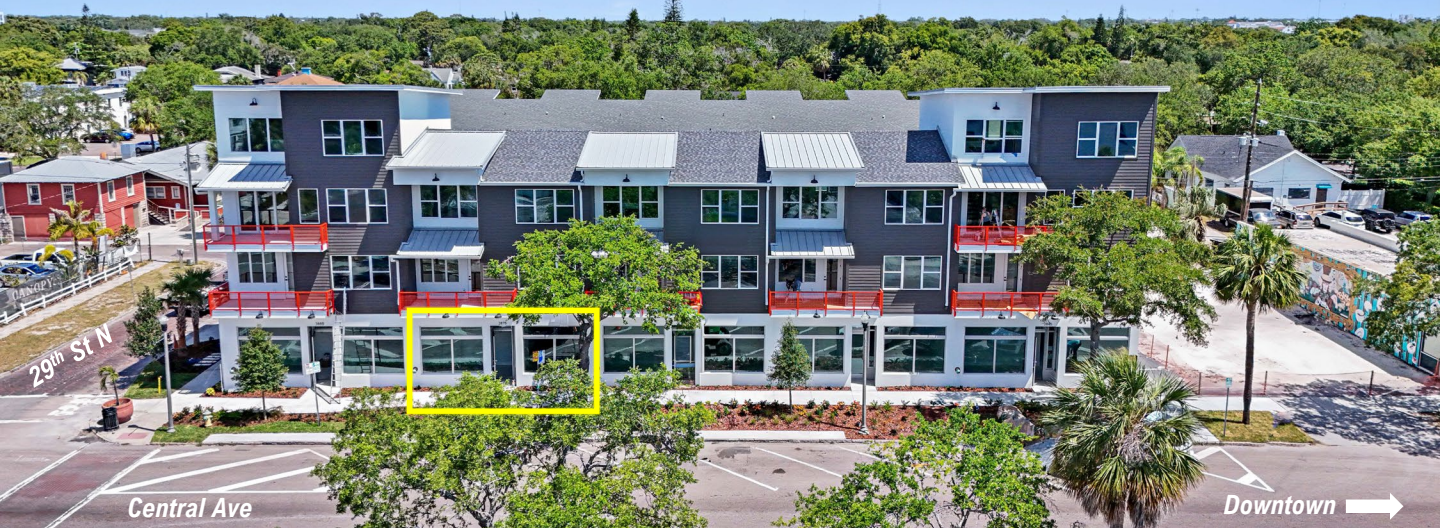


FOR LEASE

Grand Central District Retail/Office Suite
2875 Central Ave., St. Petersburg, FL 33713



Available Retail / Office Suite

Lease Area	500 Square Feet
Monthly Rate	\$2,300 + electric
Lease Term	Negotiable
Parking	Free street in front of unit
Occupancy	Immediately
Interior Ceiling Height	12 Feet
Allowed Uses	Retail / Office*

**no food uses, beverage allowed*

Welcome to the bustling Grand Central District and your new retail office suite! The all-glass storefront provides remarkable exposure to Central Avenue and its incredible foot traffic.

This highly sought after location is within walking distance of some of the best restaurants and bars in the city. The Trop is less than a 5-minute drive, with downtown and the waterfront under 10 minutes.

The suite features ION Technology low-voltage pre-wire, a 200-Amp panel and fire sprinklers. Don't miss this fantastic opportunity to establish your business in a convenient, high-traffic location near downtown and all its amenities!

KORI BILLINGS CCIM

Broker Associate

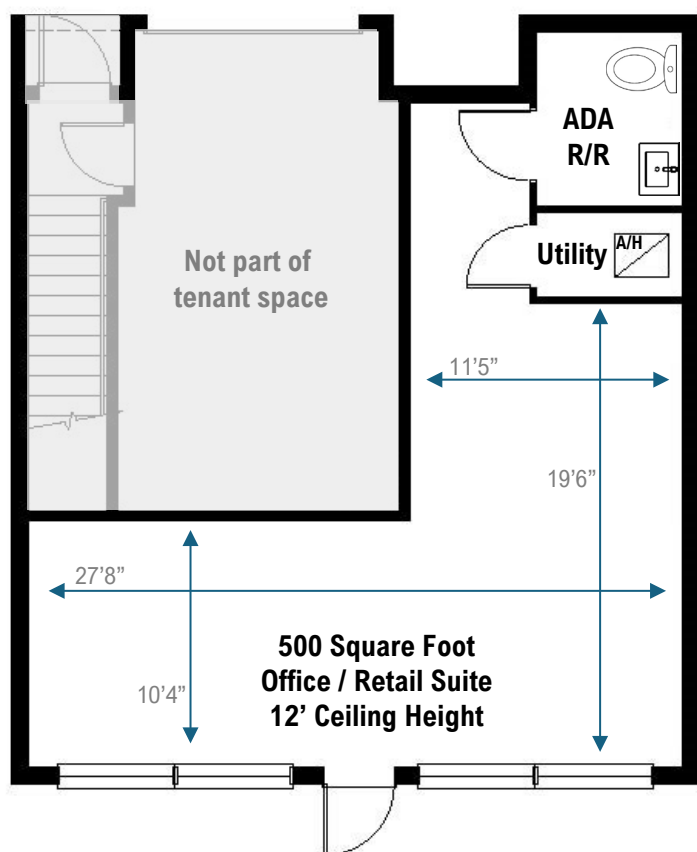
813-997-3341

Kori@BridgewaterCommercial.com



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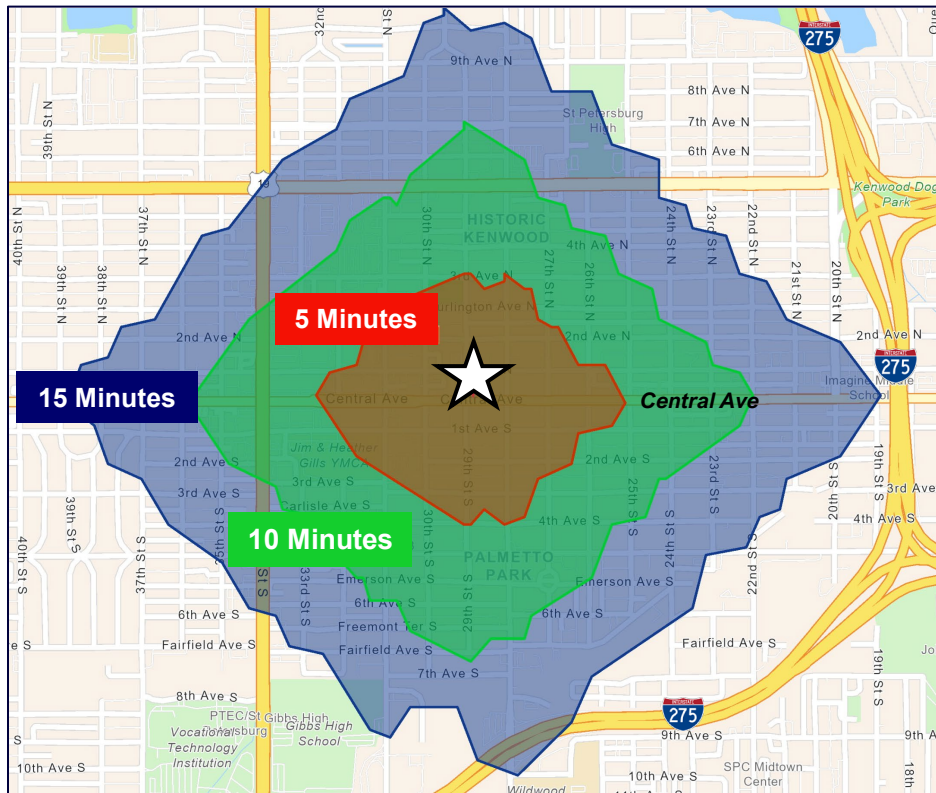


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5-10-15 Minute Walk Time Map



Within Walking Distance:

- Mutts and Martinis
- Cappy's Pizza
- Hawthorne Bottle Shop
- The Studio Public House
- Lucky Star Lounge
- Wild Child
- Baba
- Barbouni
- Casita Taqueria
- Bandit Coffee Co
- Twisted Indian
- Urban Brew and BBQ
- Salty Nun
- Valhalla Bakery
- Lost & Found
- The Floribbean
- LALA St. Pete
- The Dog Bar
- 3 Daughters Brewing
- Trophy Fish

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Broker Associate

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Demographic Highlights

- 277,788 total population within 5 miles
- 132,876 total population within 3 miles
- 177,993 total daytime population within 10 minutes drive time
- 46,606 total daytime population within 5 minutes drive time
- 39.1 median age within 1 miles
- 43.5 median age within 3 miles
- 57.2% of the one-mile population has an associates degree or higher

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