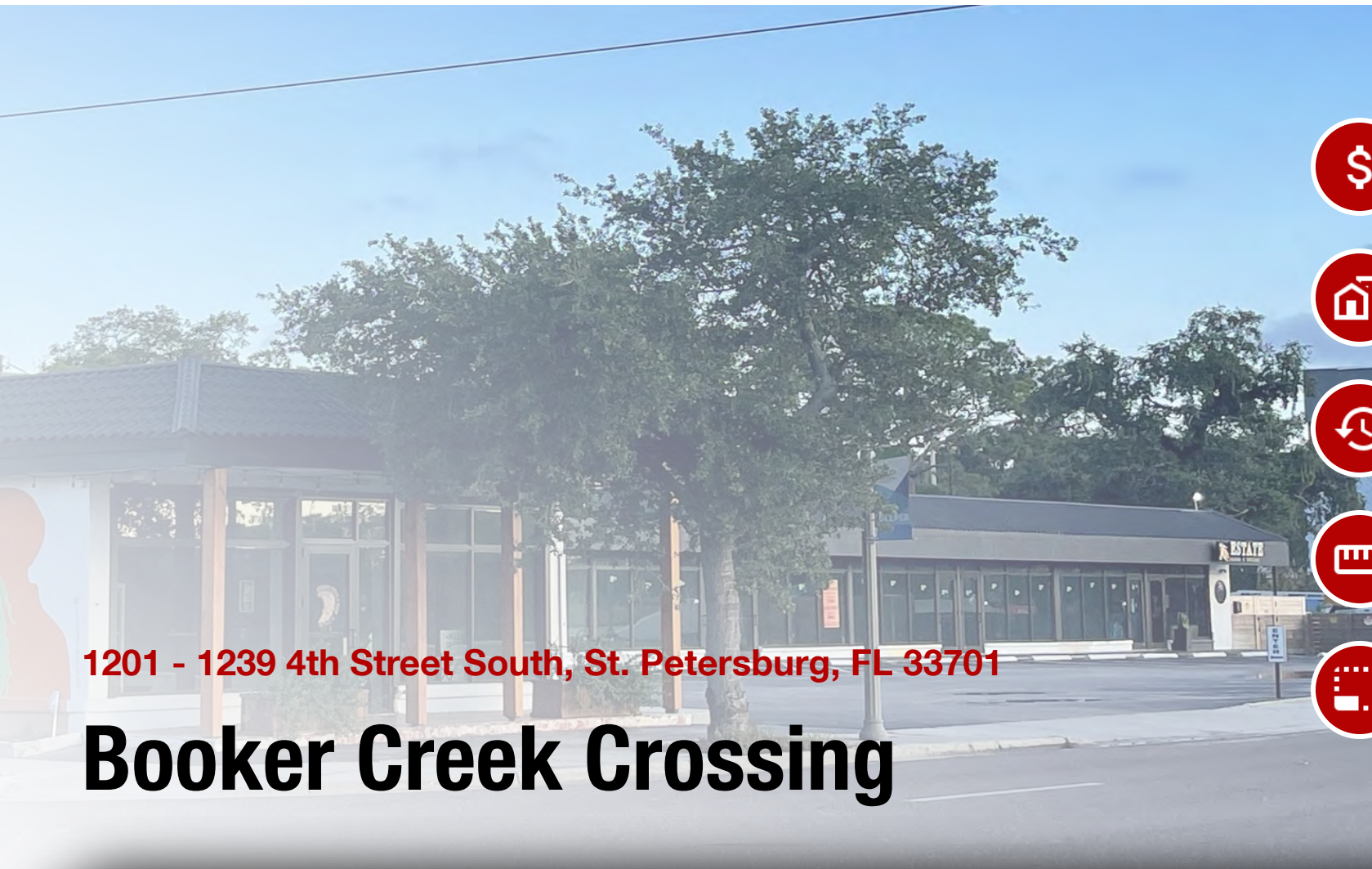




FOR LEASE



1201 - 1239 4th Street South, St. Petersburg, FL 33701

Booker Creek Crossing



**\$29.00 PSF/yr
(\$7.32 PSF NNN)**



**Clean Modern
Retail Space
Available**



**Built in 1957
Renovated 2023**



**775 to 2,375 +/-
SF Available for
Lease**



**10,172 +/- SF
Building on 0.55
+/- Acres**

Presented by

Joe Esposito

Director

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FL #SL3384847

KW COMMERCIAL

360 Central Ave, Suite 600

St Petersburg, FL 33701



Property Highlights

- Minutes from downtown
- Impressive view of the downtown city skyline
- Directly On Booker Creek - Enjoy Watching the Manatees
- Neighboring the gorgeous Bayboro Harbor with Salt Creek and Harborage Marina
- Fantastic traffic and visibility from 4th St, a major downtown artery
- Underserved Area
- Right beside the new 45,000 SF ARK Innovation Center
- Brand New Hurricane Impact Windows & Doors
- CCT-1 Zoning Allows for Numerous Uses
- Exceptional Community of Hand-Selected Local Business in Center

Offering Summary

Lease Rate:	\$29.00 SF/yr (\$7.32 PSF NNN)
Number of Units:	8
Available SF:	775 - 2,375 +/- SF
Lot Size:	0.55 +/- Acres
Building Size:	10,172 +/- SF

Demographics	0.5 Miles	1 Mile	2 Miles
Total Households	1,546	9,123	26,362
Total Population	3,121	14,631	42,211
Average HH Income	\$47,932	\$52,492	\$54,481



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Property Description

PRIME RETAIL SPACE WITH SPECTACULAR VIEWS!

Moments from Downtown St Pete proper and situated in Brooker Creek is this newly renovated retail center.

2,375 +/- SF that can be divided down to 775, 1,550 or 2,375 +/- SF!

Looking for the perfect location to showcase your business? Look no further! Nestled in a prime spot directly beside the new 45,000 ARK Innovation Center, our retail space offers an impressive view of the downtown city skyline. Nestled in a prime location with great traffic flow on the main artery from South St Petersburg's waterfront neighborhood district, this site is the only strip center between Downtown and 46th Ave S, making this a vastly underserved market with a built-in customer base.

Brand New Hurrican Impact Windows & Doors
Directly On Booker Creek - Watch the Manatees
Florida's Best Terrazzo Flooring
Directly Beside the New Innovation Center

With CCT-1 zoning, your Retail concept, Professional Medical or General Office, Art Studio, Salon, Indoor Pet Care, Catering Business, Fitness Studio, or Plant Nursery are welcome here. Whether you're envisioning an artisan market, a meat or veggie market, or even a kayak or SUP rental, this area of St Petersburg, FL is underserved and ready for your concept.

JOIN OUR EXCLUSIVE TENANT LINEUP

Become part of an exceptional hand-selected community of local businesses! Join Nicko's Pizza and Subs, Estate Cigars & Social, St Pete Sports & Social, Maintain Digital Media Company, Fastest Labs and Canopy Homes in this thriving retail destination.

Location Description

Located on the Booker Creek waterway bridge in the Historic Roser Park district on 4th St S. This location is 12 blocks from downtown St Petersburg, 5 blocks from the USF campus, minutes from Lassing Park, and 20 minutes from all major Tampa Bay Airports. The new ARK Innovation Center is opening on the North side of Booker Creek and will provide an enormous amount of foot traffic and attention in this gorgeous part of the city of St Petersburg, FL.



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Location Information

Building Name	Booker Creek Crossing
Street Address	1215 4th Street South
City, State, Zip	St. Petersburg, FL 33701
County	Pinellas

Building Information

Building Size	10,172 SF
Year Built	1957
Year Last Renovated	2023
Number of Buildings	1

Property Information

Property Type	Retail
Property Subtype	Street Retail
Zoning	CCT-1
Lot Size	0.55 Acres
Lot Frontage	228' Along 4th Street
Corner Property	Yes

Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	22



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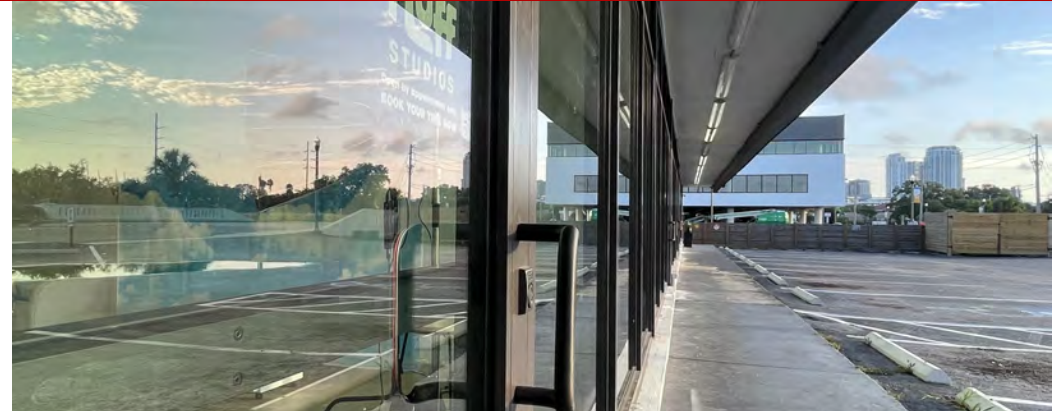
Lease Information

Lease Type:	\$7.32 PSF NNN	Lease Term:	Negotiable
Total Space:	775 - 2,375 SF	Lease Rate:	\$29.00 SF/yr

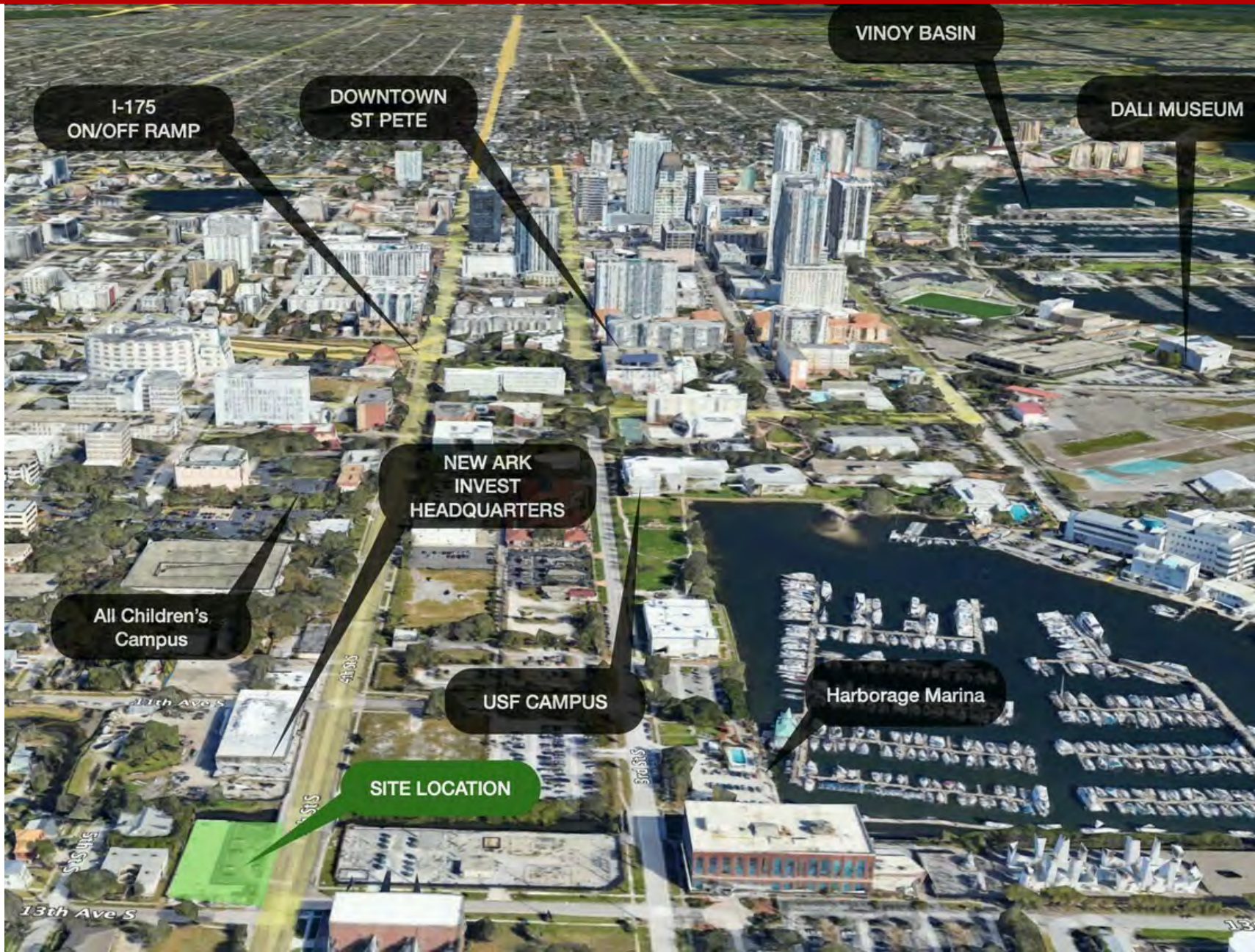
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
1213 4th St S	Available	775 - 2,375 SF	NNN	\$29.00 SF/yr	Landlord is "white boxing" the space into a warm vanilla shell. What you see is NOT what you get. This will include new electrical, new plumbing (including new bathrooms), new air conditioning, walls ready for paint, new lighting, floors ready for flooring. Turn key space upon completion, just bring your choice of paint and flooring.
1217 4th St S	Available	775 - 2,375 SF	NNN	\$29.00 SF/yr	Landlord is "white boxing" the space into a warm vanilla shell. What you see is NOT what you get. This will include new electrical, new plumbing (including new bathrooms), new air conditioning, walls ready for paint, new lighting, floors ready for flooring. Turn key space upon completion, just bring your choice of paint and flooring.





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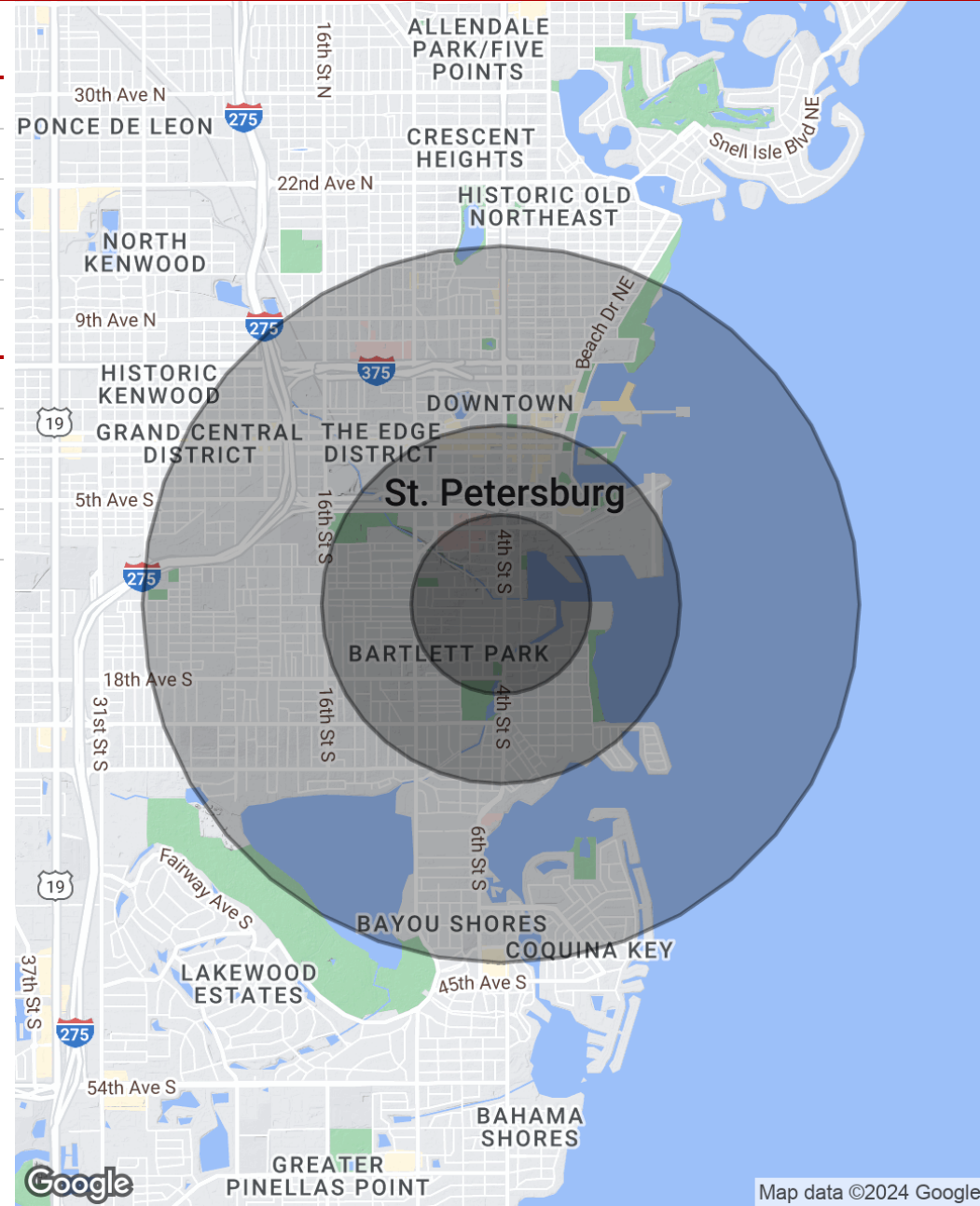


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Population	0.5 Miles	1 Mile	2 Miles
Total Population	3,121	14,631	42,211
Average Age	33.3	41.7	42.9
Average Age (Male)	36.2	41.5	42.0
Average Age (Female)	32.4	41.5	43.4

Households & Income	0.5 Miles	1 Mile	2 Miles
Total Households	1,546	9,123	26,362
# of Persons per HH	2.0	1.6	1.6
Average HH Income	\$47,932	\$52,492	\$54,481
Average House Value	\$236,490	\$271,062	\$288,817

* Demographic data derived from 2020 ACS - US Census



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