

# JUST LISTED!

## FOR LEASE

📍 3rd Ave S, St. Petersburg, FL 33712

## PROPERTY HIGHLIGHTS

- 0.19 Acres For Lease
- Zoned DC-2 allowing for a variety of commercial uses
- Located directly across from the Gas Plant District Mixed-Use redevelopment, including plans for the new Rays Stadium
- Centrally located in the City of St. Petersburg with easy access to the region via I-275, 4th St N, and US-19
- Adjacent to Modera St. Petersburg features 345 Multifamily units and 14,000 SF of ground floor retail

## PROPERTY DETAILS

Lease Rate	Contact Broker
Lot Size	0.19 Acres
Zoning	DC-2 (Downtown Center-2)
Parcel ID	24-31-16-29736-000-0010

## CONTACT

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# THE PROPERTY



SUBJECT

Plans for New Green Space Park  
under the Overpass



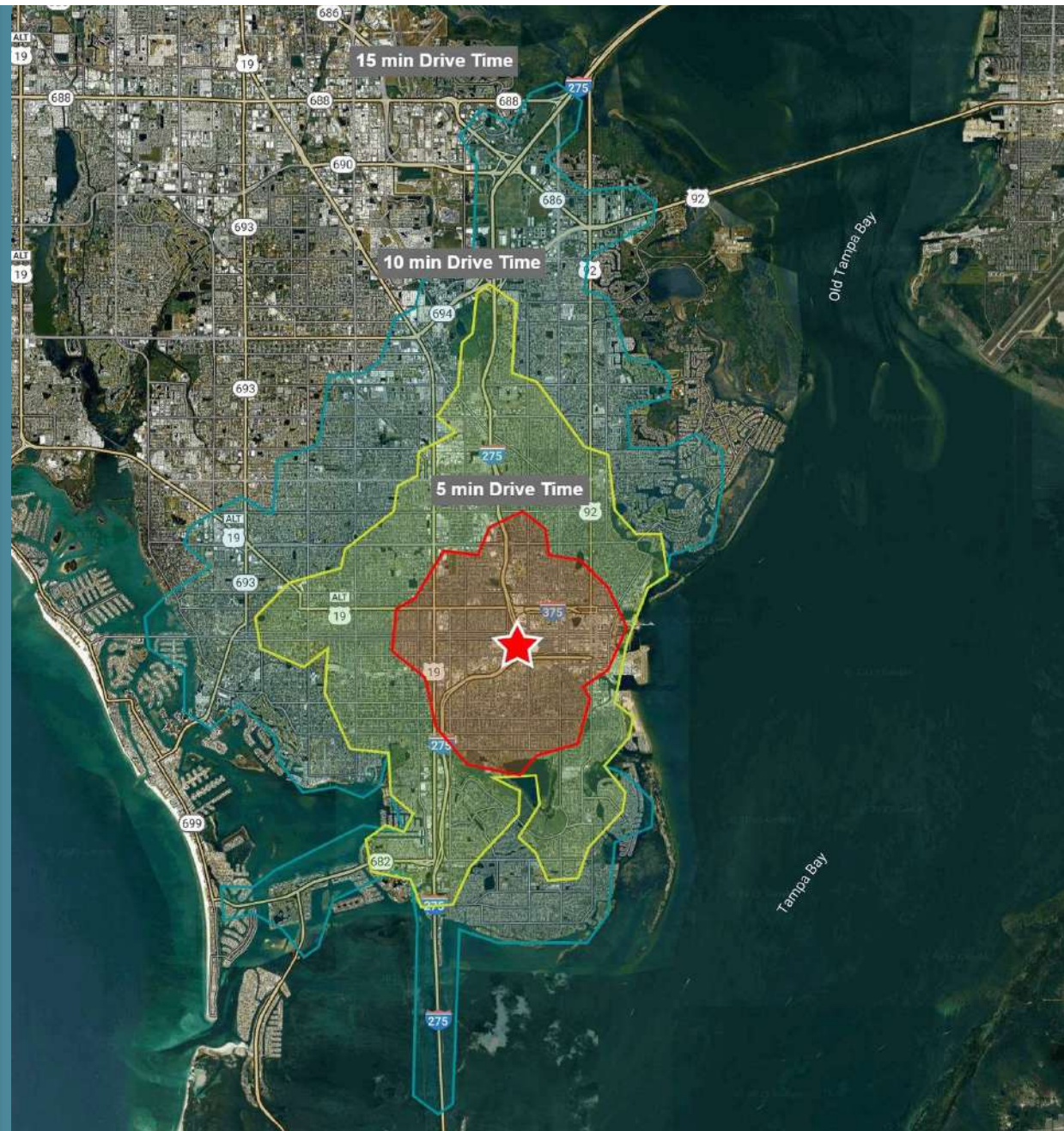
Tropicana Field  
Parking Lot 2



# DRIVE TIME DEMOGRAPHICS

## DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
<b>POPULATION</b>			
Estimated Population (2024)	55,406	146,039	271,401
Projected Population (2029)	59,454	151,476	275,969
Census Population (2020)	49,881	141,380	270,202
<b>HOUSEHOLDS</b>			
Estimated Households (2024)	27,954	68,884	130,550
Projected Households (2029)	30,021	70,936	131,218
Census Households (2020)	23,685	64,382	127,177
<b>HOUSEHOLD INCOMES</b>			
Estimated Average Household Income (2024)	\$108,289	\$109,421	\$109,876
Estimated Median Household Income (2024)	\$73,609	\$76,633	\$76,96
Average Household Net Worth (2024)	\$908,337	\$1.03M	\$1.06M



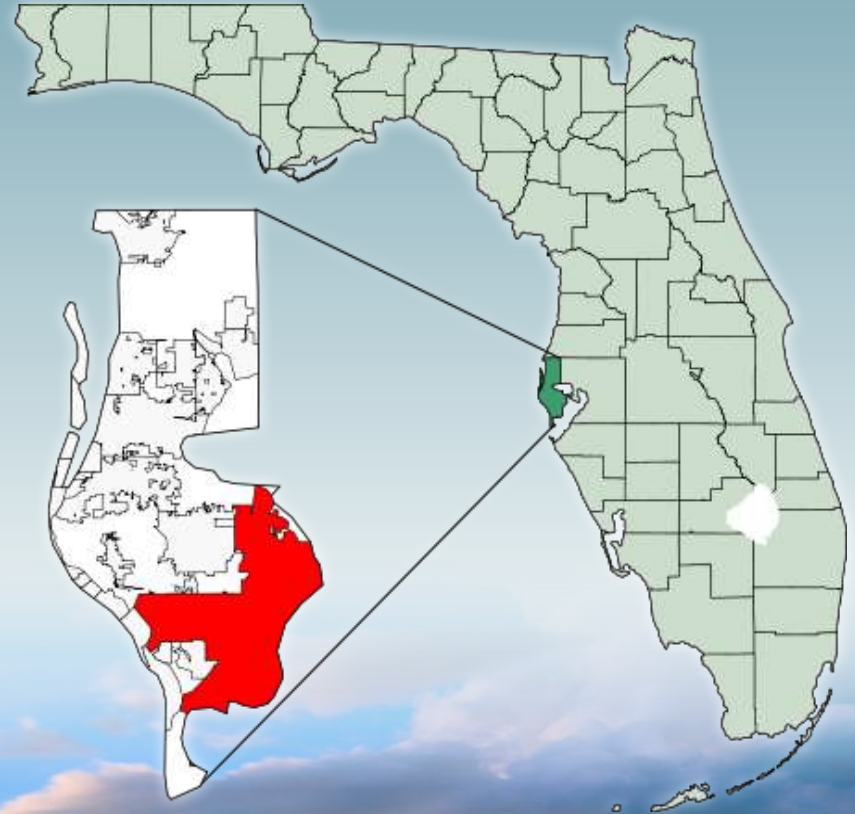


# AREA OVERVIEW



Nestled on the picturesque shores of Florida's Gulf Coast, St. Petersburg embodies the epitome of coastal living. With its sun-drenched beaches, vibrant cultural scene, and thriving economy, this dynamic city offers an unparalleled quality of life. From the upscale boutiques and trendy eateries of downtown to the charming historic neighborhoods brimming with character, there's a home to suit every lifestyle.

Enjoy leisurely days exploring the city's world-class museums, lush parks, and scenic waterfronts, or take advantage of the abundant outdoor activities, including boating, fishing, and golfing. With top-rated schools, diverse communities, and a strong sense of community spirit, St. Petersburg presents an enticing opportunity for those seeking to embrace the coveted Florida lifestyle.





## OPPORTUNITY

St. Petersburg, recognized as one of the nation's fastest-growing cities, presents a plethora of opportunities that allure and retain businesses, investors, residents, and talent. Catering to a spectrum of enterprises from startups to Fortune 500s, St. Pete furnishes comprehensive support systems and structures, facilitating their inception, sustainability, and prosperity. With burgeoning downtown development and an expanding housing sector, an increasing number of individuals are gravitating towards this locale for its enriching lifestyle and expansive growth prospects.

The city accommodates **over 265,000 individuals** dispersed across **more than 100 distinctive neighborhoods**, thereby fostering a vibrant and diverse community that contributes to a regional **workforce surpassing 1.4 million**. Boasting an educational landscape that caters to nearly **150,000 students across public, private, and technical institutions**, including prominent names like **St. Petersburg College, Eckerd College, University of South Florida St. Petersburg, Pinellas Technical Education Center, and Stetson University College of Law**, St. Pete not only nurtures intellect but also inspires a deep-seated affection, with many graduates choosing to remain within its bounds post-graduation. Garnering recognition as a premier destination for living, employment, and entrepreneurship, St. Pete emerges as a beacon for individuals aspiring to shine.



**POPULATION (2024)**  
**271,044**



**MEDIAN HOUSEHOLD INCOME (2024)**  
**\$88,661**  
**38.9% HAVE A COLLEGE DEGREE**



**EMPLOYED POPULATION (2022)**  
**135,842**  
**1.3% 1-YEAR GROWTH**



**MEDIAN PROPERTY VALUE (2022)**  
**\$289,000**  
**19.4% 1-YEAR GROWTH**



## EDUCATION

St. Petersburg hosts four higher education institutions, drawing talent from across the nation. Many students who enroll in these schools find themselves enamored with the area, choosing to stay after graduation.

- USF St. Pete Offers More Than 40 Undergraduate and Graduate Programs in Three Colleges: Arts & Sciences, Business, and Education.

- Eckerd College's 188-Acre Campus Features a White-Sand Beach With Swimming, Boating, and Sunbathing.

- Stetson Law is Ranked #1 for Trial Advocacy and #4 for Legal Writing by U.S. News & World Report.

- St. Petersburg College is #12 in the Nation for the Number of Associate Degrees Awarded in all Disciplines Compared to all Other 2 & 4-Year Programs.



Stetson University



USF St. Petersburg



St. Petersburg College



Eckerd College



## EMPLOYMENT DRIVERS

St. Petersburg appeals to a wide range of enterprises, from fledgling startups to major **Fortune 500** corporations such as **Raymond James Financial, Home Shopping Network, and Jabil**. Executives across various sectors and company scales are attracted by common factors: distinctive prospects for business growth, attractive financial incentives, and an unparalleled spirit of community and collaboration.



# #1

CITY IN FLORIDA FOR WORK/LIFE BALANCE

-CommercialCafe

# #8

HOTSPOT OF ECONOMIC GROWTH

-Chmura Analytics & Area Development

# #22

BEST METROS FOR STEM PROFESSIONALS

-WalletHub

## ST PETERSBURG - TOP EMPLOYERS

COMPANY	INDUSTRY
JABIL CIRCUIT, INC.	ELECTRONICS MANUFACTURING
RAYMOND JAMES FINANCIAL	FINANCIAL SERVICES
DUKE ENERGY	PUBLIC UTILITIES
IBM	TECHNOLOGY
GENERAL DYNAMICS	AERO SPACE
FOOT LOCKER	GLOBAL RETAILER
PROGRESSIVE	INSURANCE
MARRIOTT INTERNATIONAL	HOSPITALITY
HSN (HOME SHOPPING NETWORK)	TELEVISION
JOHNS HOPKINS ALL CHILDRENS	HOSPITAL
CATALINA	MARKETING
BAYFRONT HEALTH	HOSPITAL
COX MEDIA GROUP	MEDIA COMPANY



# ARTS & CULTURE

St. Petersburg holds the distinction of being ranked among the premier arts and cultural hubs for cities of its caliber. It's home to world-famous museums and intimate independent galleries, a dynamic performing arts landscape, celebrated film festivals, live music venues, a bustling literary arts enclave, a cohesive network of artisans and craftsmen, and an abundance of public art installations and outdoor exhibits.

The arts in St. Petersburg not only improves the city's quality of life, they are an economic powerhouse in the city, according to a new study. The city's arts and cultural organizations fuel an economic impact of more than **\$23 million** and attract **1.3 million** visitors to the city each year - **creating 519 jobs**. From the world-class Salvador Dali Museum and the Chihuly Collection, to smaller galleries featuring local artisans, art and culture are alive in Downtown St. Petersburg.

*Ranked #1 Among Mid-Sized Cities as America's Arts Destination*  
-AmericanStyle Magazine

*Miami's "Rival for the Finer Things"*  
-The Independent



The Chihuly Collection



Salvador Dali Museum



Imagine Museum



Morean Arts Center



The Mahaffey Theatre



# THINGS TO DO



Explore the scenic beauty of **Vinoy Park** in St. Pete, where you can enjoy leisurely strolls along the waterfront, take in breathtaking views of Tampa Bay, and unwind with picnics or outdoor activities amidst the serene surroundings. It is also home to many of the city's premier events throughout the year.



Experience the thrill of America's favorite pastime as you cheer on the Tampa Bay Rays amidst the electrifying atmosphere at **Tropicana Field**, exciting entertainment for the whole family.



Experience the excitement of sporting events and live entertainment at **Al Lang Stadium** in St. Pete, where you can cheer on your favorite teams, enjoy vibrant concerts, and soak up the lively atmosphere in the heart of downtown. It is also home to the Tampa Bay Rowdies.



# THINGS TO DO



Dive into the vibrant music scene of St. Pete at *Jannus Live*, where you can groove to live performances by top artists, sip on craft cocktails, and dance the night away under the starlit sky in this iconic outdoor venue.



On the first Friday of every month, the heart of downtown becomes St. Pete's biggest block party. *First Friday* St. Pete is a showcase for the great bands, great drinks, and great food that make it Florida's most exciting city.



The *Firestone Grand Prix* of St. Petersburg is a Verizon IndyCar Series race. The race takes place on a temporary course, utilizing downtown streets, and two runways of Albert Whitted Airport. Experience this premier motosport event set against the stunning backdrop of the city's waterfront.



## AREA OVERVIEW

# DISCOVER THE DIVERSE DISTRICTS OF ST. PETERSBURG

In the heart of St. Petersburg, a flourishing downtown awaits, brimming with artistic endeavors, shopping delights, and culinary adventures. Explore St. Pete's diverse districts and craft an unforgettable day in the Sunshine City.

- **Central Arts District** - Located between the 300 and 700 blocks of Central Ave in Downtown
- **Deuces Live District** - Located near 22nd Street South and 9th Avenue
- **The EDGE District** - Goes from Dr. Martin Luther King Jr. Street West to roughly 16th Street
- **Grand Central District** - West of Downtown and runs between 1st Avenues North and South
- **MLK North District** - Runs from Martin Luther King Jr. Street. From 5th Ave N. to 34th Ave N.
- **St. Pete Pier District** - 26 acres on St. Pete's sparkling waterfront.
- **Warehouse Arts District** - Located between 16th Street & 31st Street between 10th Ave S. & 1st Ave N.
- **Waterfront Museum District** - Located from Beach Dr. to 3rd St, between 7th Ave N. & 7th Ave S.





# AREA OVERVIEW



**DELIVERING AN ADVANCED, COMMUNITY-FOCUSED, AND CAPTIVATING BASEBALL VENUE...**

**FOR THE ST. PETERSBURG AND TAMPA BAY AREA**



The Tampa Bay Rays have reached a deal with St. Petersburg and Pinellas County to build a **\$6.5 billion dollar** stadium in St. Pete's Historic Gas Plant District, which is currently home to Tropicana Field.



St. Petersburg's enduring passion for baseball spans generations, tracing its roots back over a century. The creation of a new stadium for the Rays marks the next pivotal chapter in the city's rich baseball legacy, solidifying its status as one of the unique 26 communities with an MLB team.



Envisioned to accommodate around **30,000** spectators, the new ballpark will emerge as a quintessential hub for communal engagement. Beyond its primary function as a sports venue, it will seamlessly integrate into the fabric of public life throughout the year. Its versatile spaces will host an array of gatherings, from civic ceremonies and graduations to vibrant concerts, cultural festivals, and moments of leisure, all while serving as the spirited home ground for the championship Rays baseball team.





# AREA OVERVIEW



## REDEVELOPMENT BY THE NUMBERS...



**8M SQ. FT  
DEVELOPMENT**



**30-35K  
CAPACITY  
BALLPARK**



**750K SQ. FT  
RETAIL SPACE**



**14 ACRES  
PARKS/OPEN  
SPACE**



**1.4M SQ. FT  
OFFICE/  
MEDICAL  
SPACE**



**14K  
PARKING  
STALLS**



**5,400  
RESIDENTIAL  
UNITS**



**90K SQ. FT  
CONFERENCE/  
MEETING SPACE**



**750  
HOTEL  
ROOMS**



**\$6B+  
TOTAL  
CONSTRUCTION**



**86 ACRES  
SITE SIZE**



**50K SQ. FT  
NON-PROFIT  
COMMUNITY  
SPACE**





# AREA OVERVIEW



IMAGE SOURCE: MLB / TAMPA BAY RAYS  
IMAGE NOT DRAWN TO SCALE