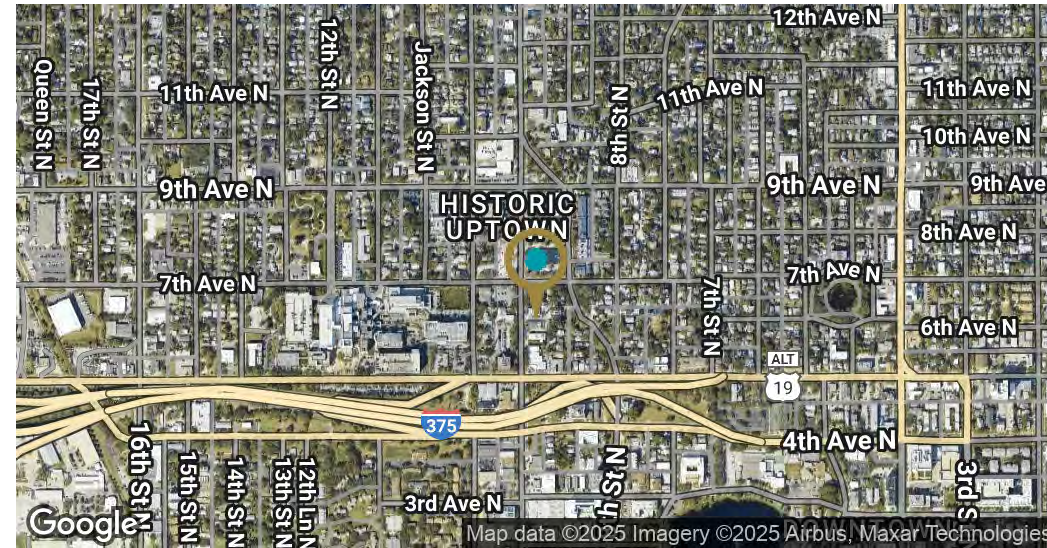




**FOR LEASE - RETAIL (FORMER SALON)**  
**551 9th Street North, St. Petersburg, FL 33701**

John Barkett, MAI / 727.388.9500 / [john@barkettrealty.com](mailto:john@barkettrealty.com) / [barkettrealty.com](http://barkettrealty.com)

# Executive Summary 551 9th Street North, St. Petersburg, FL 33701



## OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NN)
CAM/SF:	\$6.50
Building Size:	4,126 SF
Available SF:	1,900 SF
Lot Size:	11,180 SF
Year Built:	1924
Renovated:	2019
Zoning:	CCT-1
Market:	St. Petersburg
Submarket:	Historic Uptown-MLK Business District
Traffic Count:	14,500

## PROPERTY OVERVIEW

Gorgeous retail space in 1920's building with parking in Historic Uptown in close proximity to Downtown St Pete and easy access top I-275.

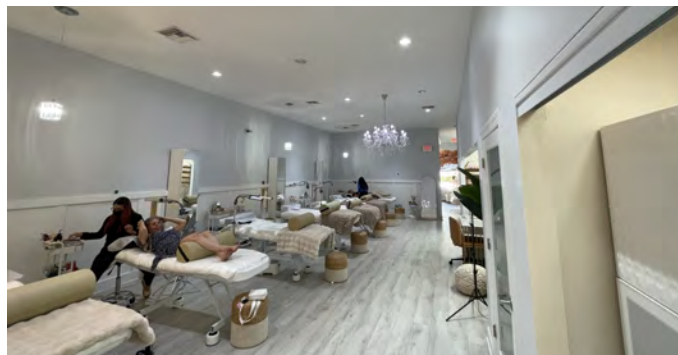
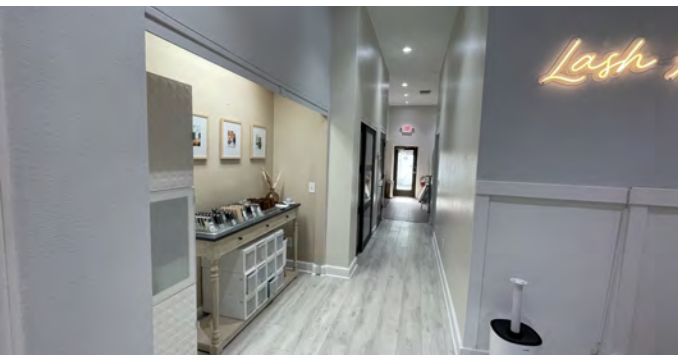
## PROPERTY HIGHLIGHTS

- Beautifully built out
- High ceilings
- On and off-street parking
- Courtyard
- Well appointed



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# Subject Photos 551 9th Street North, St. Petersburg, FL 33701

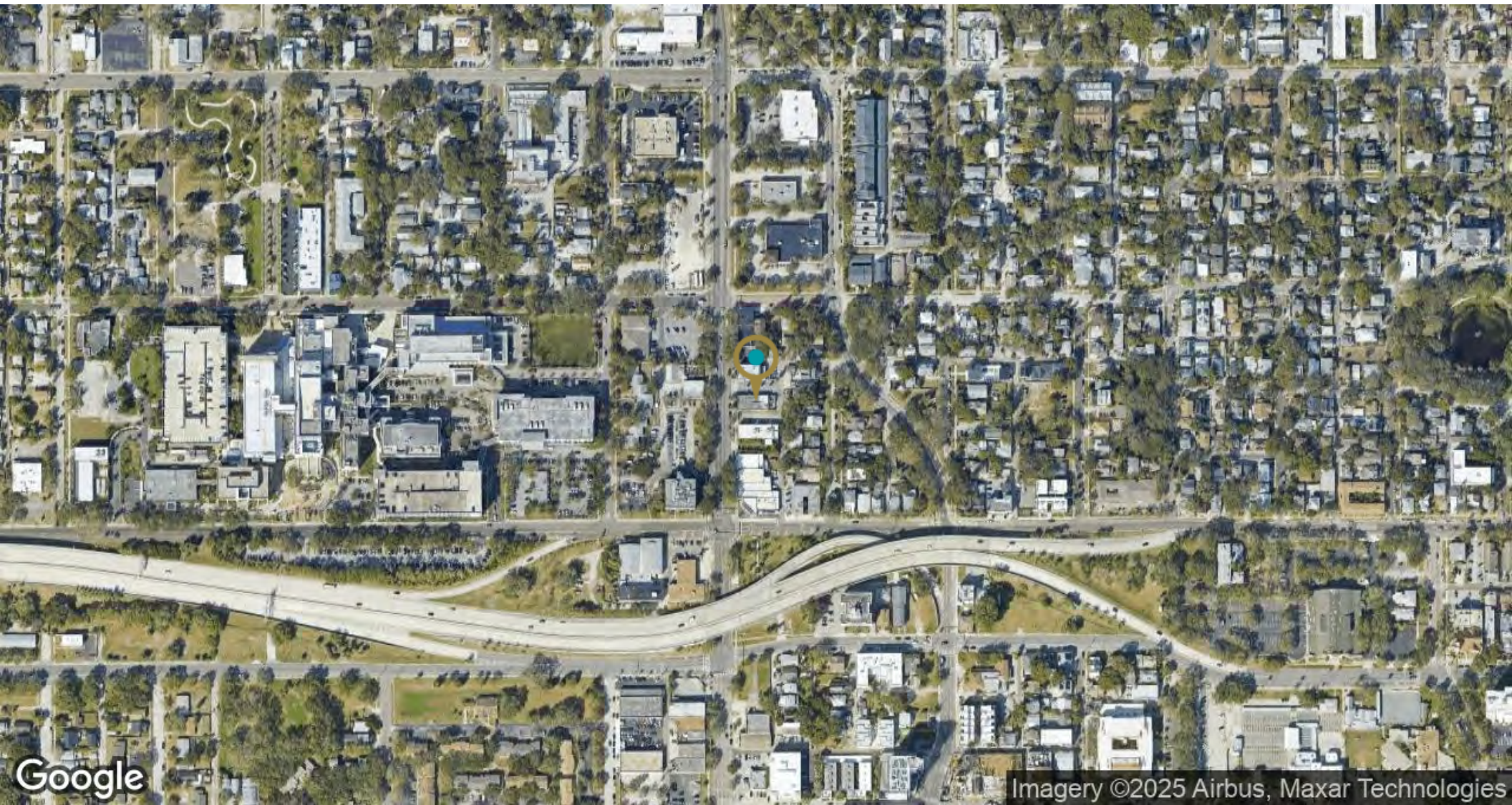


# Additional Photos 551 9th Street North, St. Petersburg, FL 33701



John Barkett, MAI / 727.388.9500 / [john@barkettrealty.com](mailto:john@barkettrealty.com) / [barkettrealty.com](http://barkettrealty.com)  
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# Location Map *551 9th Street North, St. Petersburg, FL 33701*



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# Demographics Map & Report 551 9th Street North, St. Petersburg, FL 33701

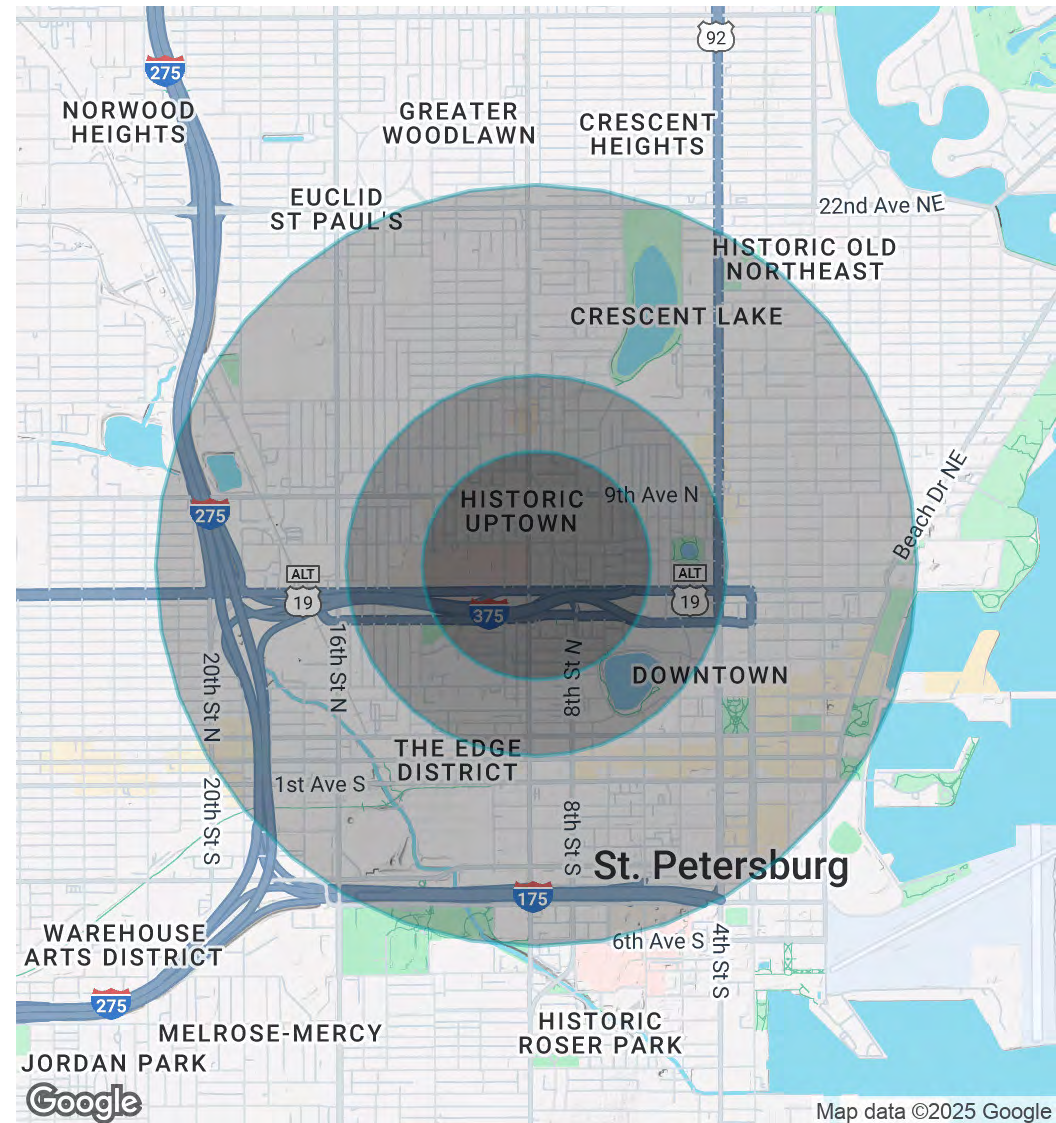
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,461	6,194	22,904
Average Age	44	45	47
Average Age (Male)	44	44	47
Average Age (Female)	44	45	47

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	834	3,622	13,646
# of Persons per HH	1.8	1.7	1.7
Average HH Income	\$86,718	\$86,499	\$106,325
Average House Value	\$557,249	\$565,363	\$661,684

Demographics data derived from AlphaMap



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# Property Summary 551 9th Street North, St. Petersburg, FL 33701



## PROPERTY DESCRIPTION

Gorgeous retail space in 1920's building with parking in Historic Uptown in close proximity to Downtown St Pete and easy access top I-275. Come join Sunstate Yoga in an amazing Neighborhood/District with great vibes and local clientele.

## PROPERTY HIGHLIGHTS

- Beautifully built out
- High ceilings
- On and off-street parking
- Courtyard
- Well appointed



## OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NN)
Available SF:	1,900 SF
Lot Size:	11,180 SF
Building Size:	4,126 SF

## DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	834	3,622	13,646
Total Population	1,461	6,194	22,904
Average HH Income	\$86,718	\$86,499	\$106,325



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# Property Description 551 9th Street North, St. Petersburg, FL 33701



## PROPERTY DESCRIPTION

Gorgeous retail space in 1920's building with parking in Historic Uptown in close proximity to Downtown St Pete and easy access top I-275.

## LOCATION DESCRIPTION

Located on 9th Street N in MLK Business District with ample on and off-street parking. Also new city owned parking lot 1 block to south under I-375. Excellent access to Downtown St. Pete and I-275 onramp just a block away. Come join Sunstate Yoga, NOVA 535, Uptown Eats, Gypsy Souls Coffee, Tampa Floats, AYR Dispensary, Herban Flow, Maven & Mane, Chad Mize Gallery, I Am Not So Cool Vintage, Bloom Body Art and more.

## SITE DESCRIPTION

The site includes a 43' wide double loaded parking lot shared with Sunstate Yoga. There are 19 non-exclusive parking spaces in lot as well as ample on street parking as well as a new City lot under I-375 just a block to the south that charges just \$5/day for covered parking.

## EXTERIOR DESCRIPTION

Building is an attractive 1920's free standing building with beautiful Shine murals on both side elevations. Excellent access and visibility with lit signage over retail storefront. The overall building's GBA measures 4,126 SF. This retail unit contains 1,900 SF and has access to a non-exclusive fenced courtyard.

## INTERIOR DESCRIPTION

Interior is built out with high end finish. Beautiful break area and two ADA restrooms (1 with glass shower). Well appointed reception/waiting area and large open space.



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# Advisor Bio 1 *551 9th Street North, St. Petersburg, FL 33701*



**JOHN BARKETT, MAI**

Broker/Owner

[john@barkettrealty.com](mailto:john@barkettrealty.com)

Direct: **727.388.9500** | Cell: **727.510.7106**

## PROFESSIONAL BACKGROUND

As an established Tampa Bay area real estate specialist for nearly two decades, John Barkett, MAI has personally been involved in numerous transactions of office buildings, retail centers, warehouses, hotels/motels, apartment complexes and vacant land as well as a multitude of residential properties from bungalows to mansions. He assists Sellers and Buyers as well as Landlords and Tenants with real estate sales and leasing concerns from simple to complex by leveraging his three decades of both commercial and residential real estate experience (including 10 years in NYC) as well as by utilizing his vast connections and interpersonal skills. His passion for and extensive knowledge of local and surrounding real estate markets blends with his high regard for the basic principle of time and effort. Some things just require more of it and he is willing to do what it takes to make his clients successful. His analytical background and ongoing valuation business including expert testimony in both district and federal courts provides valuable information allowing the presentation of an extensive view of the current market. John's differentiator is his ability to assess commercial properties, understanding their current value, development potential and long term value. These skills afford John the opportunity to develop long-term relationships while growing and managing his clients' portfolios

## EDUCATION

In addition to holding the Member of the Appraisal Institute (MAI) designation, John is also a Florida State Certified General Appraiser as well as a Florida State Licensed Real Estate Broker specializing in the sale, leasing and development of commercial real estate. John holds a Bachelor of Science Degree in Business Administration (Business Management) from Western New England University (WNEU) as well as a Masters Degree from New York University (NYU) in Real Estate Valuation and Analysis.

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