



FOR LEASE - RETAIL / OFFICE ON PUBLIX OUTPARCEL

182 37th Ave N, Saint Petersburg, FL 33704

John Barkett / 727.388.9500 / john@barkettrealty.com / barkettrealty.com

Tim Butler / 727.592.8163 / tim@barkettrealty.com / barkettrealty.com

Executive Summary 182 37th Ave N, Saint Petersburg, FL 33704



OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Building Size:	5,781 SF
Available SF:	2,500 SF
Lot Size:	40,336 SF
Year Built:	1999
Zoning:	CCS-1
Traffic Count:	30,500

PROPERTY OVERVIEW

Join Climate First Bank in this all glass building next to Publix, Crunch Fitness and directly across from the new Whole Foods. This location just off 4th St N, near Old North East, Snell Isle and downtown St Pete, is ideal for retail or office. This modern space is approximately half of the building with two individual offices, large open space and its own entrance. There is ample parking and the CCS-1 zoning allows for a wide range of uses.

PROPERTY HIGHLIGHTS

- Beautiful modern building
- Excellent location and demographics
- High Traffic Counts
- Separate entrance
- Plenty of parking
- Signage

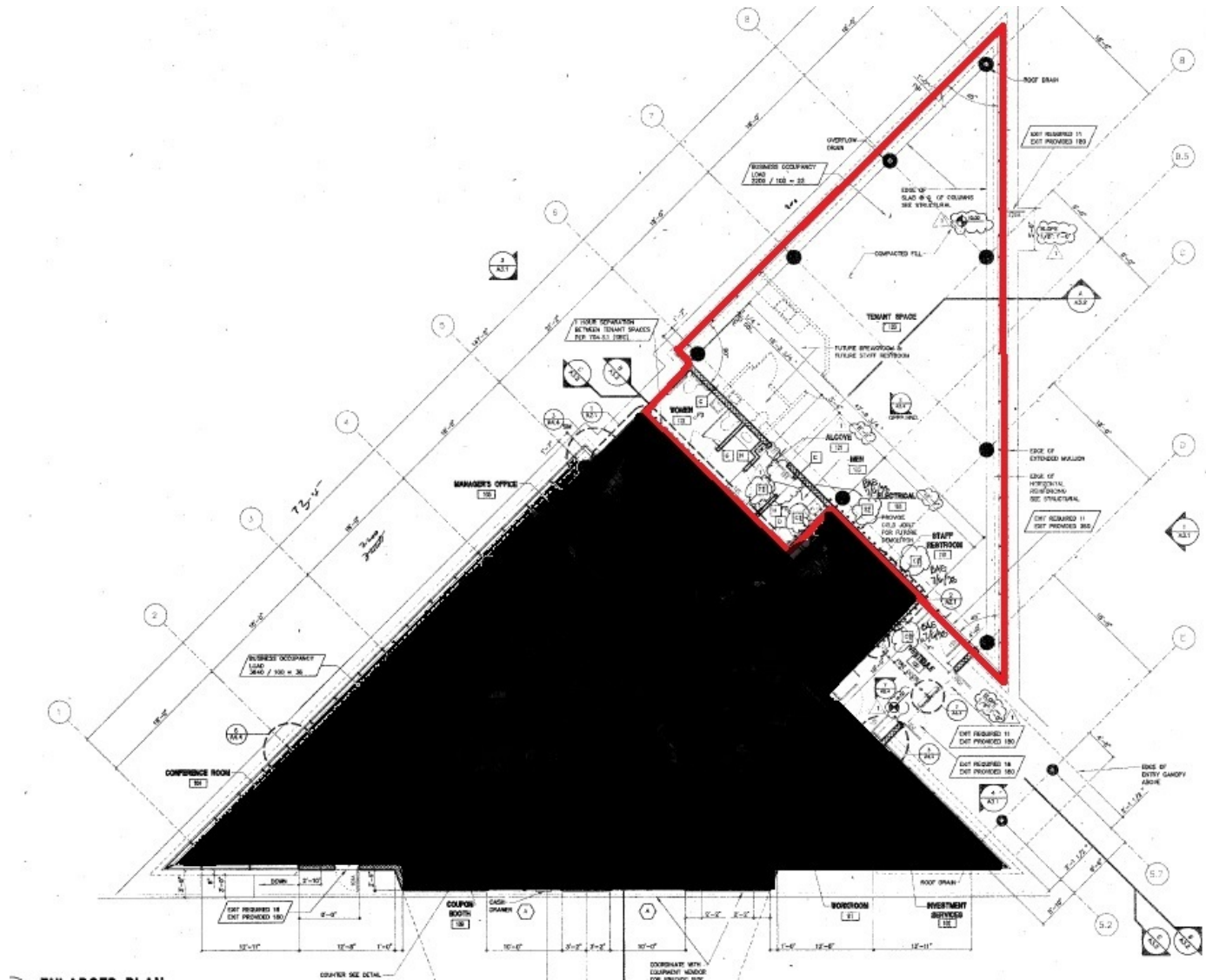


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Available Space 182 37th Ave N, Saint Petersburg, FL 33704



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Additional Photos 182 37th Ave N, Saint Petersburg, FL 33704



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Traffic Drivers 182 37th Ave N, Saint Petersburg, FL 33704

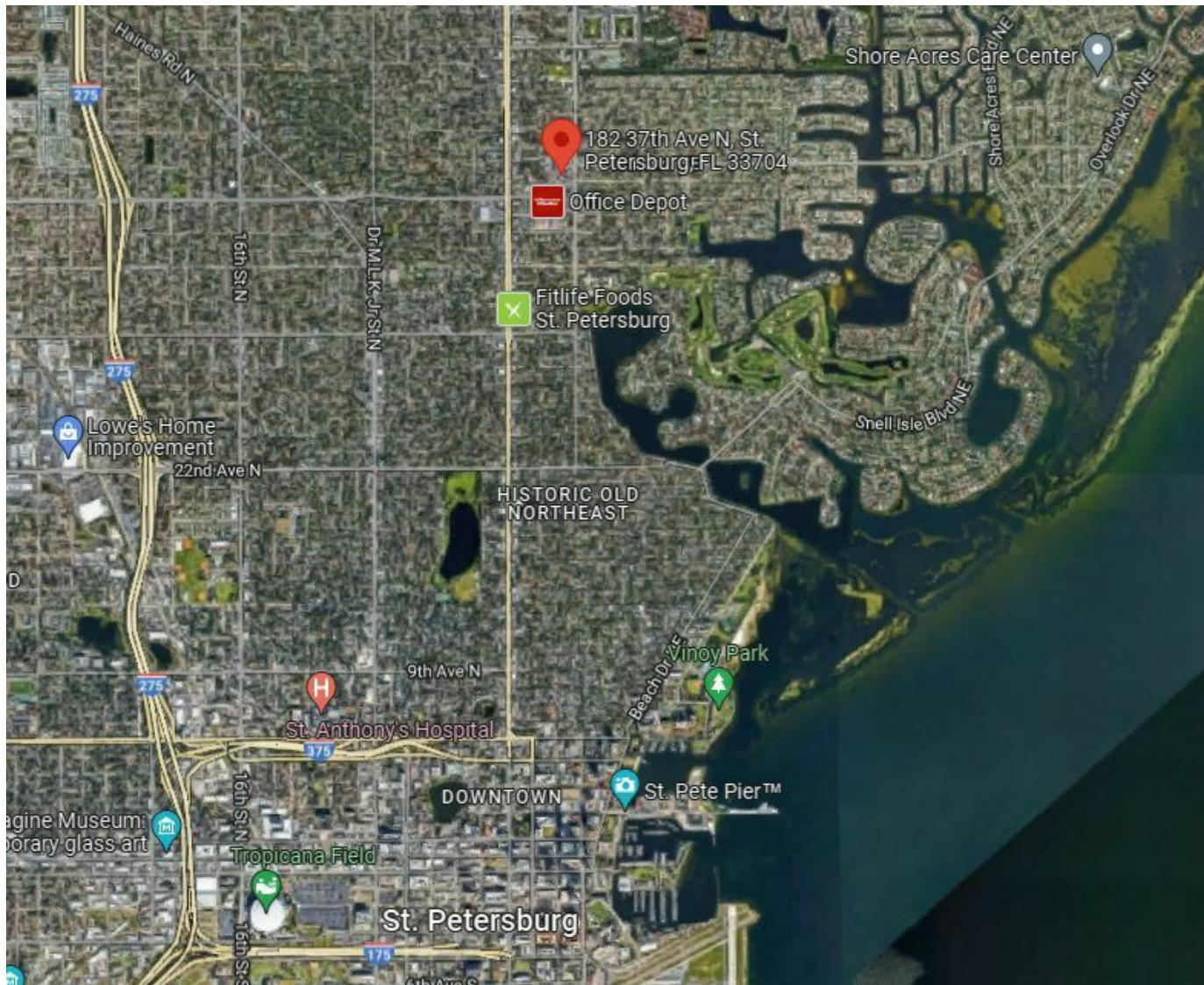


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Aerial Photos 182 37th Ave N, Saint Petersburg, FL 33704

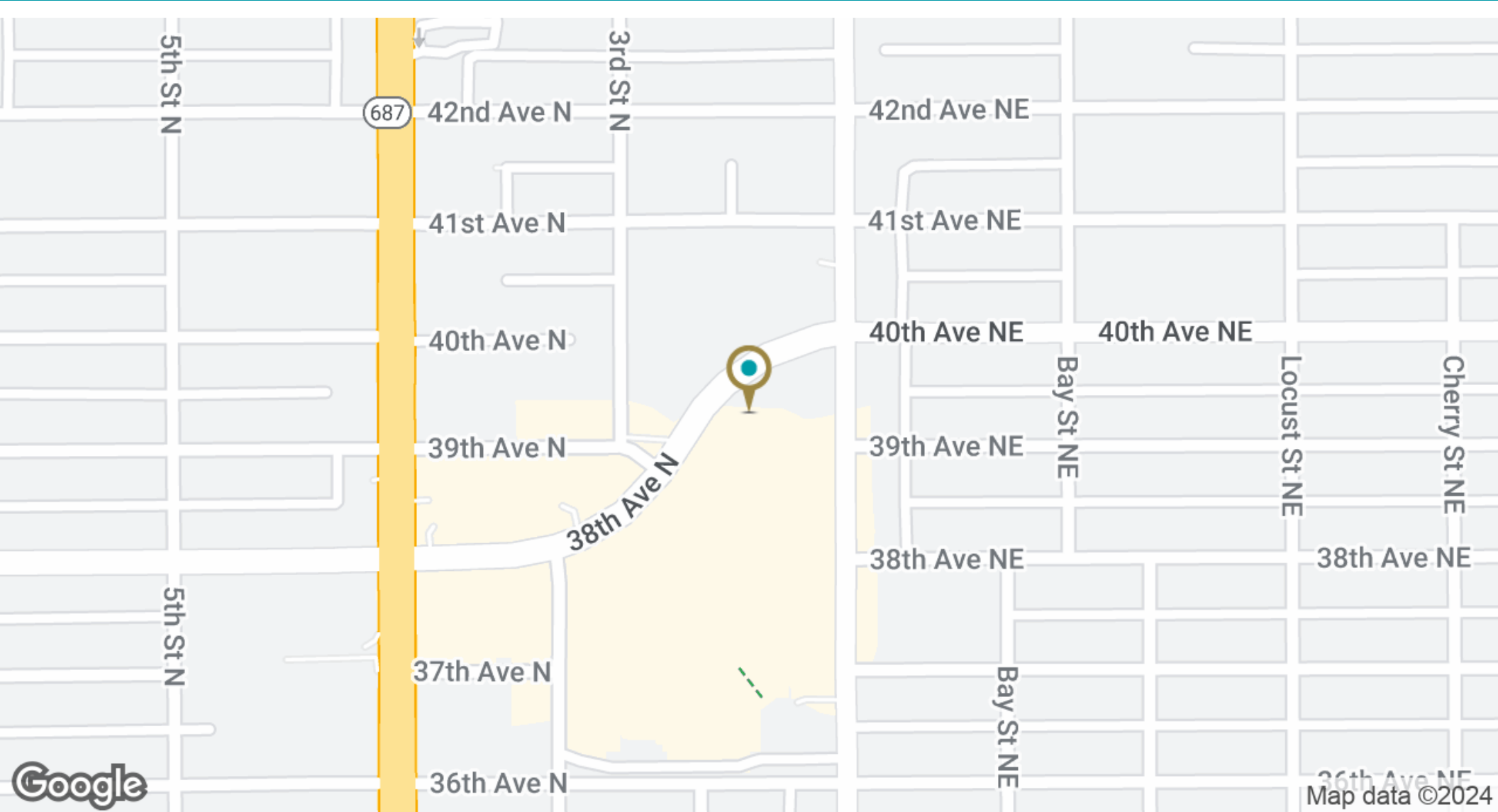


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Location Map *182 37th Ave N, Saint Petersburg, FL 33704*



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Demographics Map & Report 182 37th Ave N, Saint Petersburg, FL 33704

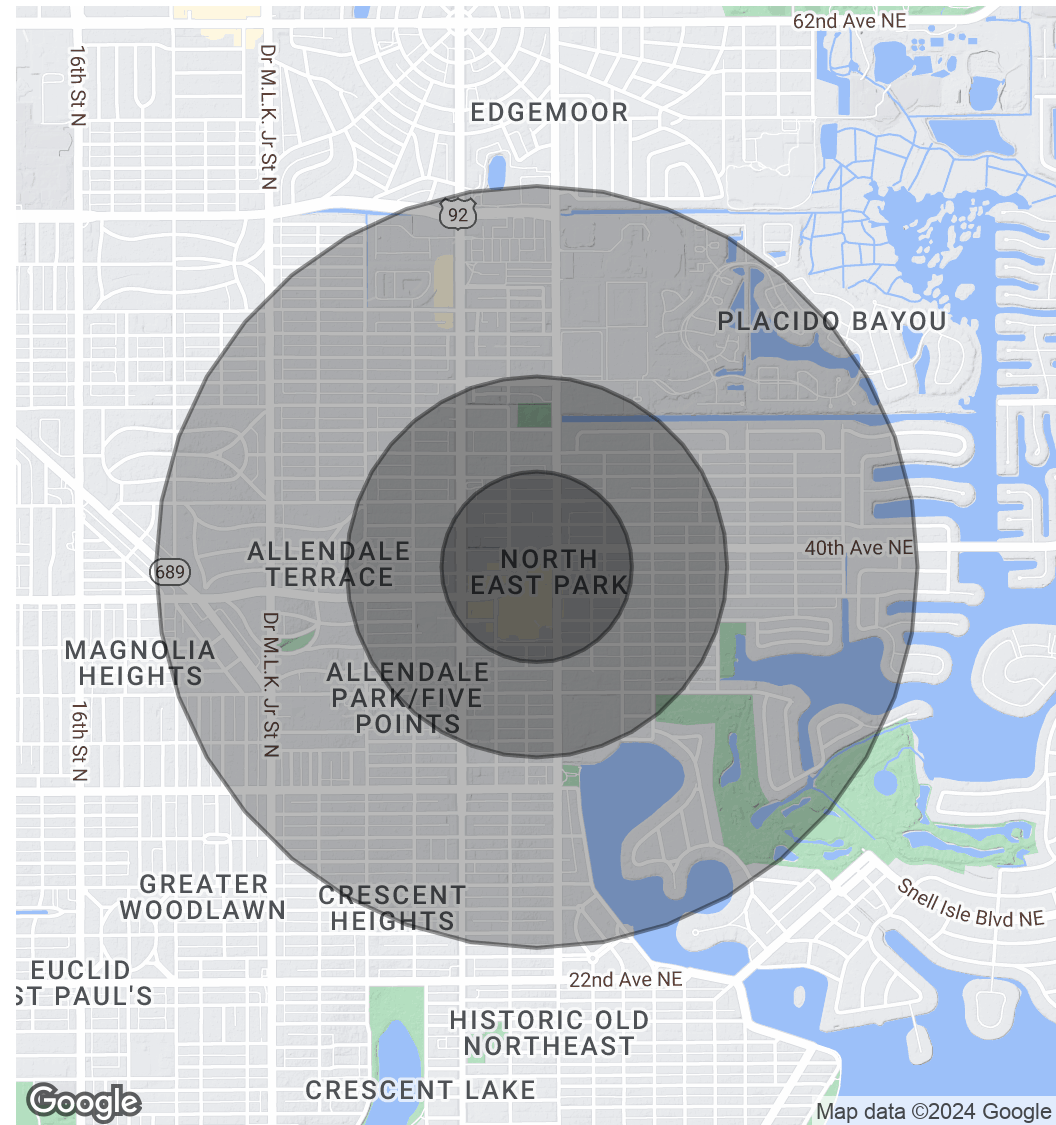
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,066	4,467	16,055
Average Age	39.8	42.5	48.1
Average Age (Male)	41.8	43.6	48.6
Average Age (Female)	38.4	40.9	47.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	574	2,363	8,856
# of Persons per HH	1.9	1.9	1.8
Average HH Income	\$60,770	\$68,295	\$96,050
Average House Value	\$252,698	\$261,006	\$308,652

* Demographic data derived from 2020 ACS - US Census



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Advisor Bio 1 *182 37th Ave N, Saint Petersburg, FL 33704*



JOHN BARKETT

Broker/Owner

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

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Advisor Bio 2 182 37th Ave N, Saint Petersburg, FL 33704



TIM BUTLER

Agent

tim@barkettrealty.com

Direct: 727.592.8163 | **Cell:** 646.286.8481

PROFESSIONAL BACKGROUND

Tim Butler is our Senior Agent that brings his investment banking background to his real estate clients. He spent fifteen years in NYC and London working with institutional clients before moving to Florida in 2010. Tim's clients include buyers, sellers, landlords and tenants and cover the region from St Pete to Lakeland, and Sarasota to Spring Hill. He has his State Certified General Appraisal license for commercial properties and is currently pursuing his MAI designation which gives him insight and analytical skills few realtors have. Tim is also owns commercial real estate which adds another layer of real world understanding. Tim is a former 2-time President of the St Petersburg Lions Club and Vice Chair of the Treasure Island Planning and Zoning Board. He enjoys coaching his son's soccer and baseball teams.

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