

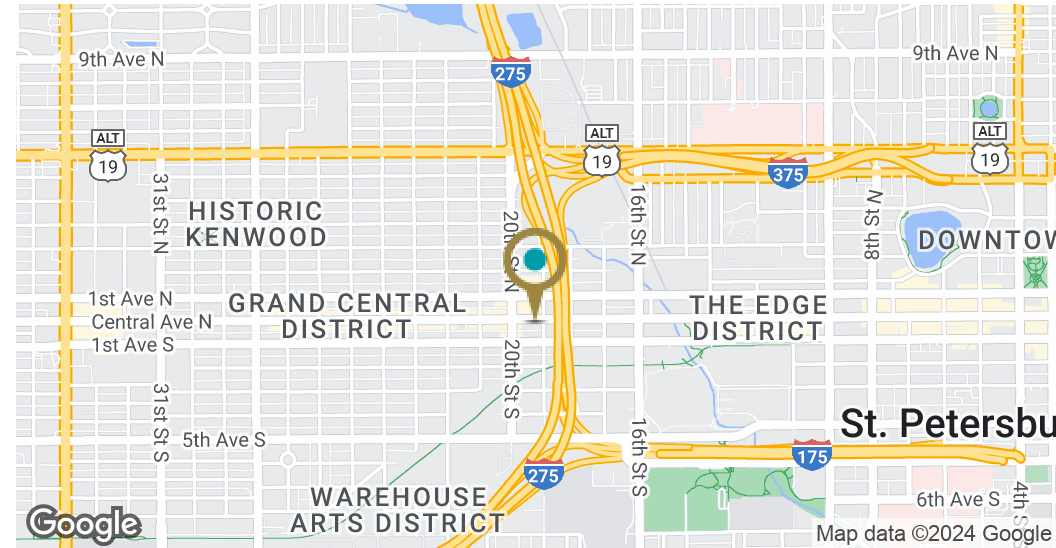
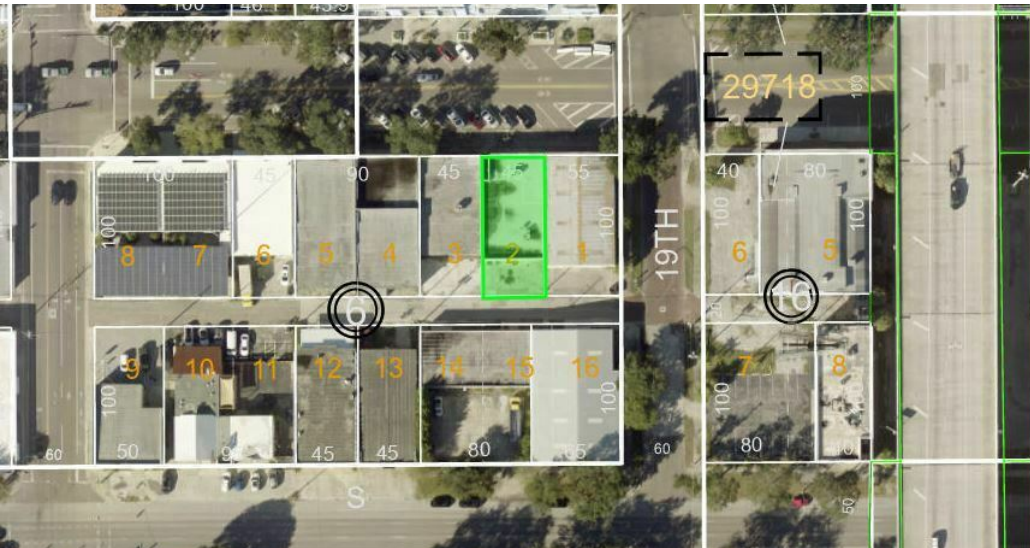


**FOR LEASE**  
Tim Butler  
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**FOR LEASE - 1912 CENTRAL AVE**  
**1912 Central Ave, Saint Petersburg, FL 33712**  
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# Executive Summary 1912 Central Ave, Saint Petersburg, FL 33712



## OFFERING SUMMARY

Lease Rate:	\$34.00 SF/yr (NNN)
Building Size:	3,300 SF
Available SF:	3,300 SF

## PROPERTY OVERVIEW

Built in 1940, this block building has a total of 3,300 SF of NRA. It was formerly used as offices and retail walk up counter but has since been gutted and awaits a new vision. The CCT-2 zoning allows for a variety of uses. There is limited parking in the rear of the building.

## LOCATION OVERVIEW

This building is located on the south side of Central Ave just west of 19th St. in the heart of everything happening in the city at the crossroads of The Grand Central District, Edge District and the Warehouse Arts district. The exciting Trails Crossing project taking place under I-275 is only a block away and the I-Mix 22 concept is two blocks away. There are nearly 2,000 new units built, under construction or planned two blocks away on the other side of I-275 overpass.



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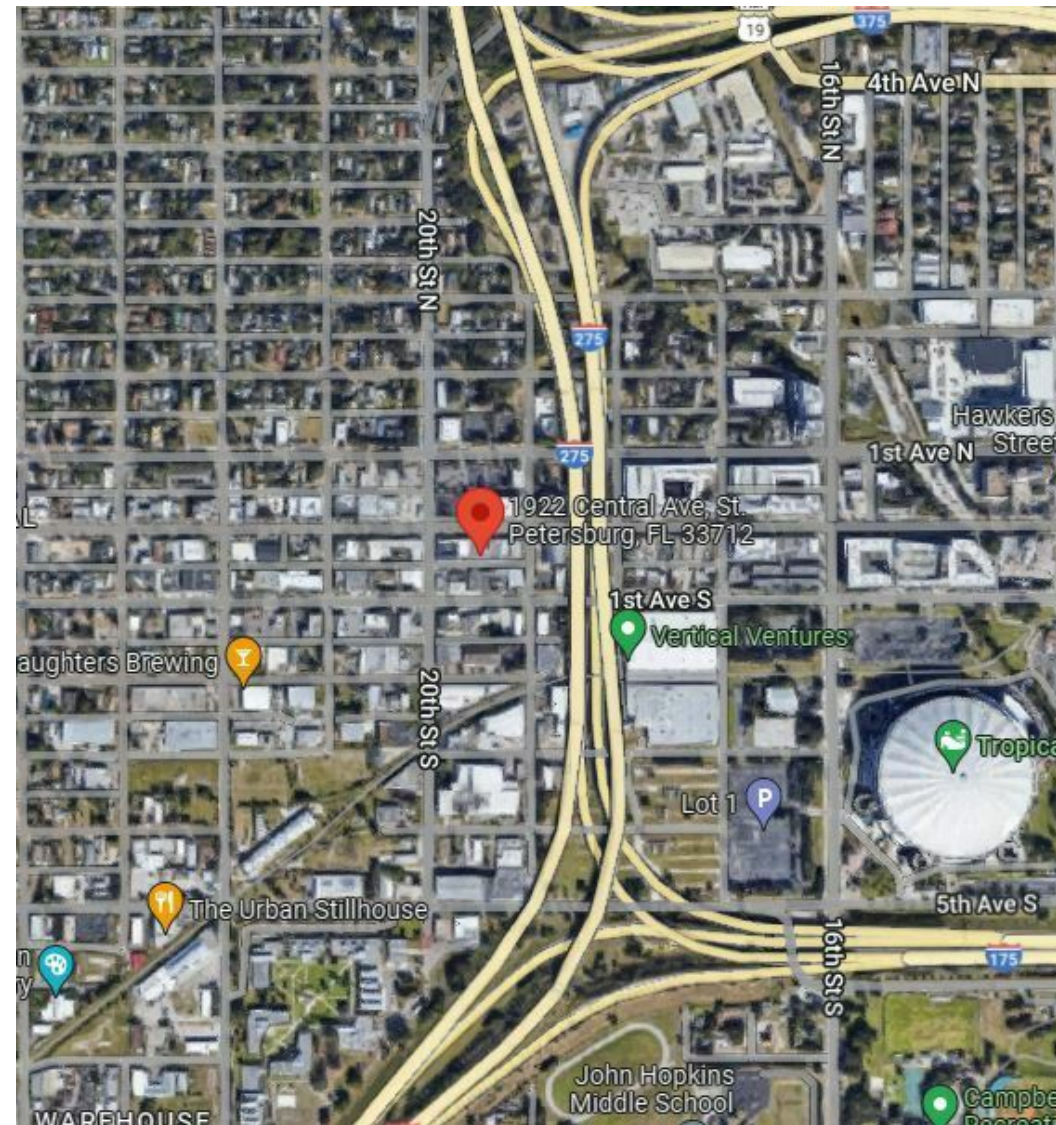
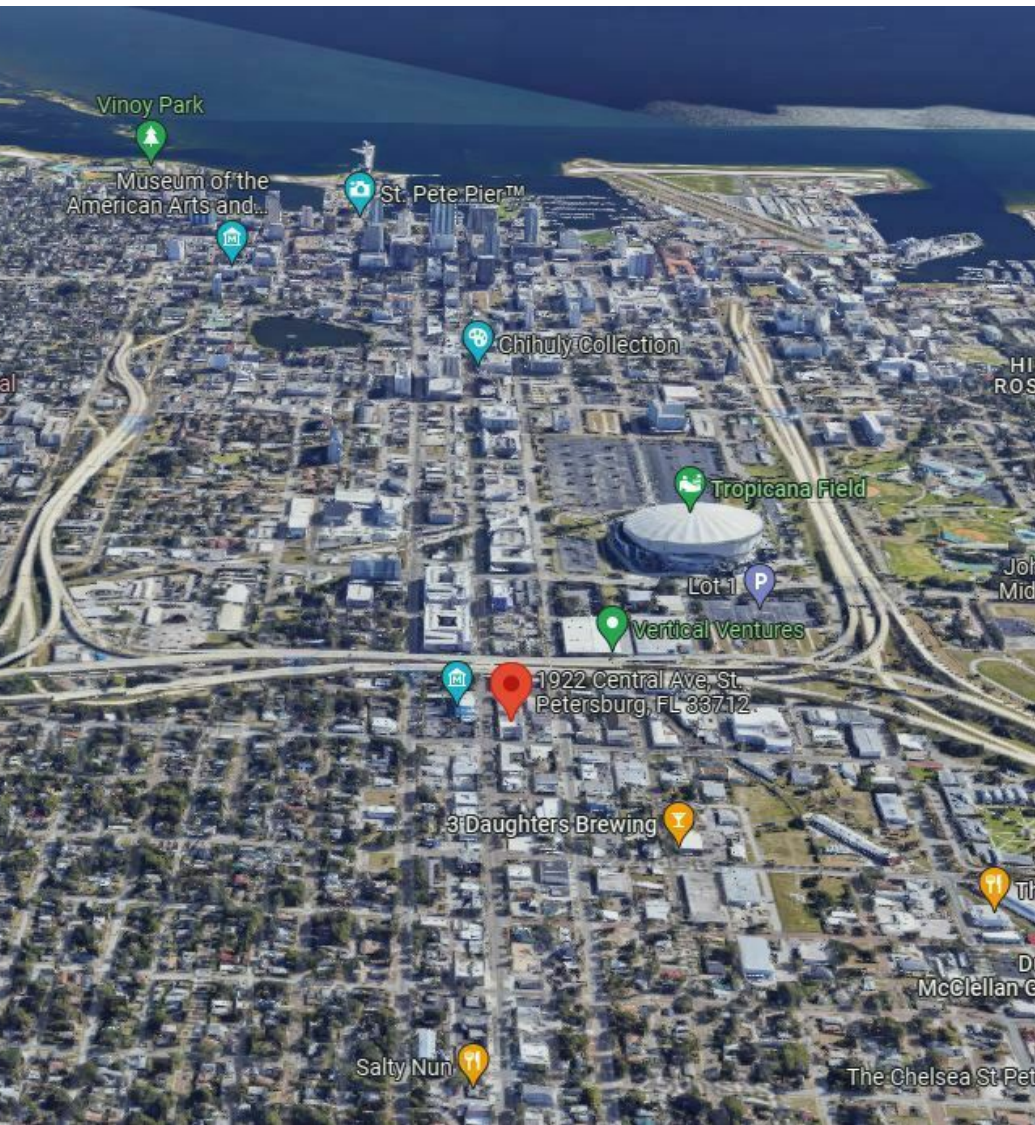
# Additional Photos *1912 Central Ave, Saint Petersburg, FL 33712*



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# Additional Photos 1912 Central Ave, Saint Petersburg, FL 33712



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# Demographics Map & Report 1912 Central Ave, Saint Petersburg, FL 33712

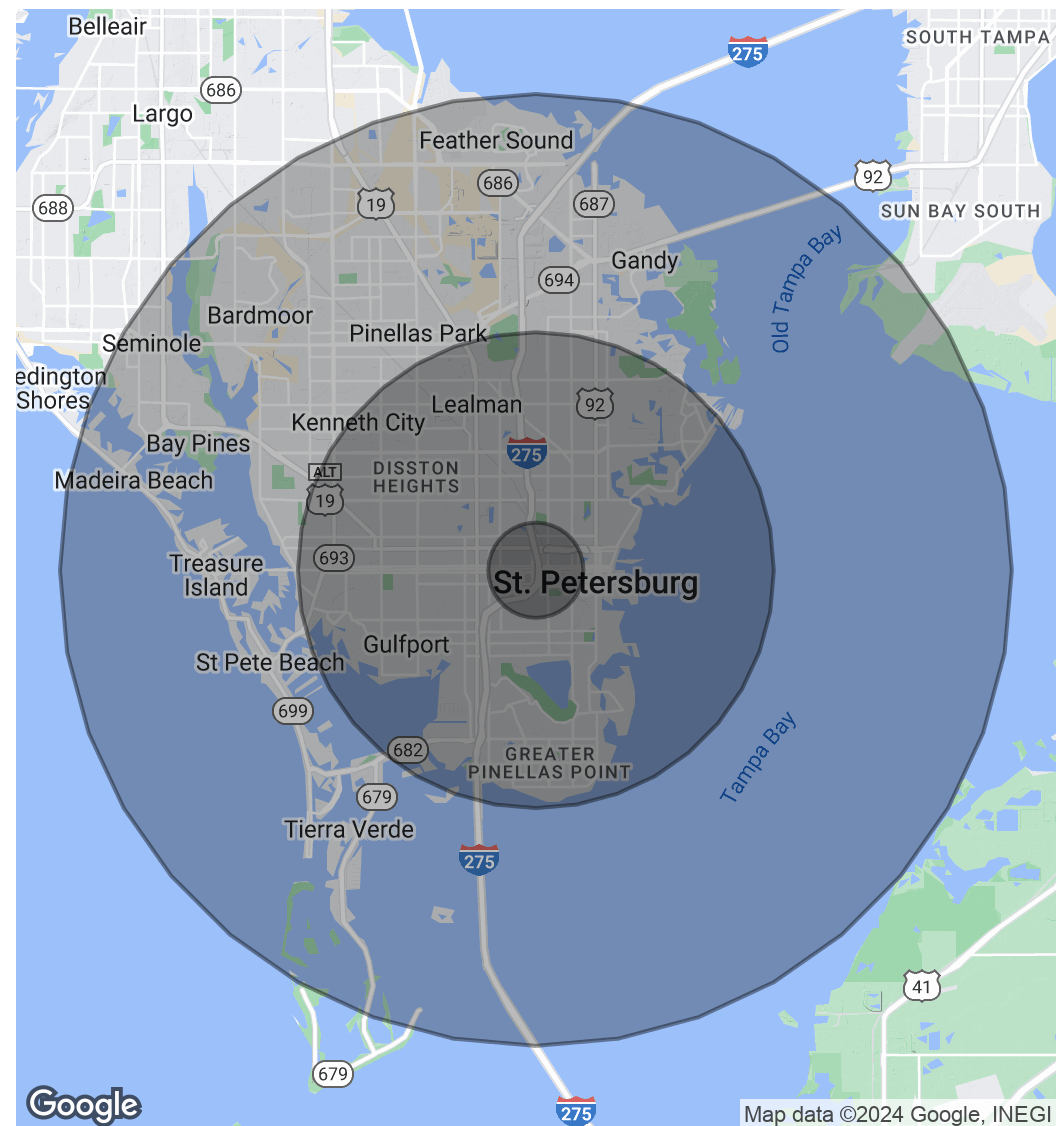
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	11,681	263,316	464,800
Average Age	41.1	44.1	45.7
Average Age (Male)	43.6	43.4	44.7
Average Age (Female)	39.8	44.9	46.9

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	7,335	135,556	249,855
# of Persons per HH	1.6	1.9	1.9
Average HH Income	\$46,489	\$65,172	\$64,745
Average House Value	\$213,289	\$243,365	\$244,472

\* Demographic data derived from 2020 ACS - US Census



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