

809
59

CENTRAL AVENUE

DOWNTOWN ST. PETERSBURG



RIPCO
REAL ESTATE

AN ICONIC OPPORTUNITY IN THE HEART OF DOWNTOWN ST. PETE

A LANDMARK TRANSFORMED FOR THE NEXT CHAPTER IN RETAIL

BUILT IN 1926...

895 Central Avenue has stood as a landmark through nearly a century of transformation in St. Petersburg. Originally developed during Florida's roaring land boom, the building reflects the charm and craftsmanship of its era, with architectural details that have allowed it to endure as both a historic treasure and a vibrant part of the city's urban fabric.

Over the decades, the property has adapted alongside St. Petersburg itself—evolving from its early days in a rapidly growing downtown, to witnessing waves of cultural, commercial, and community change. Today, 895 Central Avenue blends its historic character with modern energy, embodying the city's unique balance of tradition and progress.

*Fun
fact!*

DURING THE CUBAN MISSILE CRISIS,
RESIDENTS TALKED ABOUT TAKING SHELTER
IN THE VAULT IN CASE OF AN ATTACK.



INVESTED IN THE FUTURE, ROOTED IN HISTORY.

— DOWNTOWN ST. PETERSBURG —

Today, Downtown St. Petersburg stands out as one of Tampa Bay's most dynamic markets, fueled by population growth, tourism, and steady investment. The blend of historic charm and modern development has created a vibrant live-work-play destination that attracts residents, visitors, and businesses alike. Demand for retail, office, and mixed-use spaces remains strong, with both national and local operators competing for prime locations along Central Avenue and Beach Drive. The city's expanding residential base, thriving arts scene, and walkable downtown continue to drive foot traffic and business performance.

With ongoing development—from luxury towers to adaptive reuse projects—St. Pete's urban core is evolving while preserving its historic character. The result is a resilient, high-demand market and one of Florida's most compelling destinations for commercial growth and investment.



BE PART OF ST. PETE'S RETAIL MIX



#2
BEST OF THE BEST
DESTINATIONS

TWEEDS



BODYROK

FORTU

CLUB  PILATES





EXECUTIVE SUMMARY

AN ICONIC ADDRESS FOR ST. PETERSBURG'S NEXT RETAIL

Position your brand at one of St. Petersburg's most iconic addresses. Located at 895 Central Avenue, the historic Union Trust Bank building sits next to Camden Central, downtown St. Pete's premier apartment building. Surrounded by thriving neighborhoods, top restaurants, boutiques, galleries, and an ever-growing base of luxury residences, this location places your business at the center of the city's cultural and retail energy.

10,718 SF of prime retail space is available, featuring soaring ceilings, exposed brick, steel beams, and arched windows overlooking the Central Arts and Edge Districts. With a built-in luxury residential community above, 50 dedicated parking spaces, and abundant street parking, this is the ideal opportunity for a flagship retailer or high-profile brand to establish a presence in a landmark setting in the heart of St. Pete.

**AN EXCEPTIONAL OPPORTUNITY TO ESTABLISH A STANDOUT
RETAIL PRESENCE IN A LANDMARK BUILDING AT THE HEART
OF ST. PETERSBURG'S MOST DYNAMIC NEIGHBORHOODS.**

4,473 SF

First
Level

1,243 SF

Mezzanine
Level

5,002 SF

Basement
Level



Prime location on
Central Avenue

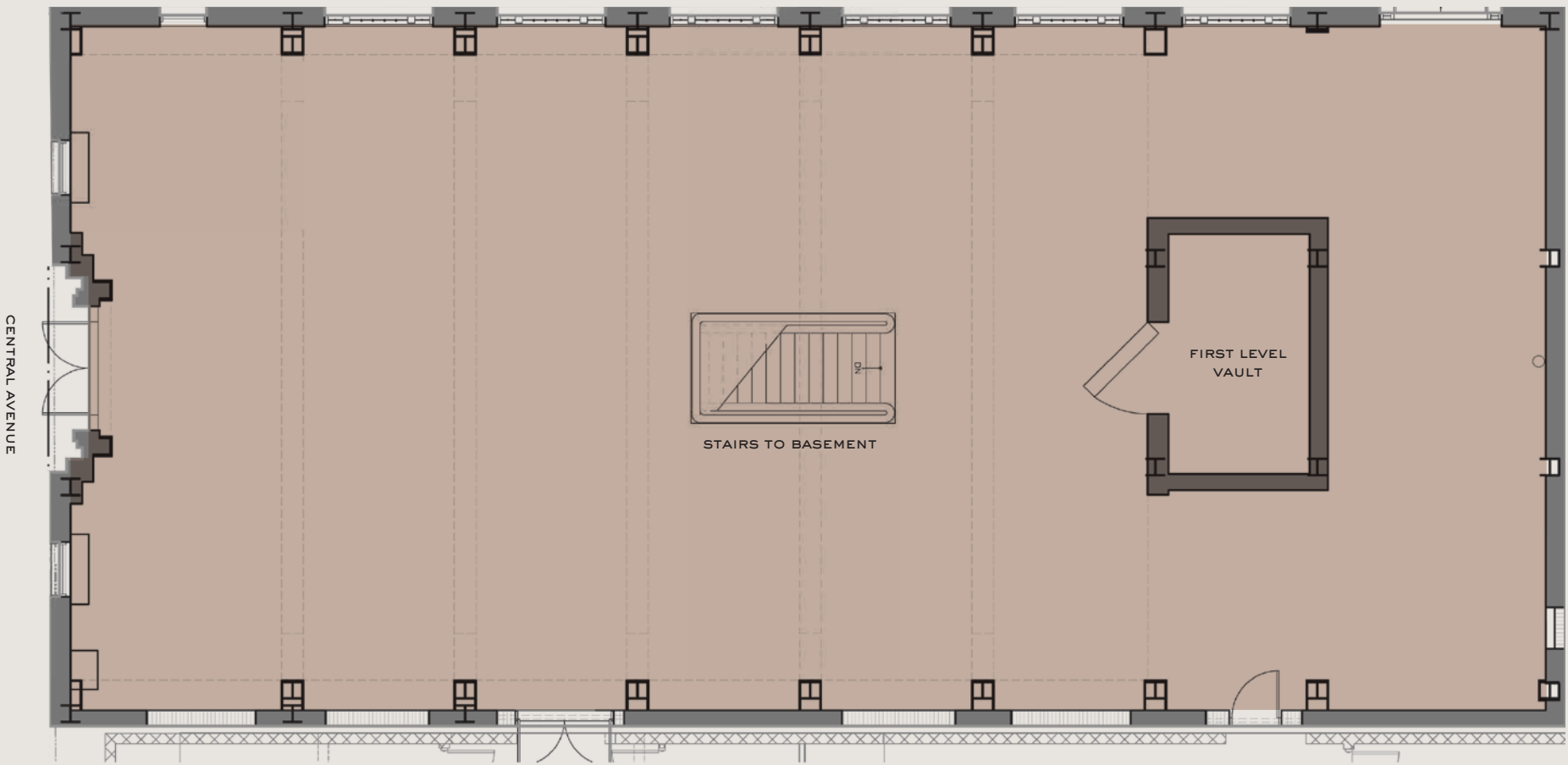


Preserved Neoclassical
Design



50 Dedicated
Parking Spaces

FLOOR PLAN



GROUND FLOOR

4,473 SF

First Level

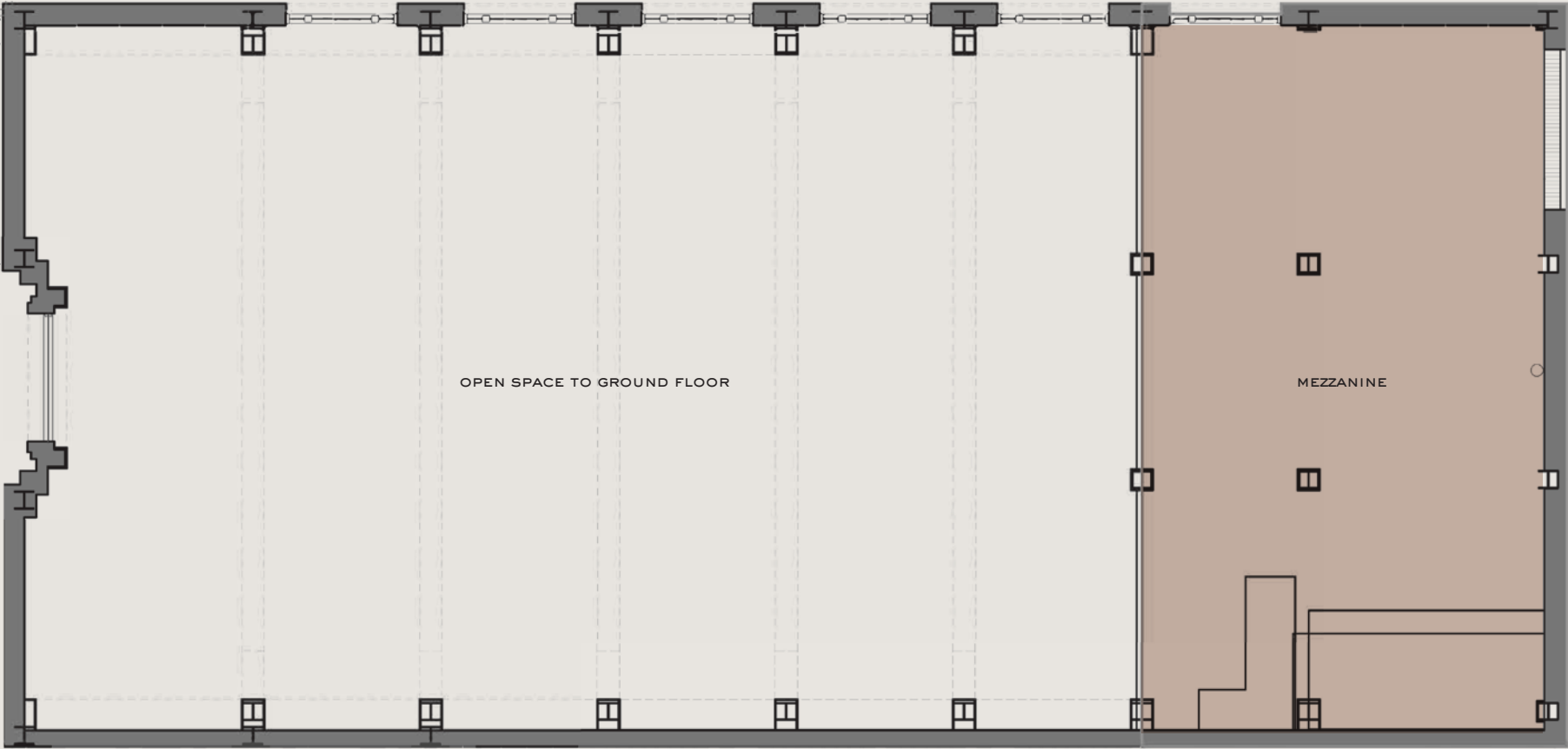


±20 FT Ceiling Heights



47 FT Frontage on Central Avenue

FLOOR PLAN



MEZZANINE

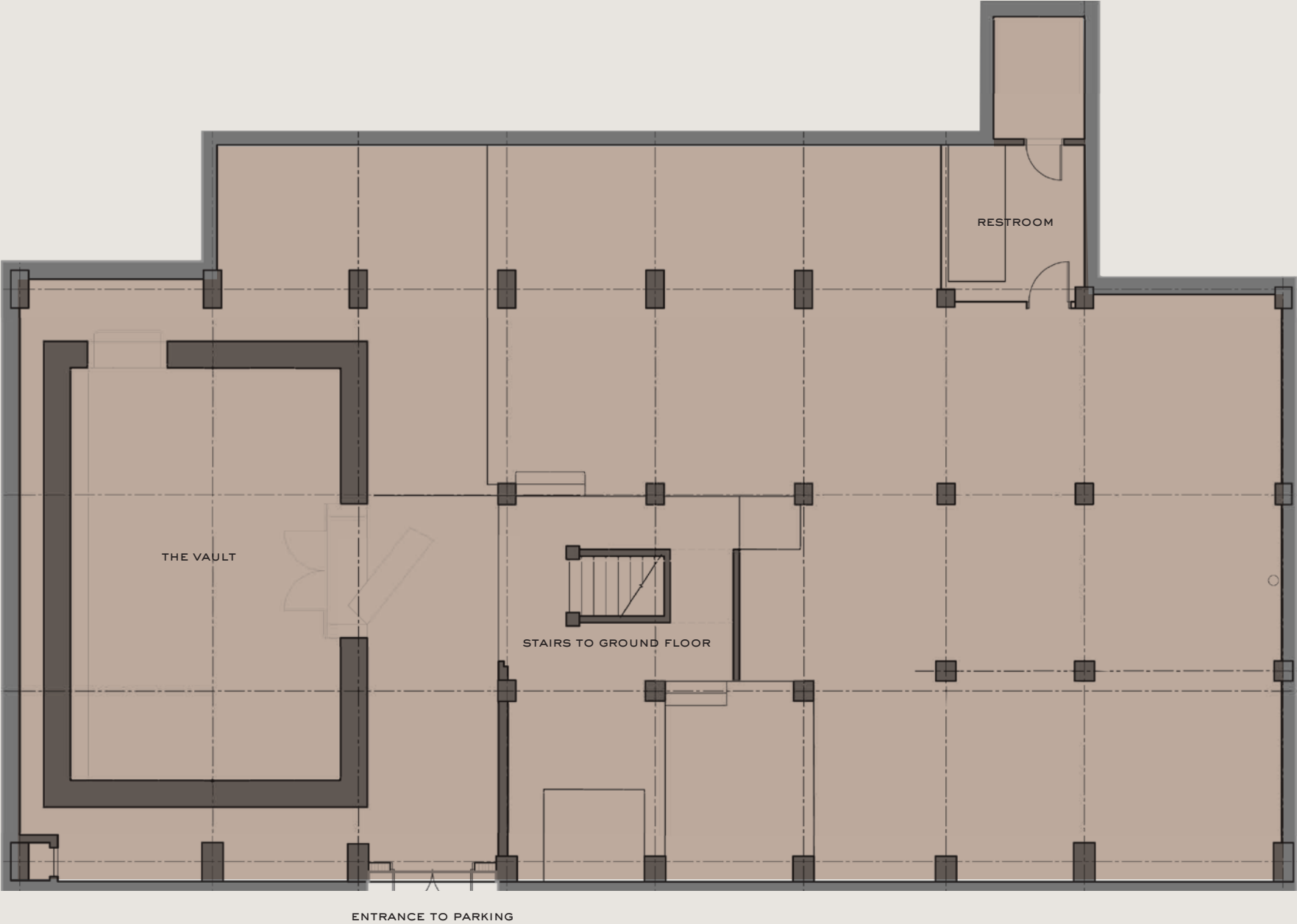
1,243 SF

Mezzanine Level



±9 FT Ceiling Heights

FLOOR PLAN



BASEMENT

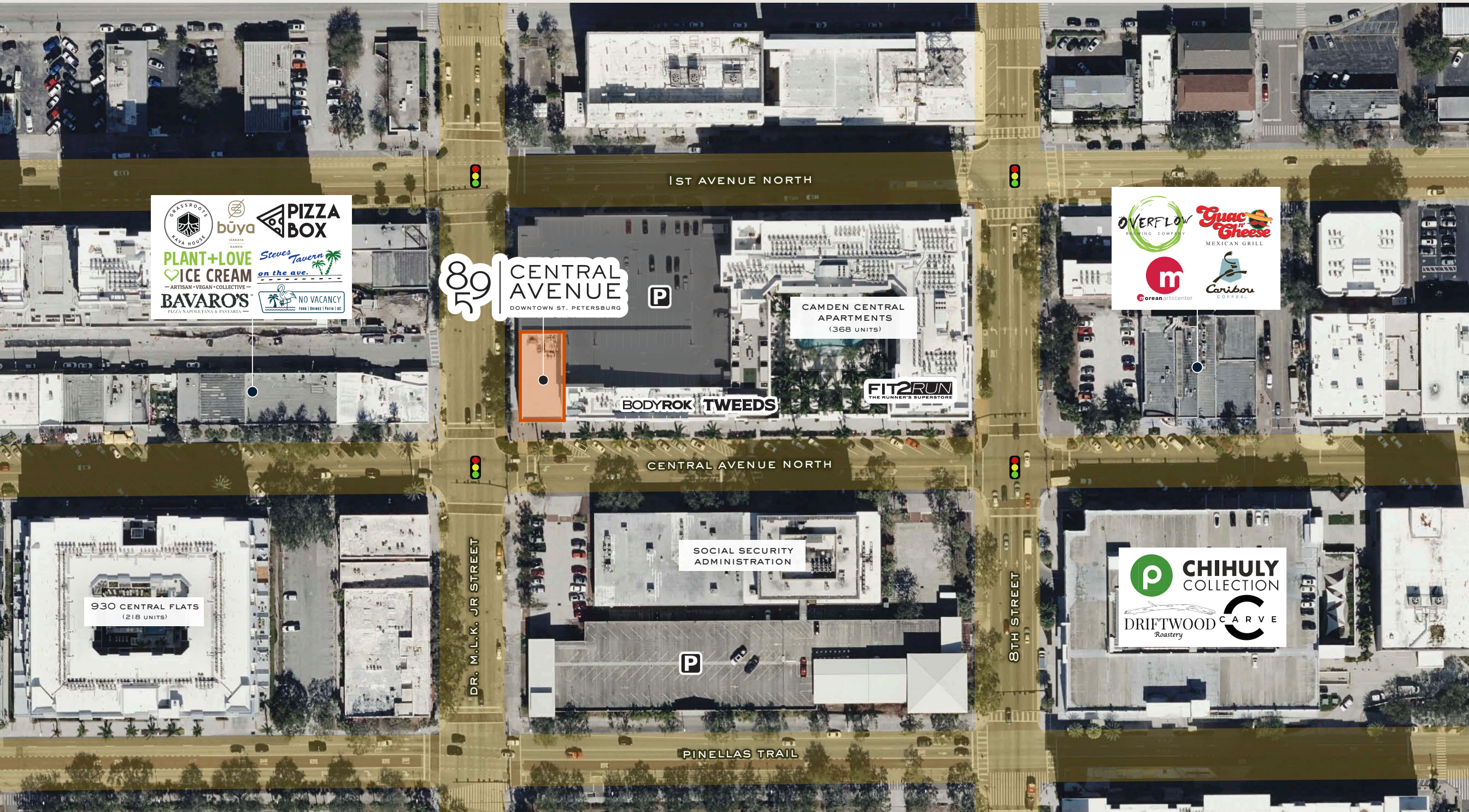
5,002 SF

Lower Level



±8 FT Ceiling Heights

AREA MAP



Logos for: GRASSROOTS KAVA HOUSE, būya IZAKAYA RAMEN, PIZZA BOX, PLANT+LOVE ICE CREAM ARTISAN • VEGAN • COLLECTIVE, Steves Tavern on the ave., BAVARO'S PIZZA NAPOLETANA & PASTARIA, and NO VACANCY POOL | DRINKS | PATIO | AC.

Logos for: OVERFLOW BREWING COMPANY, Guac & Cheese MEXICAN GRILL, m morean arts center, and Caribou COFFEE.

930 CENTRAL FLATS
(218 UNITS)

CAMDEN CENTRAL
APARTMENTS
(368 UNITS)

FIT2RUN
THE RUNNER'S SUPERSTORE

BODYROK TWEEDS

SOCIAL SECURITY
ADMINISTRATION

Logos for: CHI HULY COLLECTION and DRIFTWOOD CARVE Roastery.

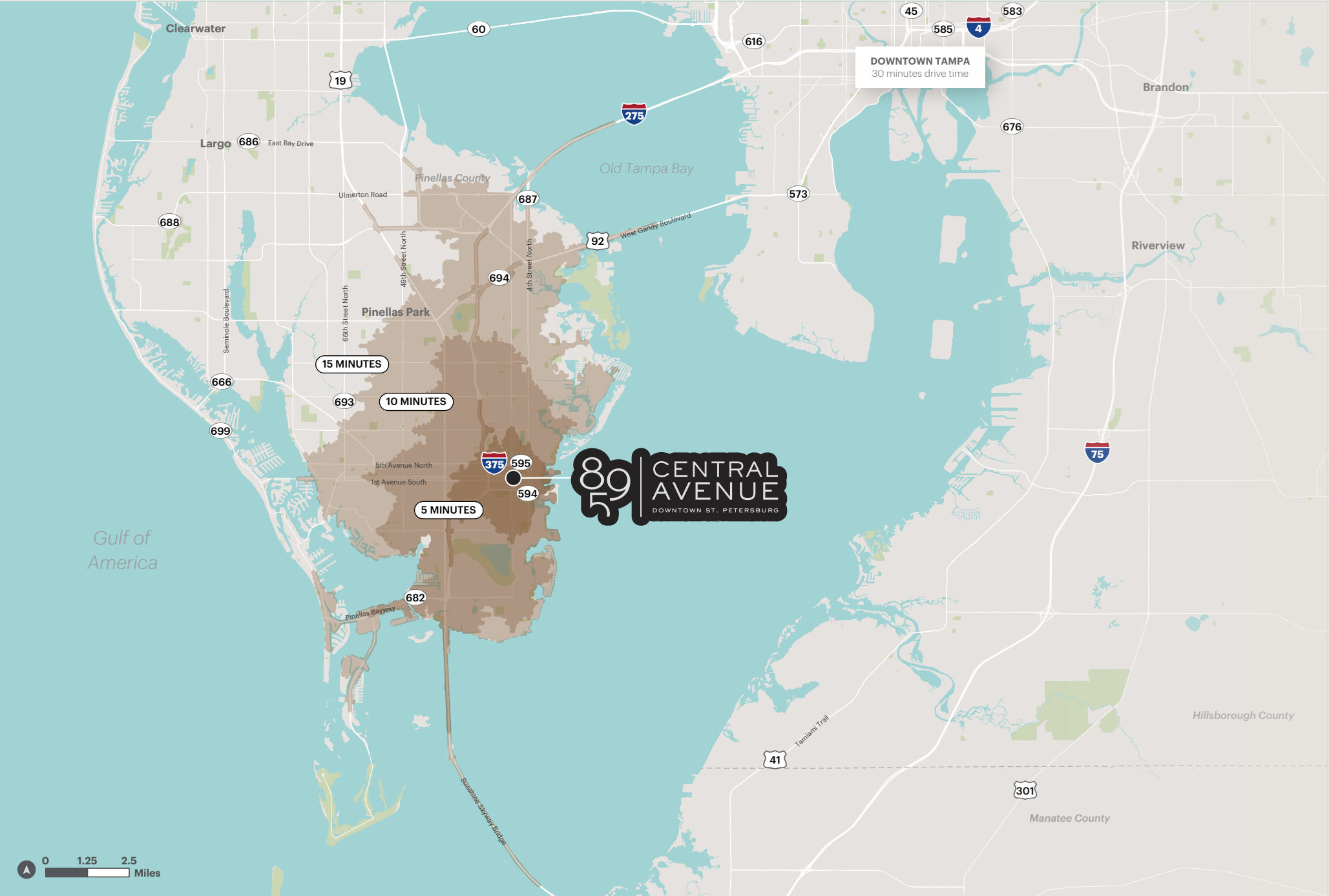
INTERIOR IMAGES



DOWNTOWN ST. PETE



DRIVETIME DEMOGRAPHICS 2025



POPULATION	
5 minute	39,183
10 minute	162,479
15 minute	301,847

HOUSEHOLDS	
5 minute	20,906
10 minute	77,073
15 minute	144,700

AVERAGE HH INCOME	
5 minute	\$105,549
10 minute	\$105,805
15 minute	\$107,121

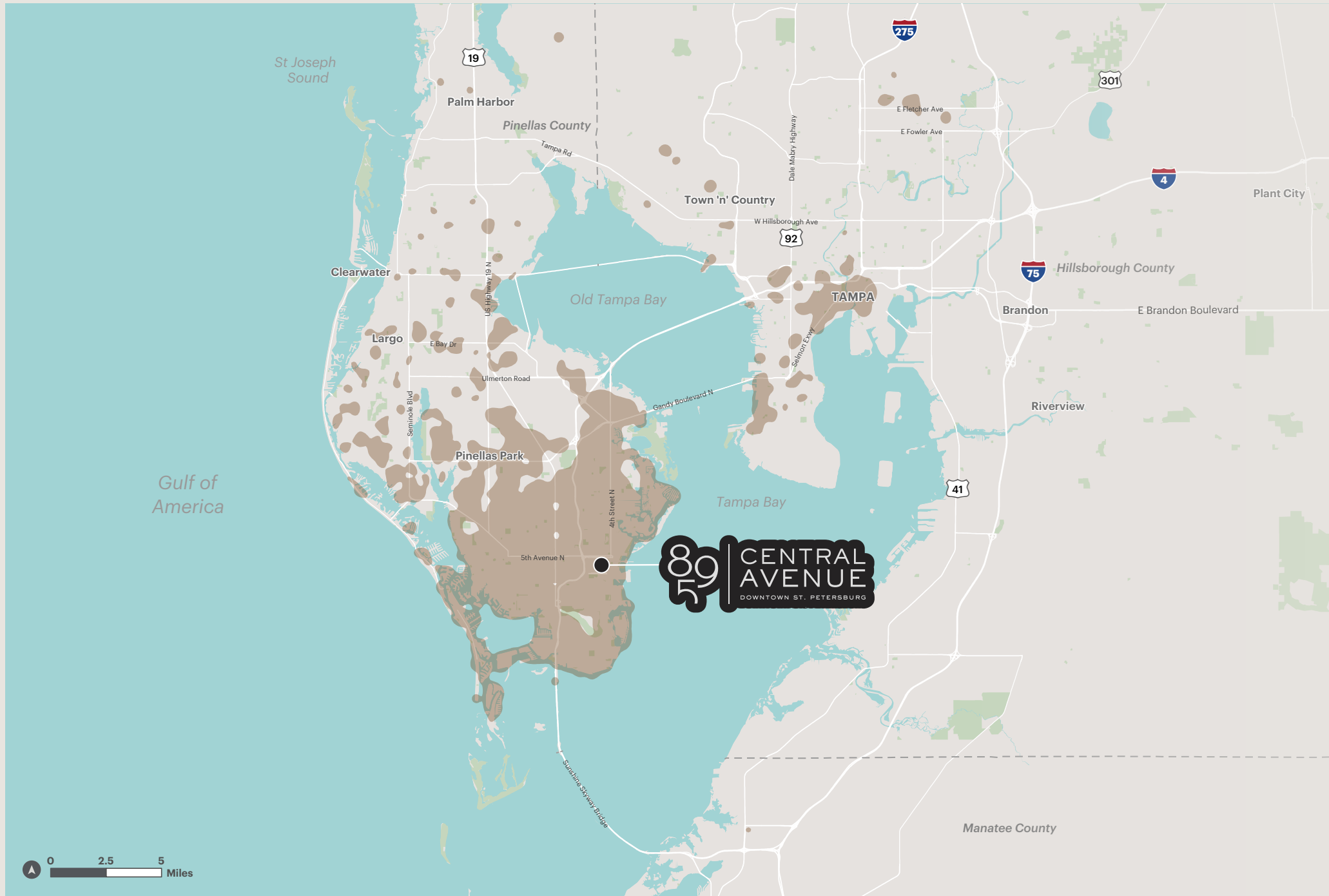
PER CAPITA INCOME	
5 minute	\$56,829
10 minute	\$50,335
15 minute	\$51,394

DAYTIME POPULATION	
5 minute	60,146
10 minute	169,807
15 minute	319,228

TOTAL EMPLOYEES	
5 minute	41,161
10 minute	91,321
15 minute	175,778

TOTAL BUSINESSES	
5 minute	4,223
10 minute	9,057
15 minute	16,345

TRADE AREA



4,200,000
Visits

1,100,000
Unique Visitors

100 MIN
Average Dwell Time

+14.5%
Visits Yo3Y



Contact Exclusive Agents

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RIPCO
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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information.

References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.