

89 | 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.

UNION TRUST COMPANY



# 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.



#2  
BEST OF THE BEST  
DESTINATIONS



BE PART OF ST. PETE'S RETAIL MIX

TWEEDS

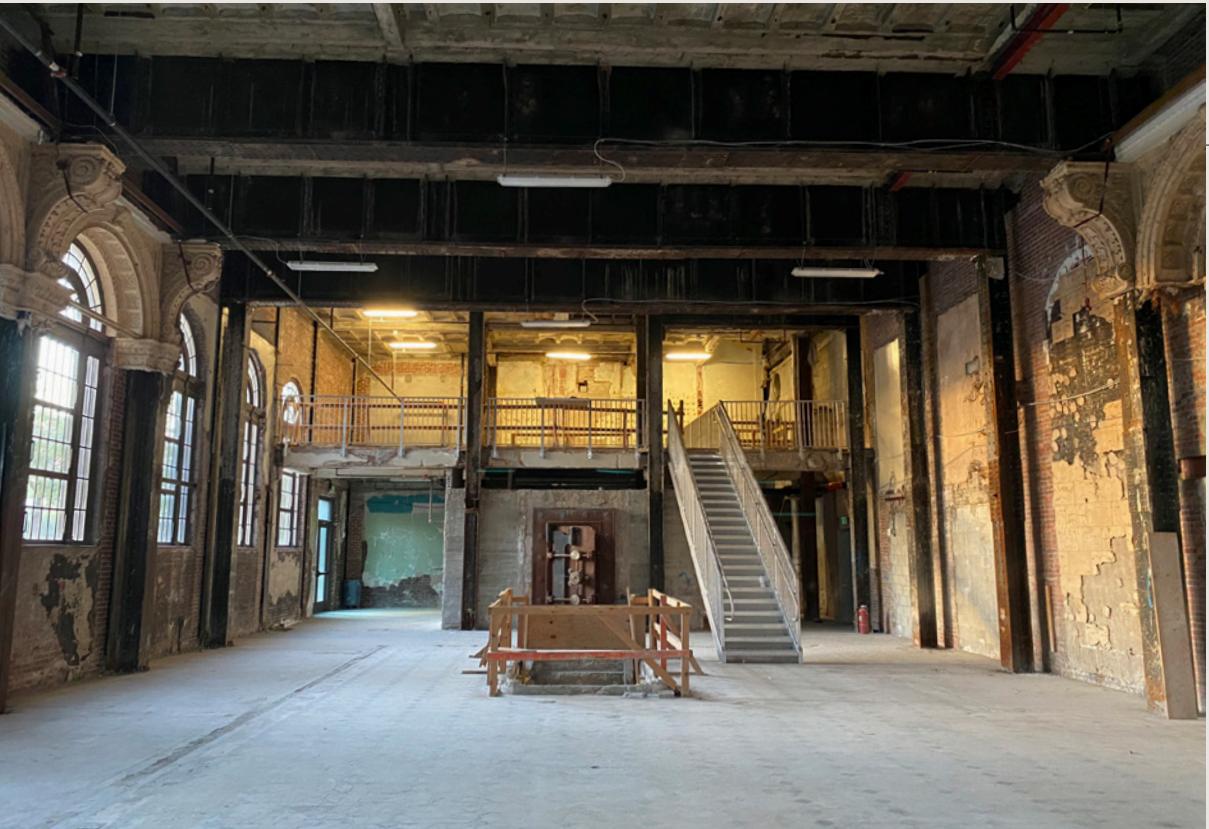


BODYROK

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.

**4,473 SF**

First  
Level

**1,243 SF**

Mezzanine  
Level

**5,002 SF**

Basement  
Level



Prime location on  
Central Avenue



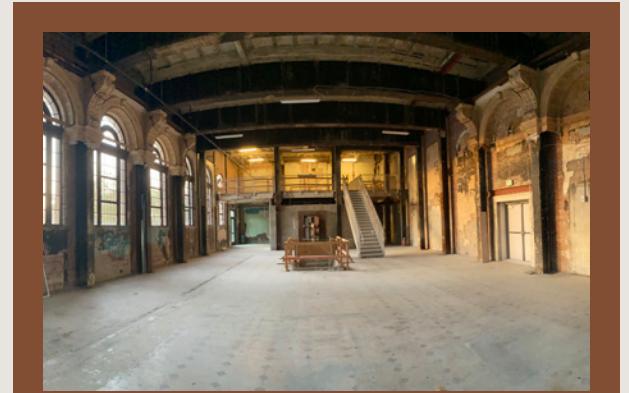
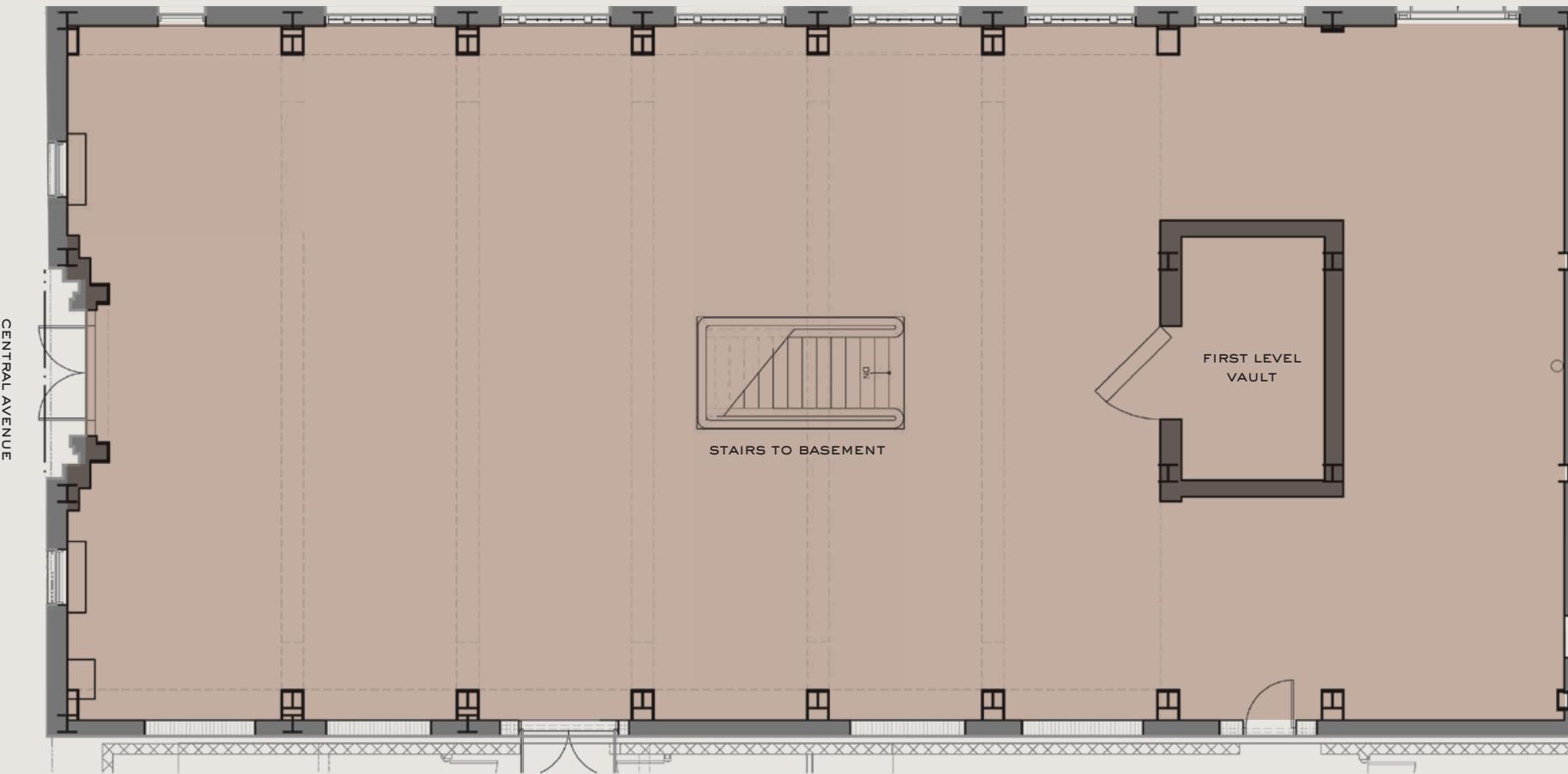
Preserved Neoclassical  
Design



50 Dedicated  
Parking Spaces

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

## FLOOR PLAN



## GROUND FLOOR

4,473 SF

First Level

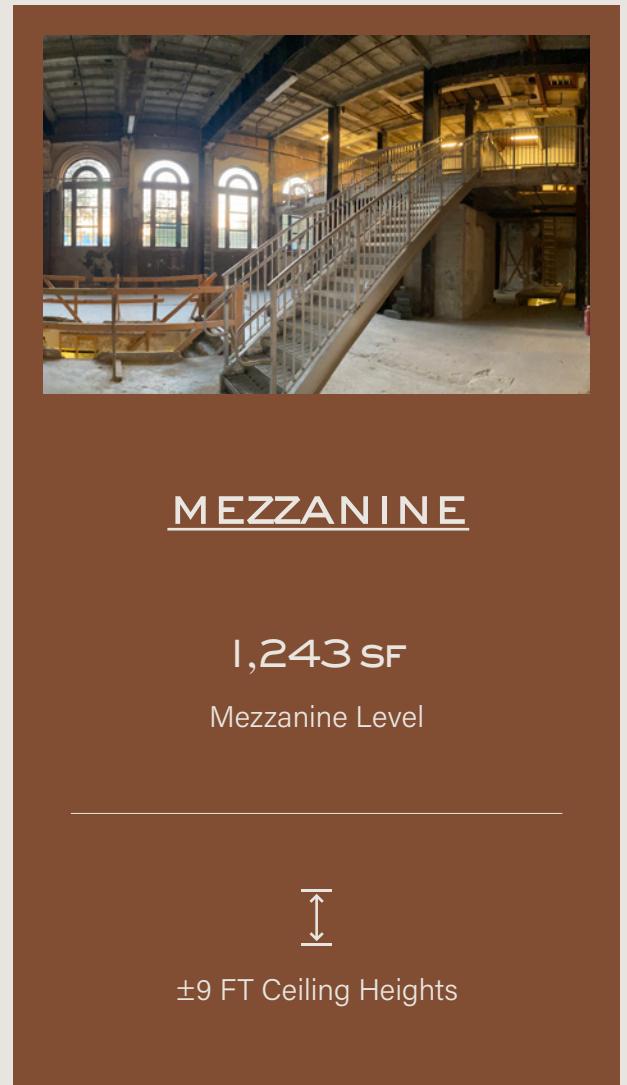
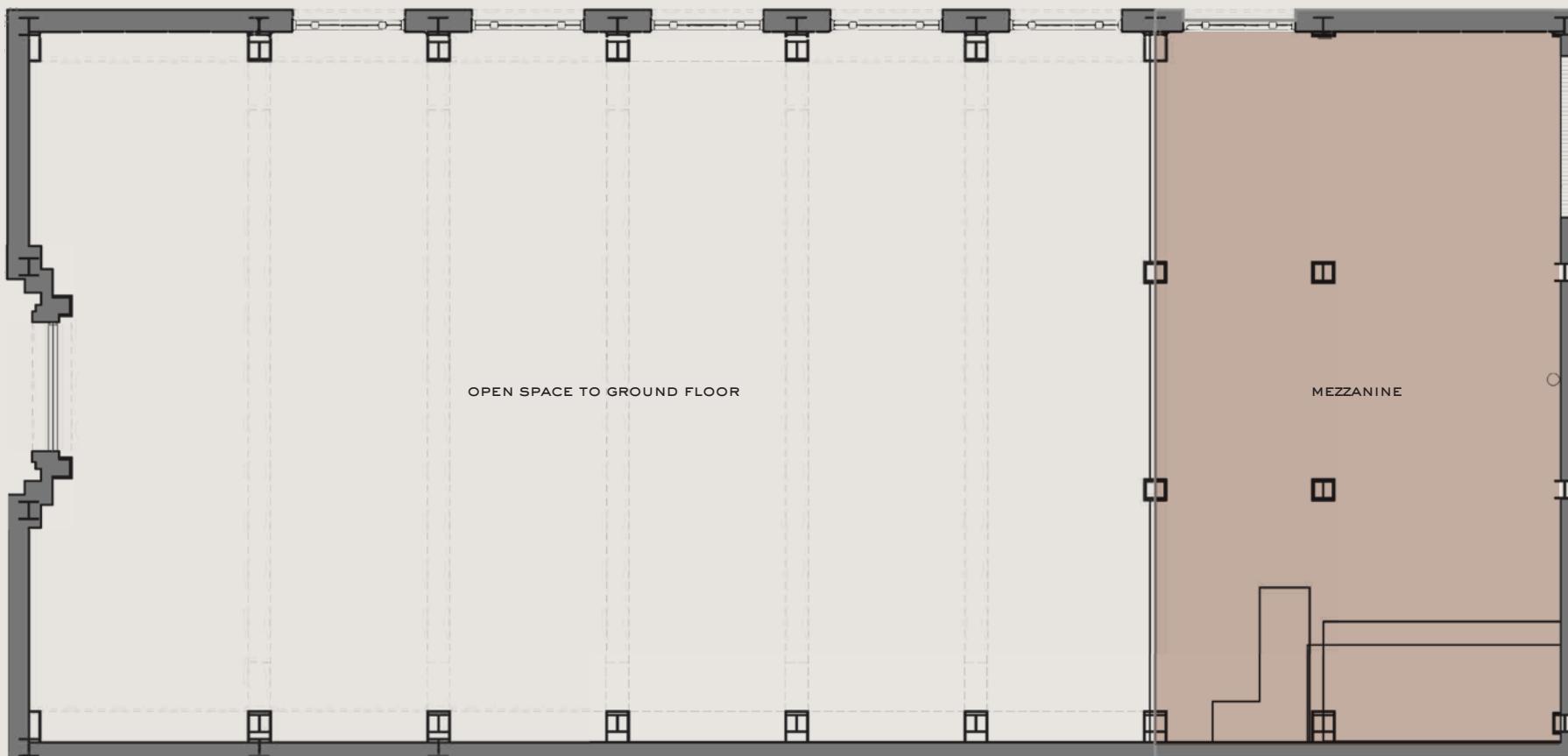


±20 FT Ceiling Heights

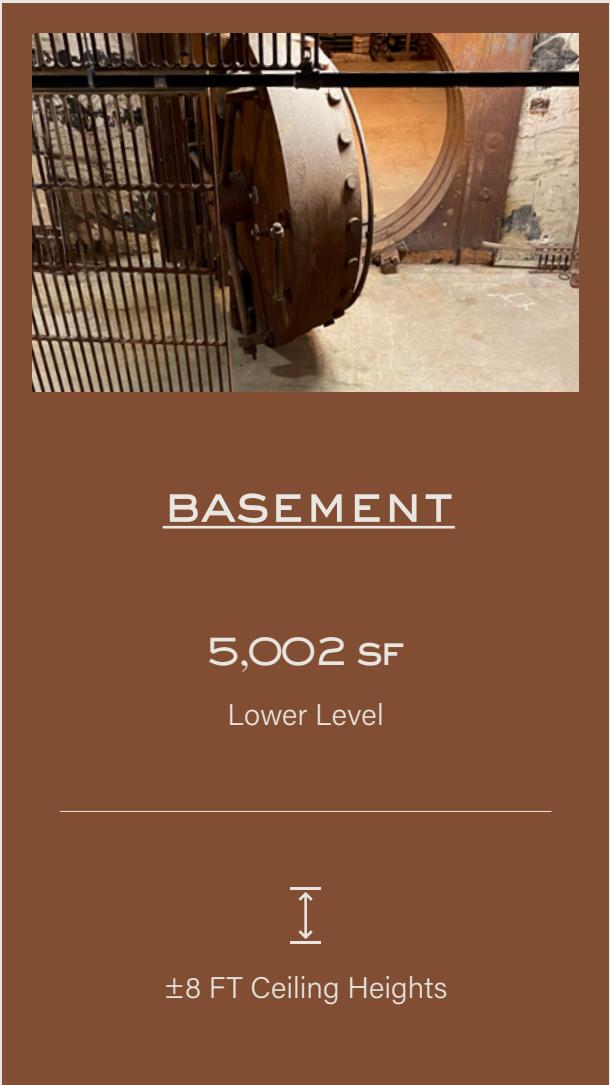
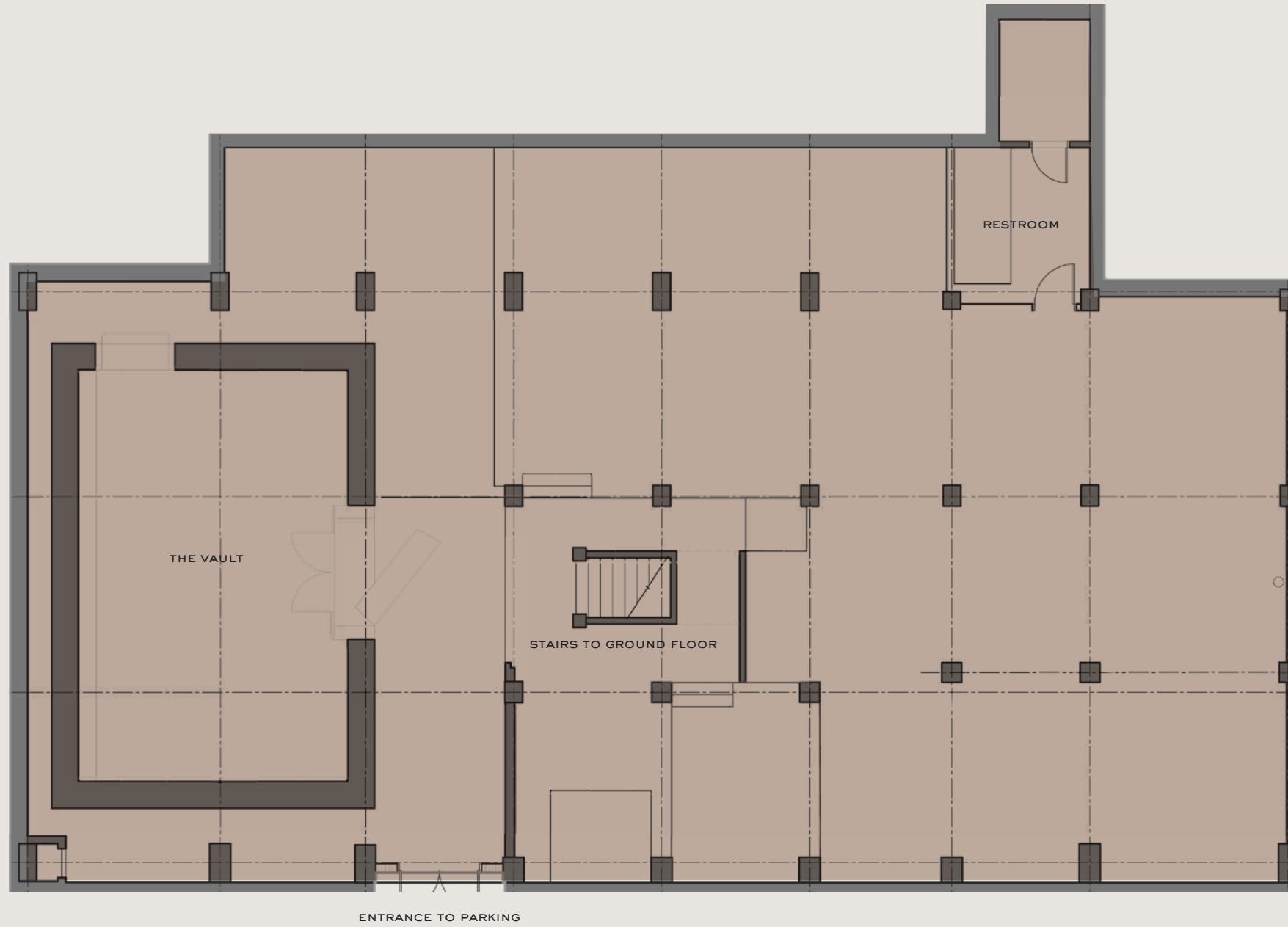


47 FT Frontage on Central Avenue

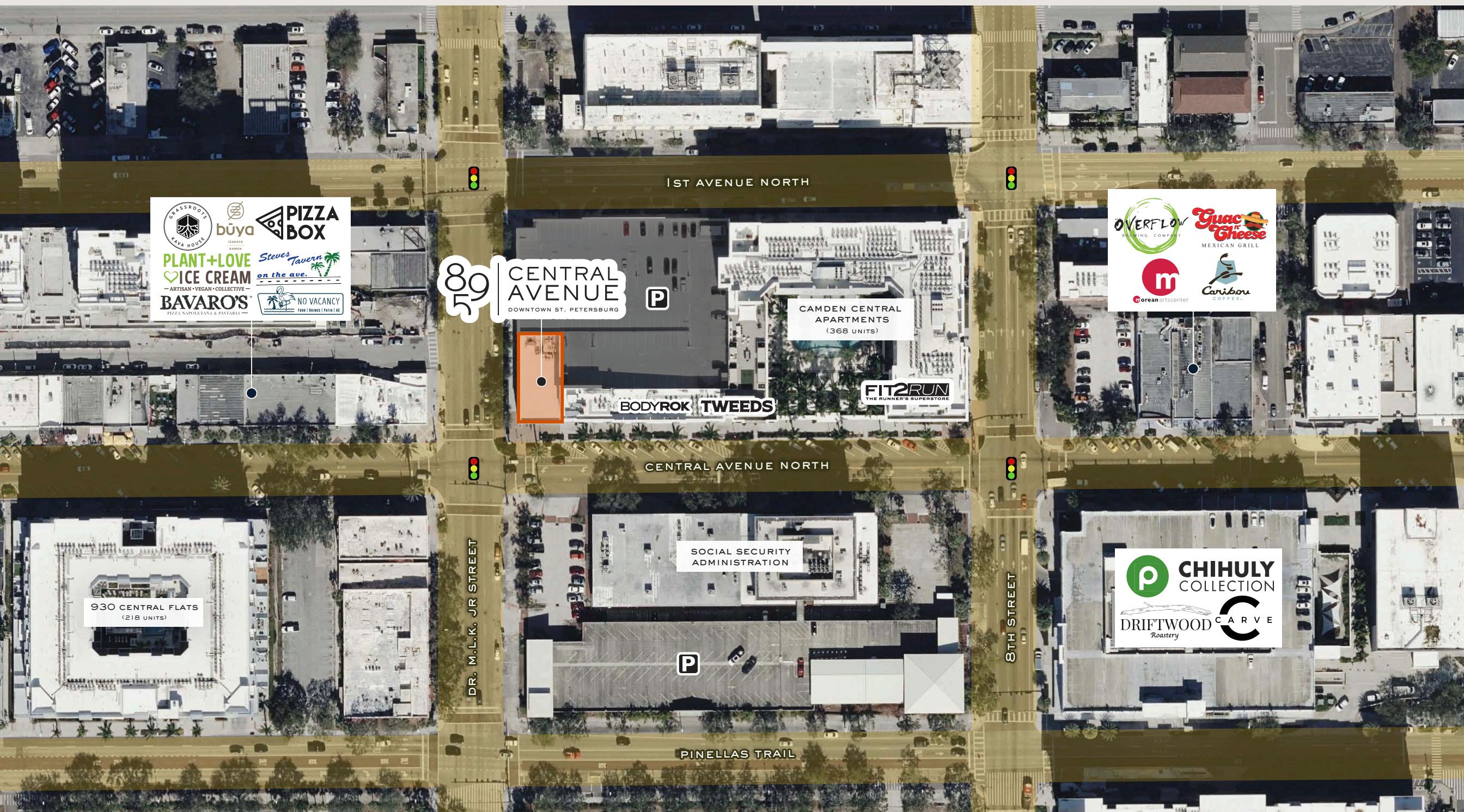
# FLOOR PLAN



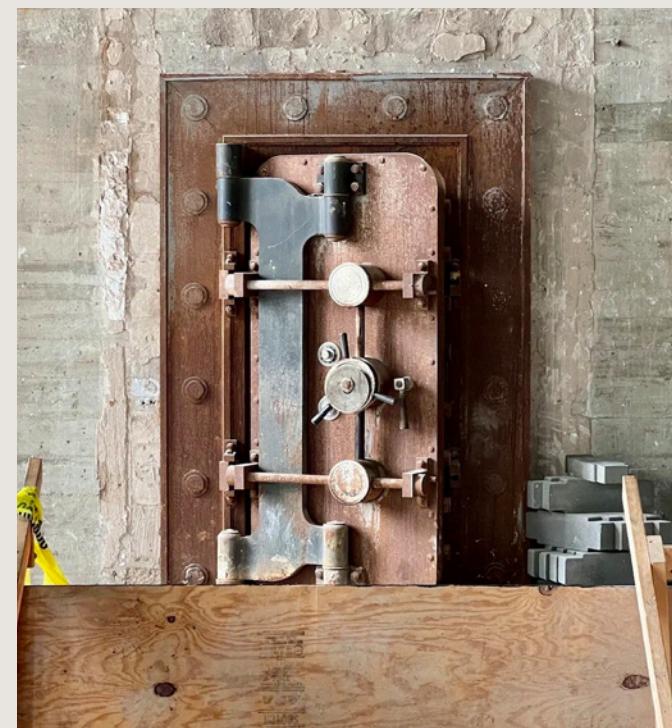
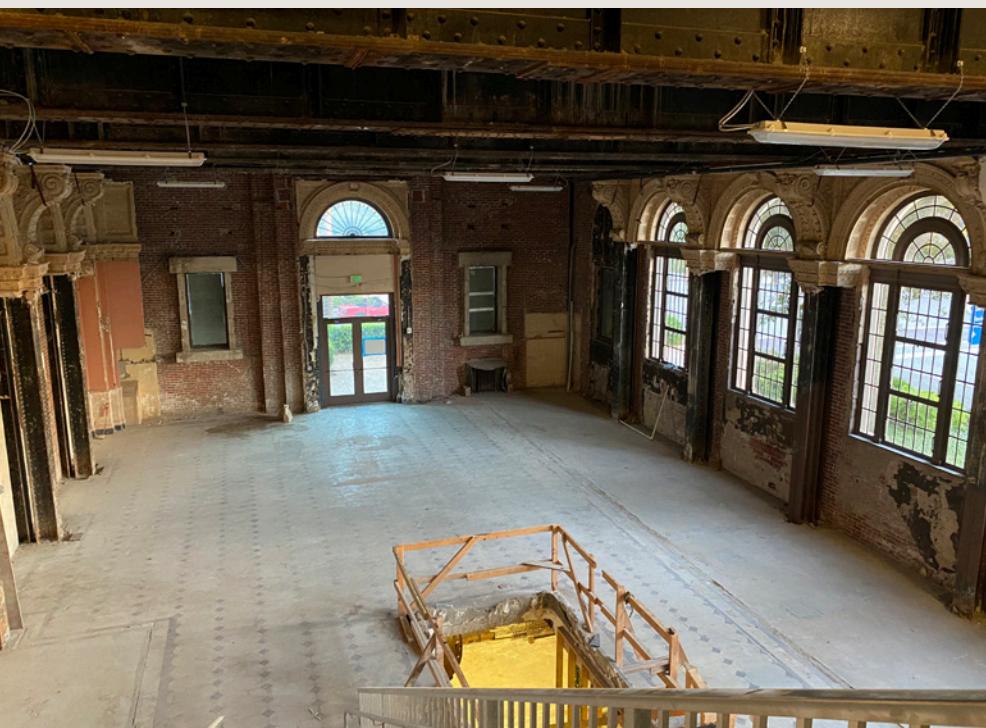
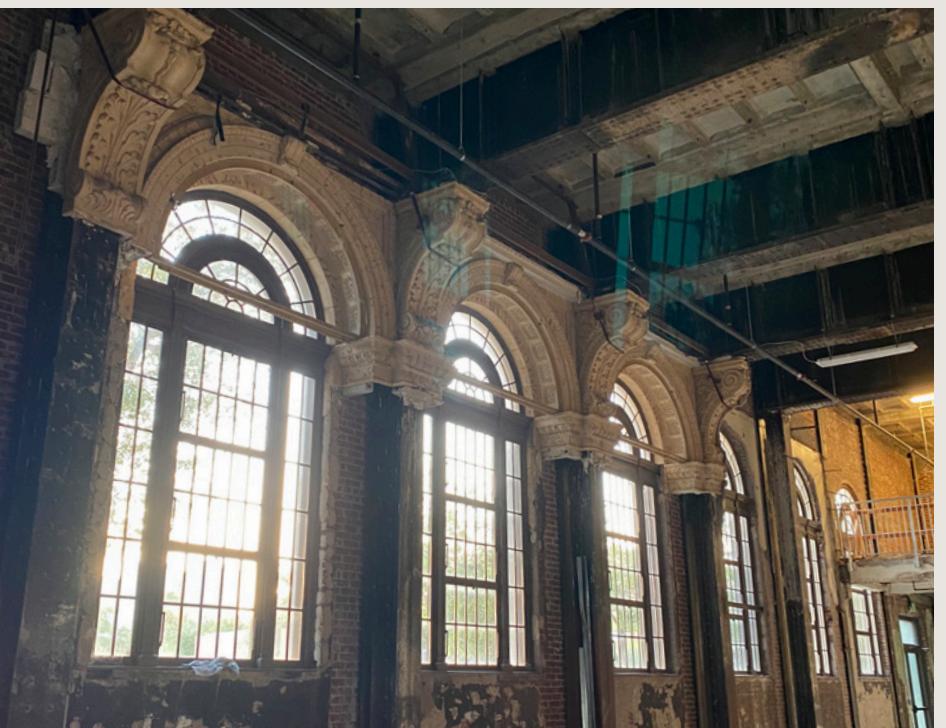
# FLOOR PLAN



## AREA MAP



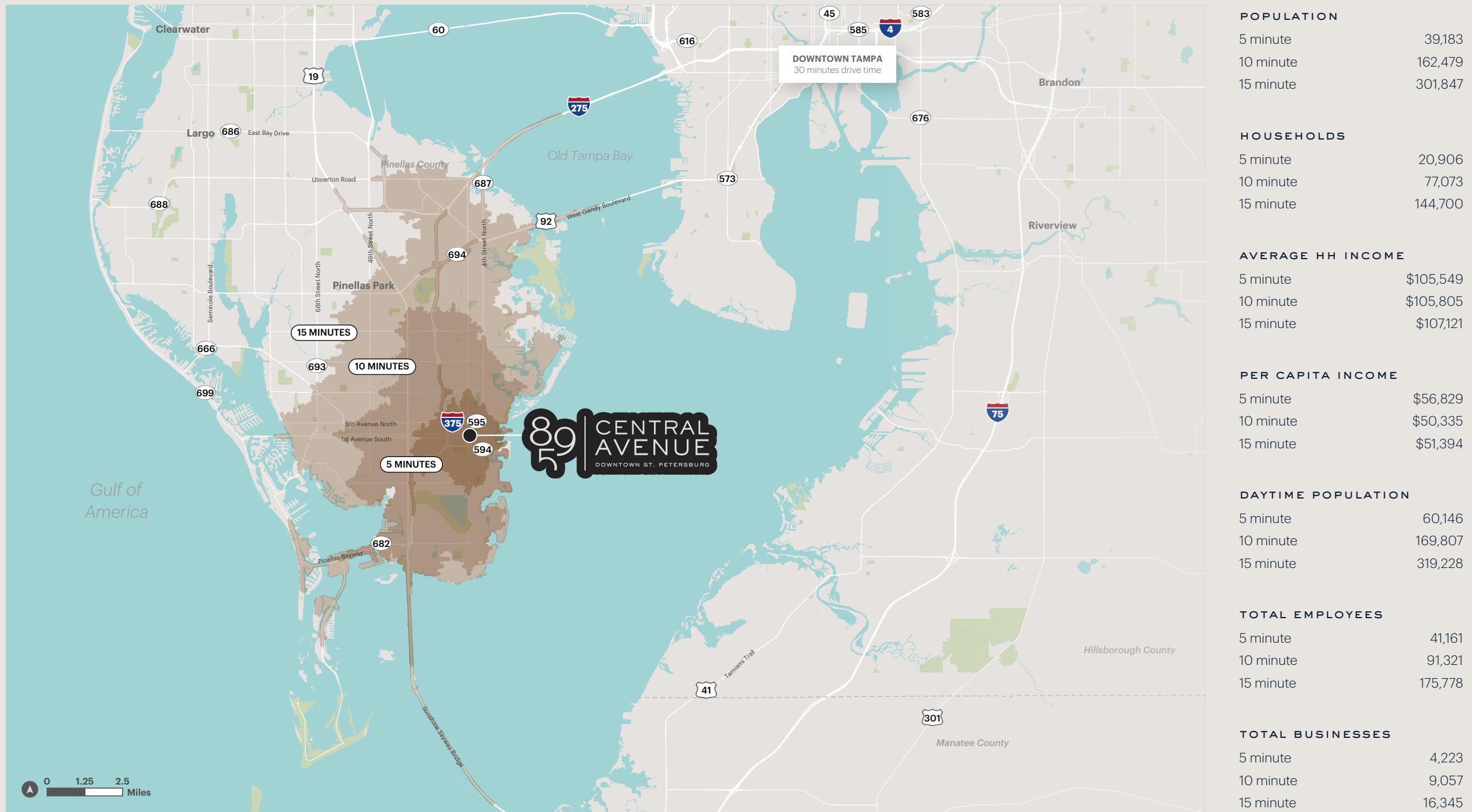
## INTERIOR IMAGES



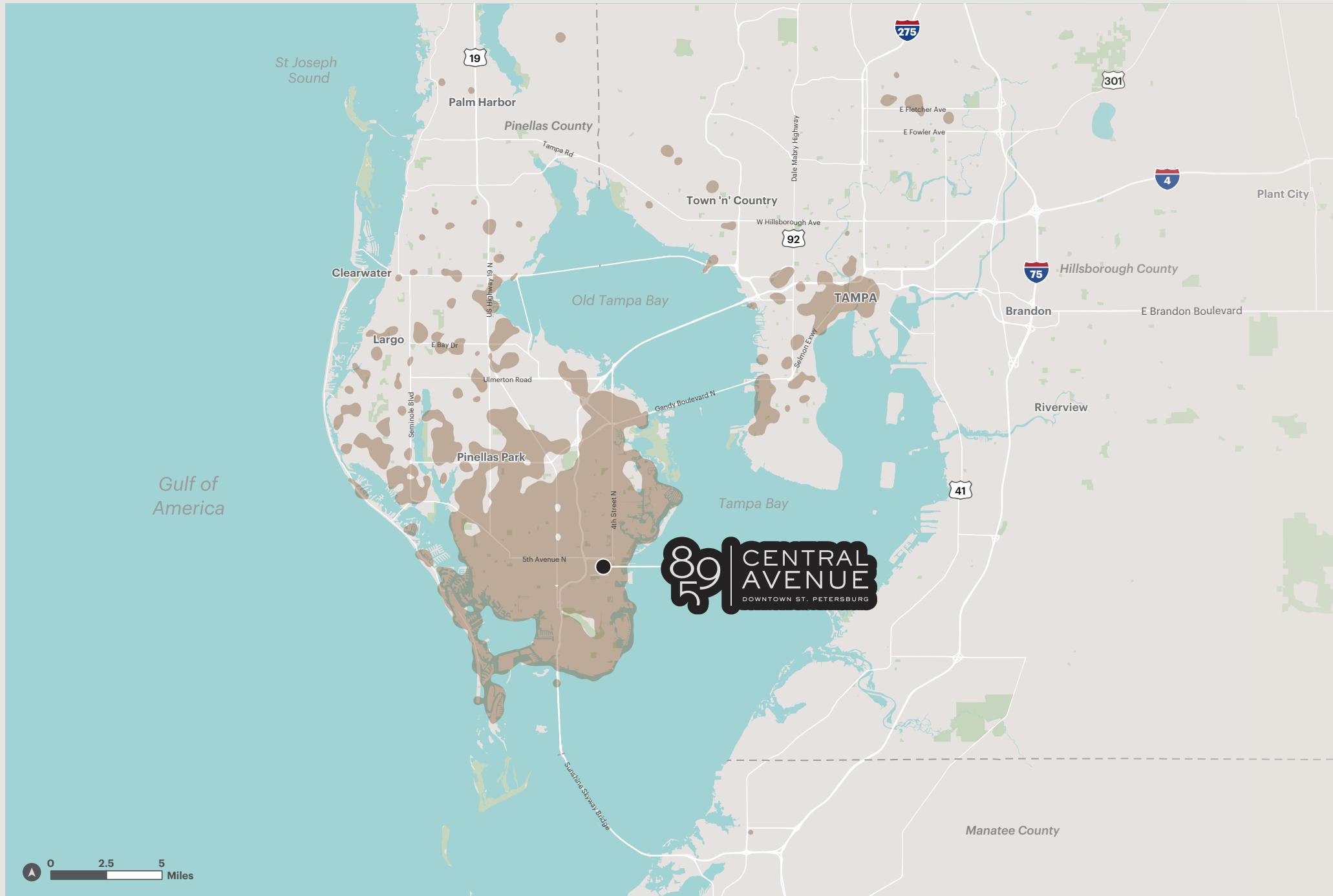
## DOWNTOWN ST. PETE



# DRIVETIME DEMOGRAPHICS 2025



## TRADE AREA



4,200,000  
Visits

1,100,000  
Unique Visitors

100 MIN  
Average Dwell Time

+14.5%  
Visits Yo3Y

89 | CENTRAL  
AVENUE  
DOWNTOWN ST. PETERSBURG

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