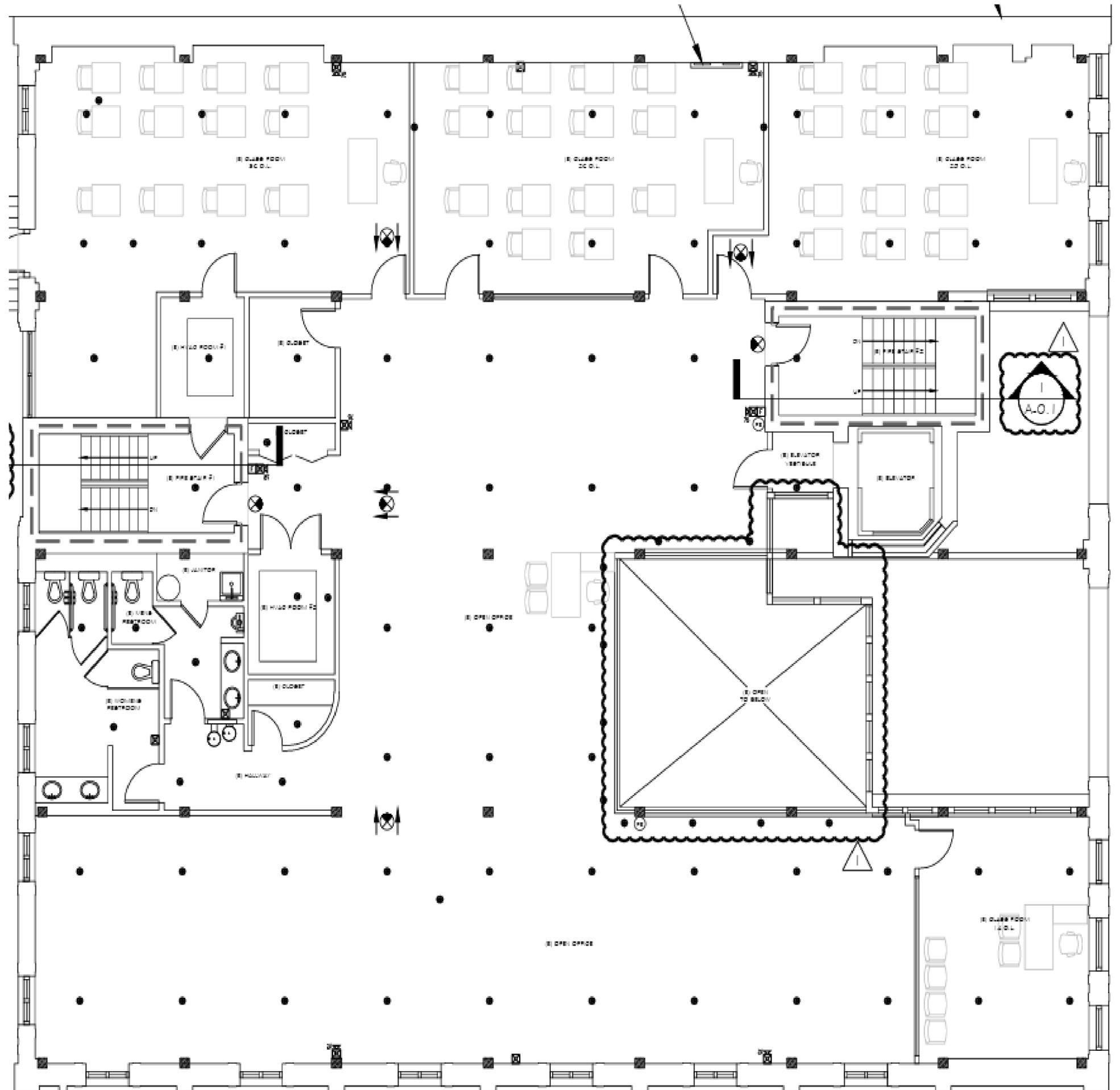




# SITE PLAN SECOND FLOOR



# SITE PLAN THIRD FLOOR





# DEMOGRAPHICS

## POPULATION

1 MILE	20,250
3 MILES	90,139
5 MILES	221,451

## AVG HH INCOME

1 MILE	\$114,784
3 MILES	\$116,642
5 MILES	\$110,275

## DAYTIME POPULATION

1 MILE	41,339
3 MILES	106,490
5 MILES	208,653

## MEDIAN AGE

1 MILE	47.6
3 MILES	43.4
5 MILES	44.9



# AROUND TOWN





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REAL ESTATE

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