



LEASE RATE

\$30.00 SF/yr (\$9.50
PSF NNN)



AVAILABLE SF

775 to 1,550 +/- SF



YEAR BUILT/ RENNOVATED

1957 / 2023



NUMBER OF AVAILABLE UNITS

LAST 2 UNITS



BUILDING & LOT SIZE

10,300 SF
0.55 Acres

**1201 4TH STREET SOUTH
ST. PETERSBURG, FL 33701**

BOOKER CREEK CROSSING

Presented By:

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TABLE OF CONTENTS

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
PROPERTY DETAILS	6
LEASE SPACES	7
ADDITIONAL PHOTOS	8
ADDITIONAL PHOTOS	9
LOCATION INFORMATION	10
RETAILER MAP	11
DEMOGRAPHICS	12
DEMOGRAPHICS MAP & REPORT	13

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PROPERTY INFORMATION



PROPERTY SUMMARY



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
- Underserviced 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:	\$30.00 SF/yr (\$9.50PSF NNN)
Number of Units Available:	2
Available SF:	775 - 1,550 +/- SF
Lot Size:	0.55 +/- Acres
Building Size:	10,172 +/- SF

SPACES	LEASE RATE	SPACE SIZE
1221 4th St S	\$30.00 SF/yr	775 - 1,550 SF
1225 4th St S	\$30.00 SF/yr	775 - 1,550 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,295	8,403	17,496
Total Population	3,216	16,849	33,641
Average HH Income	\$91,085	\$87,982	\$88,623

PROPERTY DESCRIPTION



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.

1,550 +/- SF that can be divided down to 775 +/- 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 Hurricane 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, a High-End Barber, Lil' Buddah Smoke Shop, and 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.

PROPERTY DETAILS

Lease Rate	\$30.00 PSF + \$9.50 PSF NNN
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LOCATION INFORMATION

Building Name	Booker Creek Crossing
Street Address	1201 4th Street South
City, State, Zip	St. Petersburg, FL 33701
County	Pinellas
Market	Booker Creek
Sub-market	Innovation District
Cross-Streets	12th Avenue South and 4th Street South

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	22

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	CCT-1
Lot Size	0.55 Acres
APN #	30-31-17-77400-000-0070
Lot Frontage	228 ft
Corner Property	Yes

BUILDING INFORMATION

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



LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN Lease (2025 Est \$9.50 PSF)	Lease Term:	36 to 120 months
Total Available Space:	775 - 1,550 +/- SF	Lease Rate:	\$30.00 SF/yr

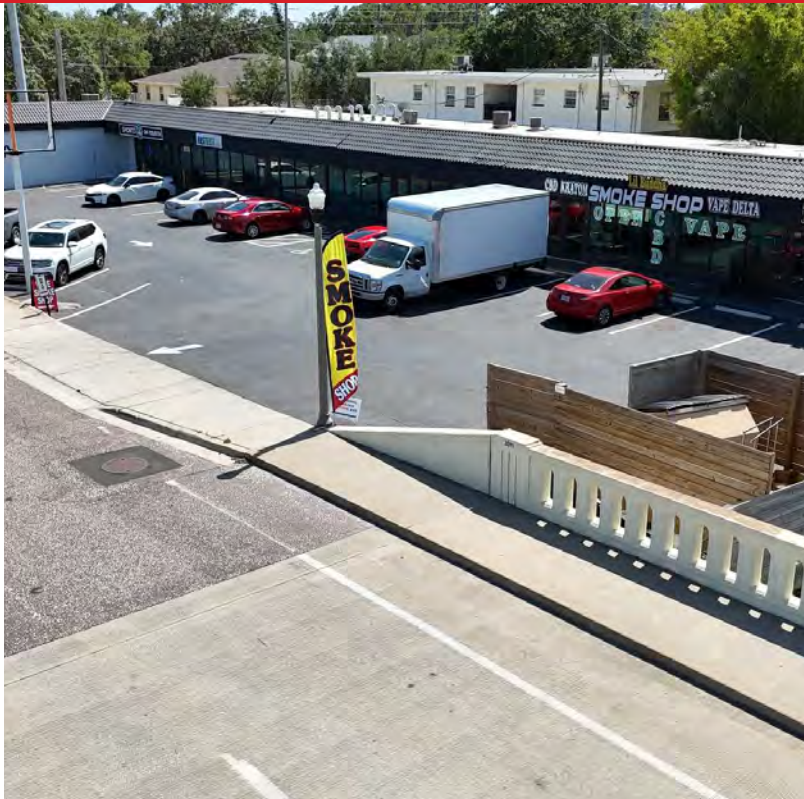
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1221 4th St S	Available	775 - 1,550 SF	\$9.50 PSF NNN	\$30.00 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.
1225 4th St S	Available	775 - 1,550 SF	\$9.50 PSF NNN	\$30.00 SF/yr	Space includes a restroom and office space in the back and is a clean vanilla shell space ready for move-in. Just bring your paint and choice of floors.

ADDITIONAL PHOTOS



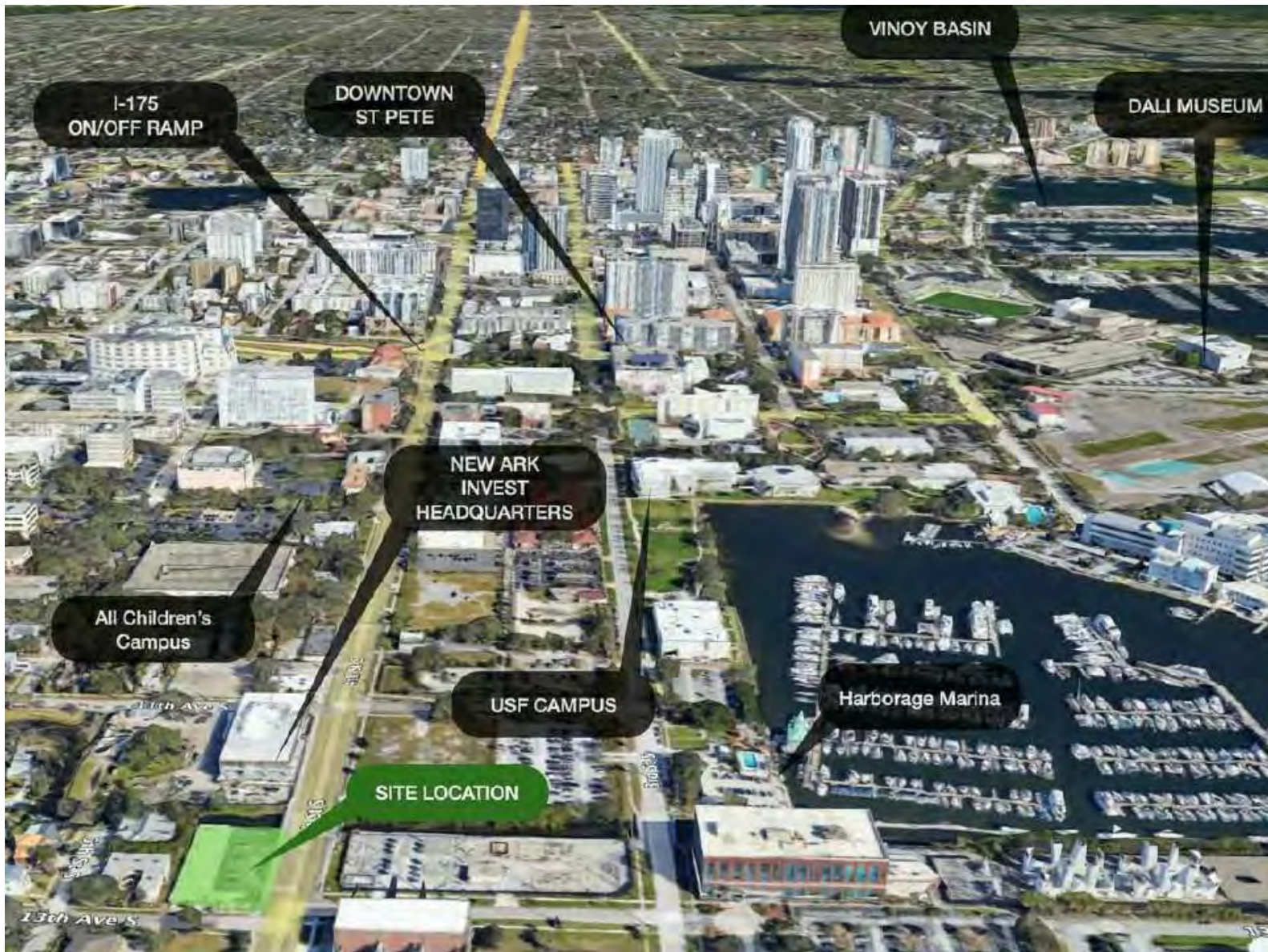
ADDITIONAL PHOTOS



LOCATION INFORMATION



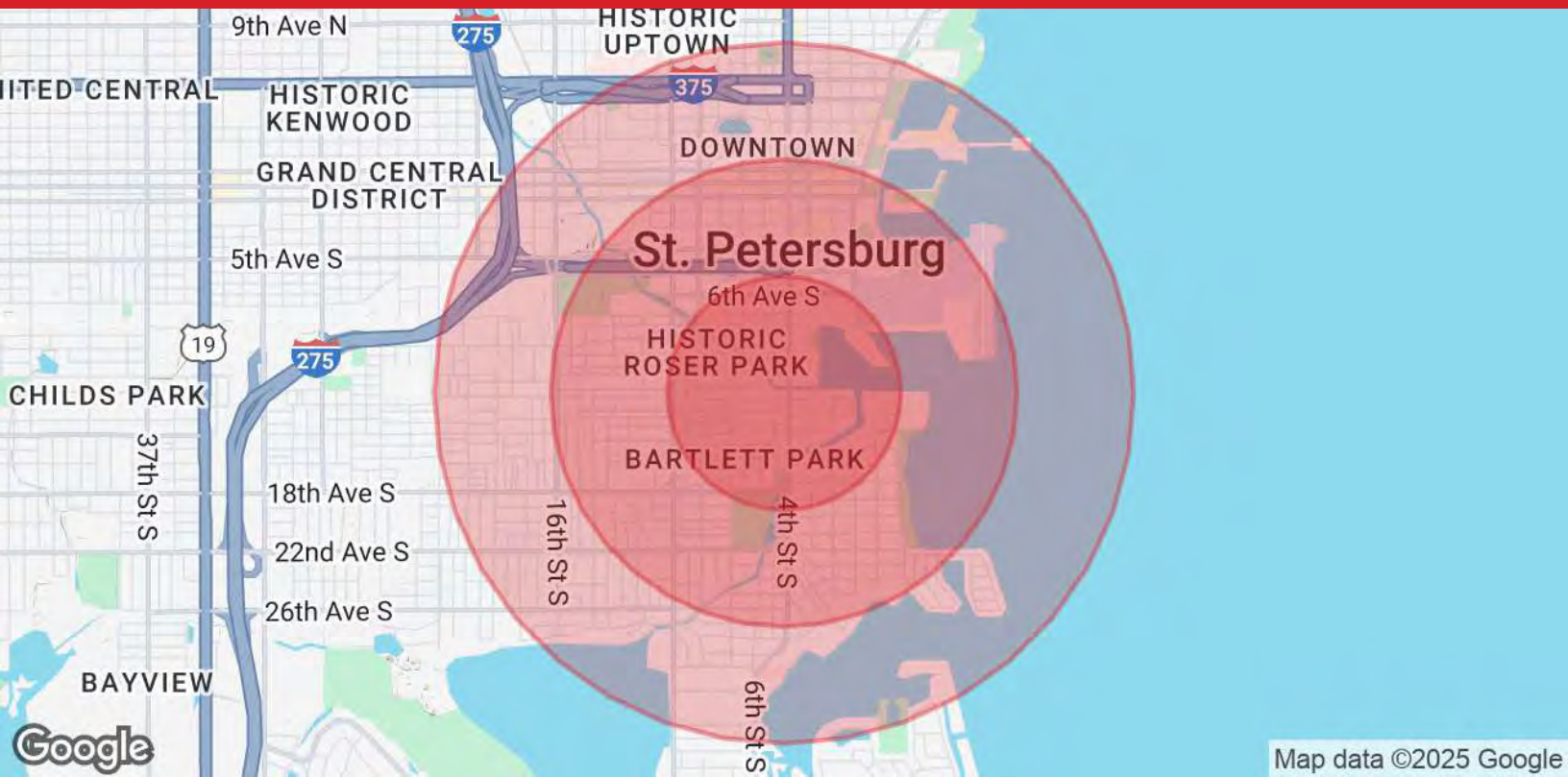
RETAILER MAP



DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,216	16,849	33,641
Average Age	39	43	45
Average Age (Male)	40	43	44
Average Age (Female)	39	43	45

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,295	8,403	17,496
# of Persons per HH	2.5	2	1.9
Average HH Income	\$91,085	\$87,982	\$88,623
Average House Value	\$395,340	\$476,515	\$516,259

Demographics data derived from AlphaMap