The background of the advertisement is a large, high-angle photograph of a waterfront promenade in St. Petersburg, Florida. The promenade is a wide, paved walkway that runs along the water, lined with palm trees and modern buildings. In the background, the city skyline is visible, featuring several tall skyscrapers. The sky is blue with scattered white clouds. The water is a deep blue, and there are some small boats visible in the distance. The overall scene is bright and sunny, suggesting a pleasant day in the city.

SELLER FINANCING AVAILABLE! RETAIL/OFFICE BUILDING FOR SALE ON 5TH AVE N!

RETAIL OPPORTUNITY IN DOWNTOWN ST. PETERSBURG ON 5TH AVE N FOR SALE!

1601 5th Avenue North, St. Petersburg, FL 33713

CONFIDENTIAL OFFERING MEMORANDUM • OCTOBER 27, 2025

David Rosenthal

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Grimaldi Commercial Realty Corp. • 115 W Bearss Ave • Tampa, FL 33613 • 813.882.0884
grimaldicommercialrealty.com



1601 5th Avenue North, St. Petersburg, FL 33713

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presented by:

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CONFIDENTIALITY & DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Grimaldi Commercial Realty and it should not be made available to any other person or entity without the written consent of Grimaldi Commercial Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Grimaldi Commercial Realty.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Grimaldi Commercial Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



PROPERTY INFORMATION





RETAIL OPPORTUNITY IN DOWNTOWN ST. PETERSBURG ON 5TH AVE N FOR SALE!

1601 5th Avenue North, St. Petersburg, FL 33713

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$650,000
Seller Financing Available:	Yes
Signalized Intersection	Yes
Property Uses	Owner/User or Investment
Lot Size:	0.1 Acres
Year Built:	1930
Building Size:	2,768 SF
Renovated:	2025
Zoning:	CG
Market:	Saint Petersburg
Submarket:	Tampa

PROPERTY OVERVIEW

EXTREMELY RARE OPPORTUNITY FOR AN OWNER/USER OR AN INVESTOR TO PURCHASE PRIME REAL ESTATE IN DOWNTOWN ST. PETERSBURG, FL. THE PROPERTY IS LOCATED ON THE HARD CORNER OF 5TH AVE N AND 16TH ST, WITH HEAVY TRAFFIC AND AMAZING VISIBILITY FOR ANY BUSINESS! DOWNTOWN ST. PETERSBURG IS ONE OF THE HOTTEST MARKETS IN THE COUNTRY, SEEING MASSIVE GROWTH AND DEVELOPMENT OVER THE PAST 10 YEARS!

THE PROPERTY CONSISTS OF A 2,700 S/F (M.O.L) RETAIL/OFFICE BUILDING PERFECT FOR ANY BUSINESS AND A PARKING LOT WITH 12 SPACES! 5TH AVE NORTH IS ALREADY HOME TO HUNDREDS OF LOCAL BUSINESSES, MAKING THIS A HIGHLY SOUGHT-AFTER LOCATION IN THE DOWNTOWN CORRIDOR. THE PROPERTY SITS AT A SIGNALIZED INTERSECTION WITH AN ON-RAMP TO INTERSTATE I-275 DIRECTLY NORTH OF THE PROPERTY!

AMAZING SELLER FINANCING IS AVAILABLE AT THIS LOCATION. THE OWNER IS OFFERING THE FOLLOWING INCREDIBLE TERMS FOR A POTENTIAL BUYER: \$100,000 IN THE FORM OF A DOWN PAYMENT, 4.5% FIXED IR, INTEREST-ONLY PAYMENTS, AND A 3 OR 5-YEAR BALLOON! AND A 12-MONTH DEFERRAL OF INTEREST PAYMENTS, TO ALLOW FOR THE BUYER TO PAY FOR THE CONSTRUCTION COSTS AT THE PROPERTY IN YEAR 1, INSTEAD OF MAKING MONTHLY PAYMENTS TO THE SELLER!

THESE ARE THE BEST TERMS YOU WILL FIND ON THE MARKET CURRENTLY, AND THEY WILL ALLOW AN OWNER/OPERATOR THE ABILITY TO PUT A SMALL AMOUNT DOWN AND USE THE REMAINING FUNDS TO START THEIR BUSINESS OR MAKE IMPROVEMENTS TO RENT THE PROPERTY OUT AS AN INVESTMENT!

SECTION 1 • PROPERTY INFORMATION



RETAIL OPPORTUNITY IN DOWNTOWN ST. PETERSBURG ON 5TH AVE N FOR SALE!

1601 5th Avenue North, St. Petersburg, FL 33713

SELLER FINANCING AVAILABLE!

SELLER FINANCING APPROXIMATE TERMS:

DOWN PAYMENT: \$100,000!

FIXED INTEREST RATE: 4.5%

INTEREST-ONLY PAYMENTS OR

AN AMORTIZATION OF 30 YEARS

BALLOON LENGTH: 3 OR 5- YEARS

APPROXIMATE MONTHLY DEBT SERVICE: \$1,875 PER MONTH!

THE BEST PART OF THIS SALE IS THAT THE SELLER WILL PROVIDE SELLER FINANCING AT AMAZING TERMS. CURRENTLY, THE SELLER IS OFFERING THE FOLLOWING SELLER FINANCING TERMS: \$100,000 DOWN PAYMENT, 4.5% FIXED INTEREST RATE, AMORTIZED OVER 30 YEARS/ OR INTEREST ONLY, WITH A 3 OR 5-YEAR BALLOON. THESE TERMS WILL ALLOW THE NEW OWNER TO RUN THEIR BUSINESS WITHOUT HAVING TO MAKE A LARGE MORTGAGE PAYMENT TO A BANK EVERY MONTH!

THESE TERMS ARE FAR BETTER THAN ANYTHING A BANK CAN CURRENTLY OFFER AS A PROPERTY LIKE THIS WOULD REQUIRE CLOSE TO APPROXIMATELY 30% DOWN AND WOULD ONLY OFFER AN AMORTIZATION OF APPROXIMATELY 20-25 YEARS AT BEST WITH NO INTEREST-ONLY OPTION AVAILABLE!

THE BUYERS' MONTHLY SAVINGS FROM USING THE INTEREST-ONLY OPTION ARE IMMENSE. THESE TERMS ARE FAR SUPERIOR TO ANY CONVENTIONAL FINANCING AVAILABLE IN TODAY'S MARKET!



SECTION 1 • PROPERTY INFORMATION

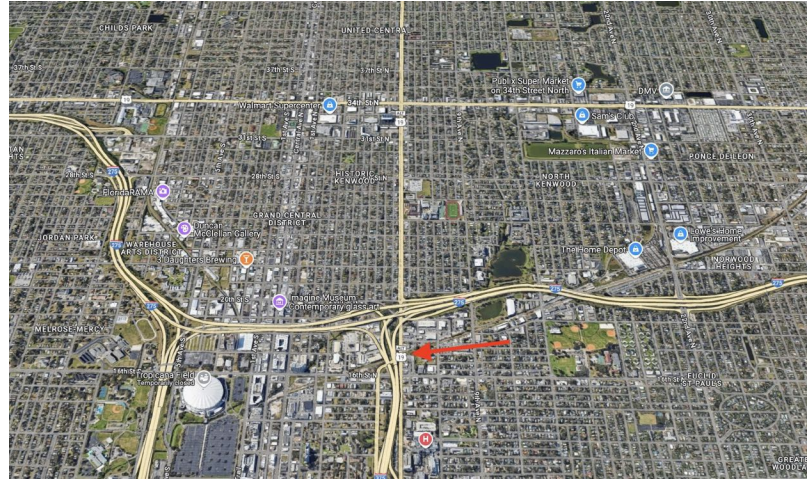


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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- AMAZING OPPORTUNITY IN DOWNTOWN ST. PETERSBURG, FL!
- PERFECT FOR OWNER/USER OR INVESTOR LOOKING FOR PRIME REAL ESTATE IN ONE OF THE HOTTEST MARKETS IN THE COUNTRY!
- 2,753 S/F (M.O.L) BUILDING ON THE HARD CORNER OF 5TH AVE N AND 16TH ST!
- SIGNALIZED INTERSECTION WITH AMAZING VISIBILITY!
- AMAZING SELLER FINANCING AVAILABLE!
- SELLER FINANCING APPROX TERMS:
- DEFERRED INTEREST PAYMENTS FOR THE FIRST 12 MONTHS TO ALLOW A BUYER TO USE THEIR CASH TO IMPROVE THE PROPERTY!
- DOWN PAYMENT: \$100,000
- 4.5% FIXED INTEREST RATE
- INTEREST-ONLY PAYMENTS
- 3 OR 5-YEAR BALLOON
- I-275 ON RAMP DIRECTLY NORTH OF THE



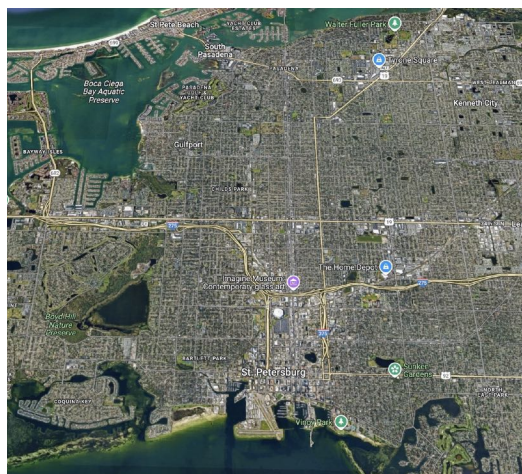
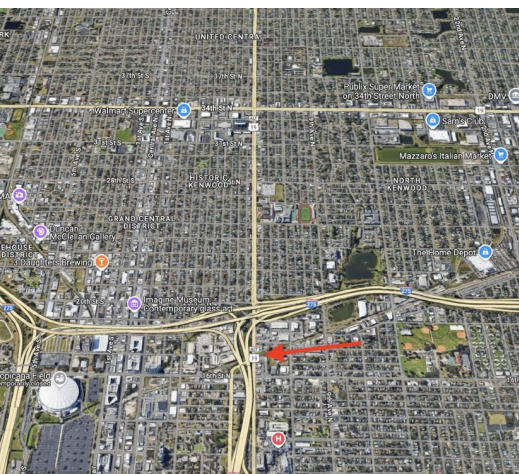
SECTION 1 • PROPERTY INFORMATION



RETAIL OPPORTUNITY IN DOWNTOWN ST. PETERSBURG ON 5TH AVE N FOR SALE!

1601 5th Avenue North, St. Petersburg, FL 33713

ADDITIONAL PHOTOS

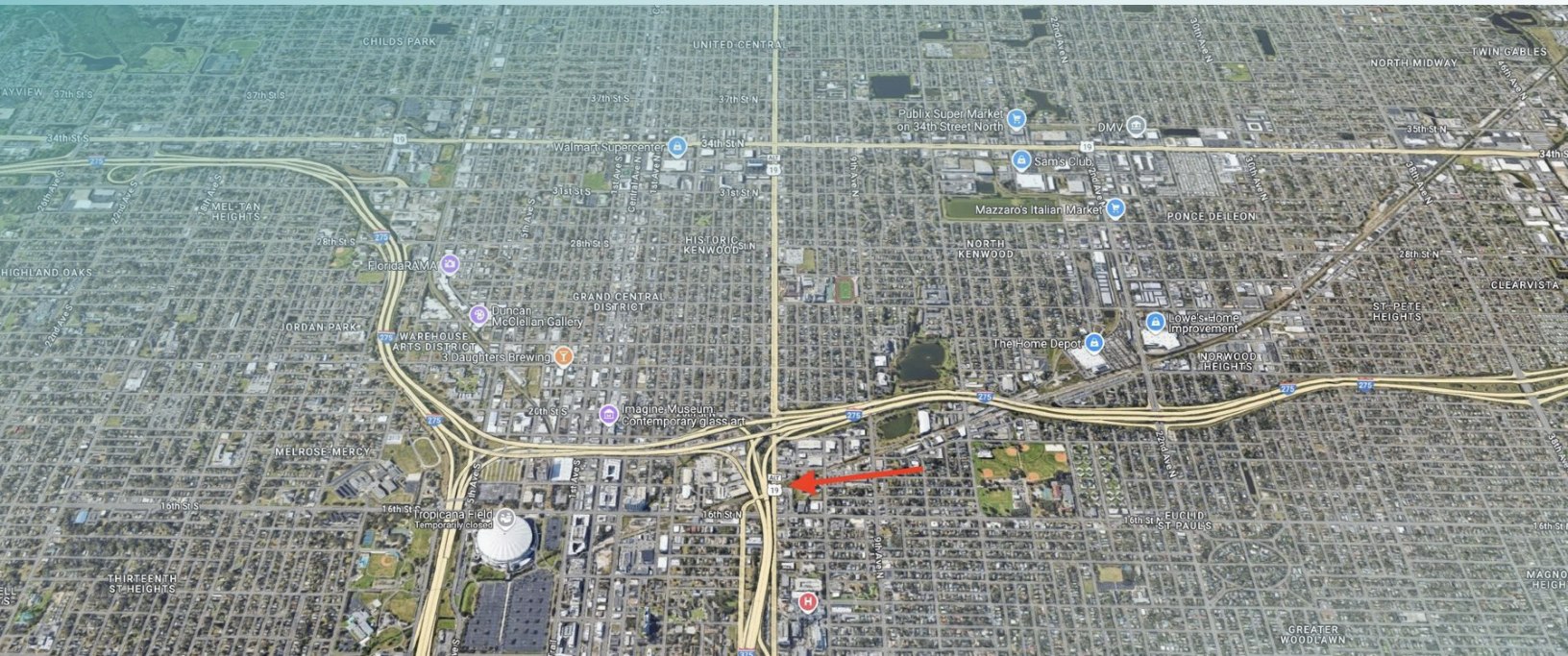


SECTION 1 • PROPERTY INFORMATION

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LOCATION INFORMATION

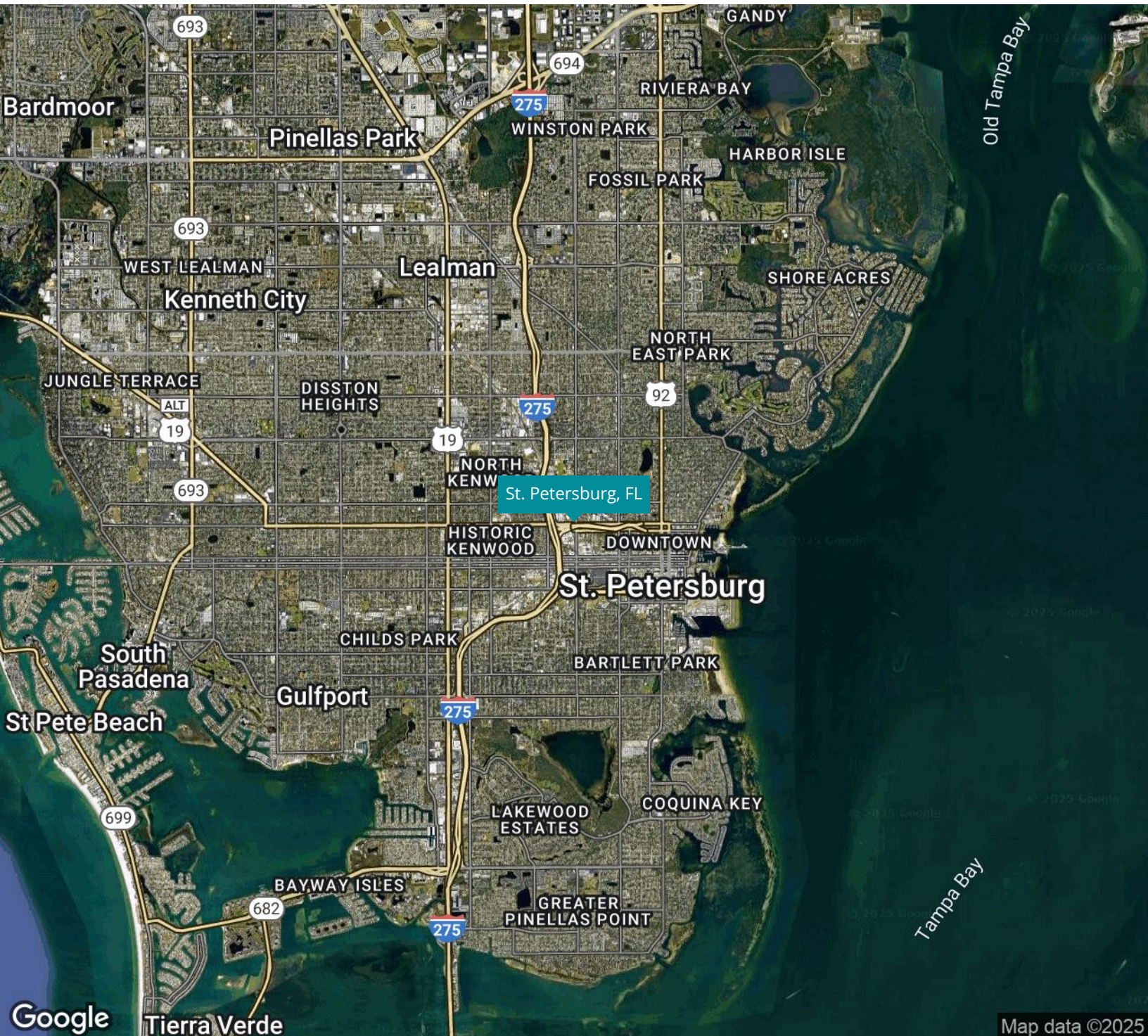




RETAIL OPPORTUNITY IN DOWNTOWN ST. PETERSBURG ON 5TH AVE N FOR SALE!

1601 5th Avenue North, St. Petersburg, FL 33713

REGIONAL MAP



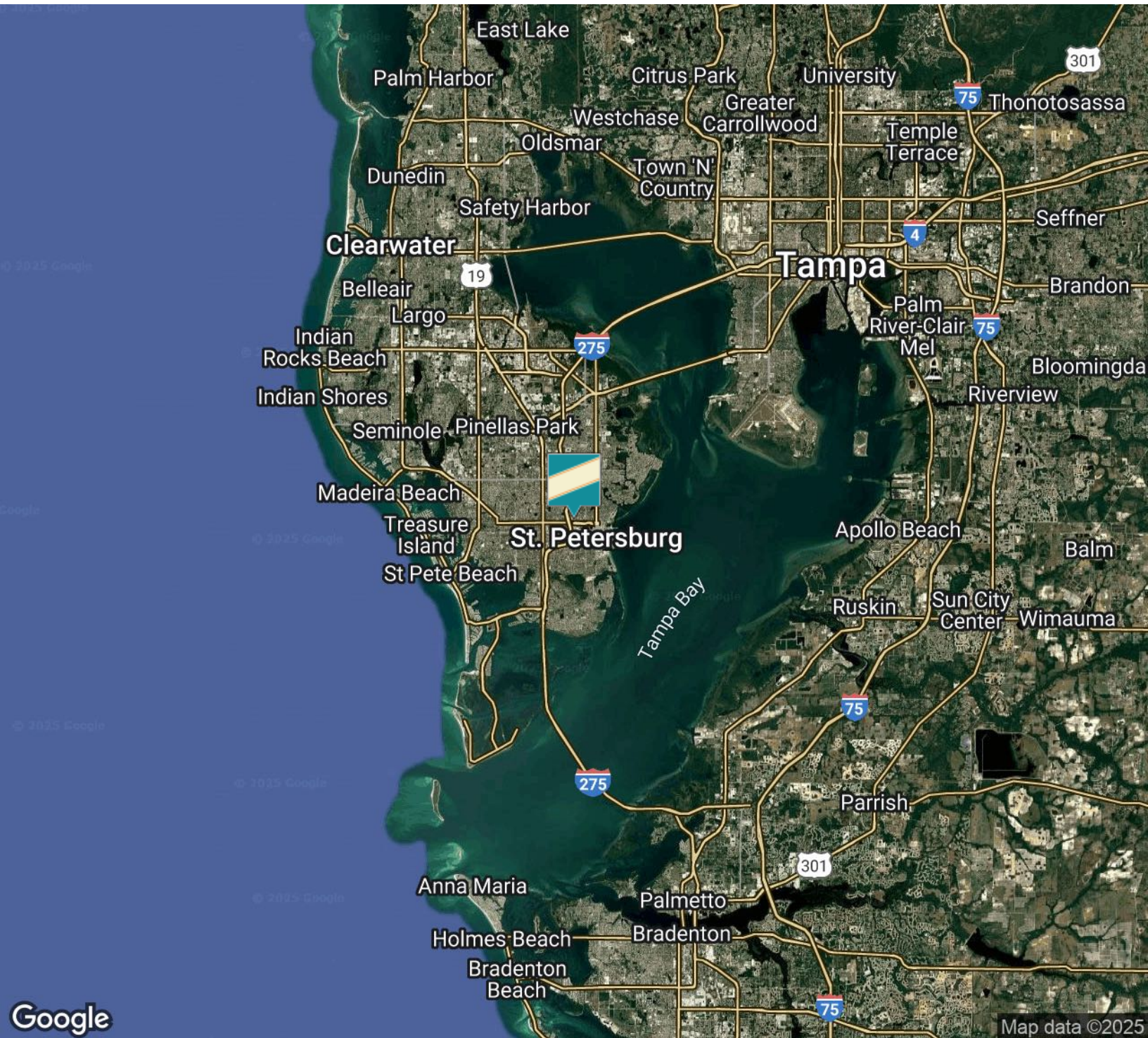
SECTION 2 • LOCATION INFORMATION

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LOCATION MAP

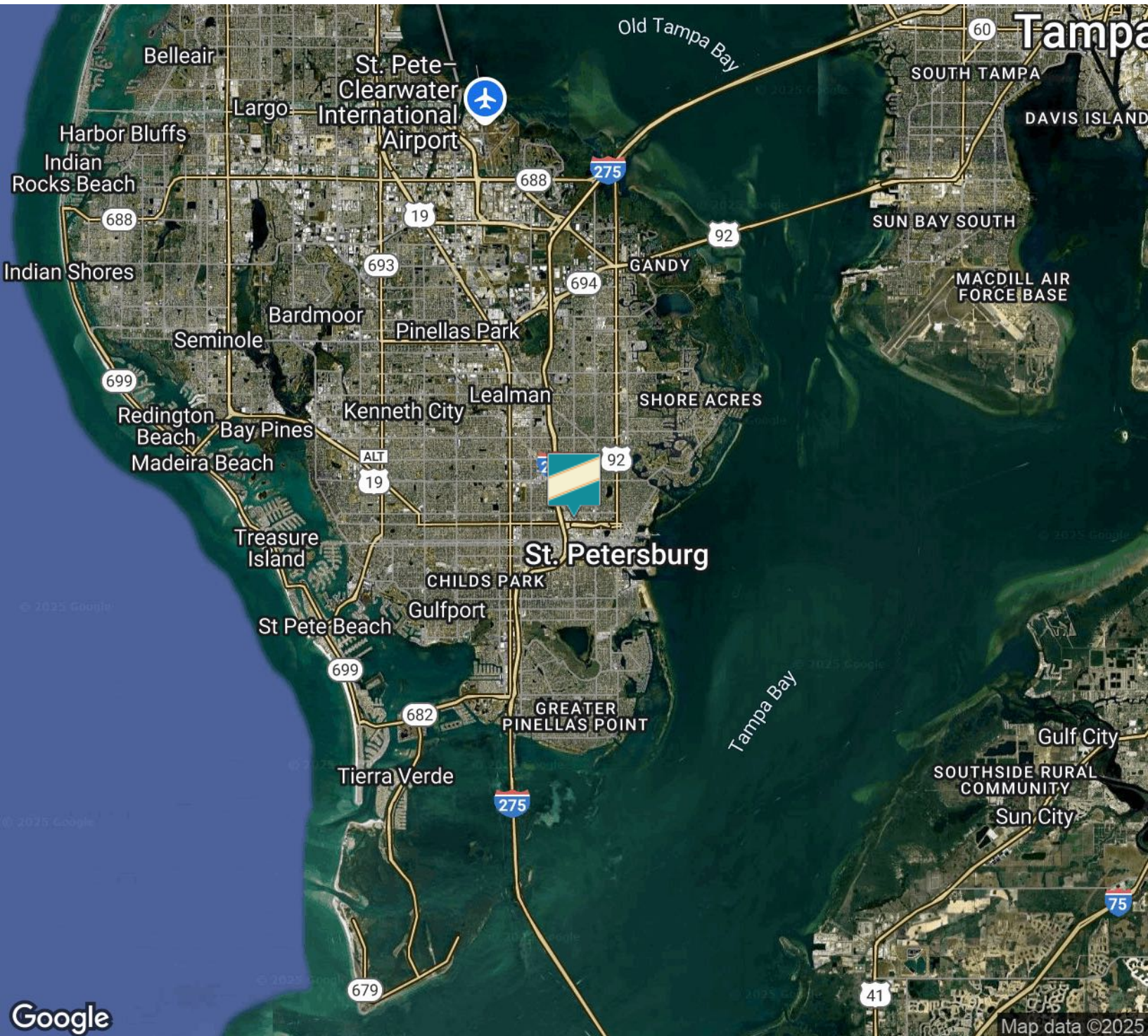


SECTION 2 • LOCATION INFORMATION



1601 5th Avenue North, St. Petersburg, FL 33713

AERIAL MAP



SECTION 2 • LOCATION INFORMATION



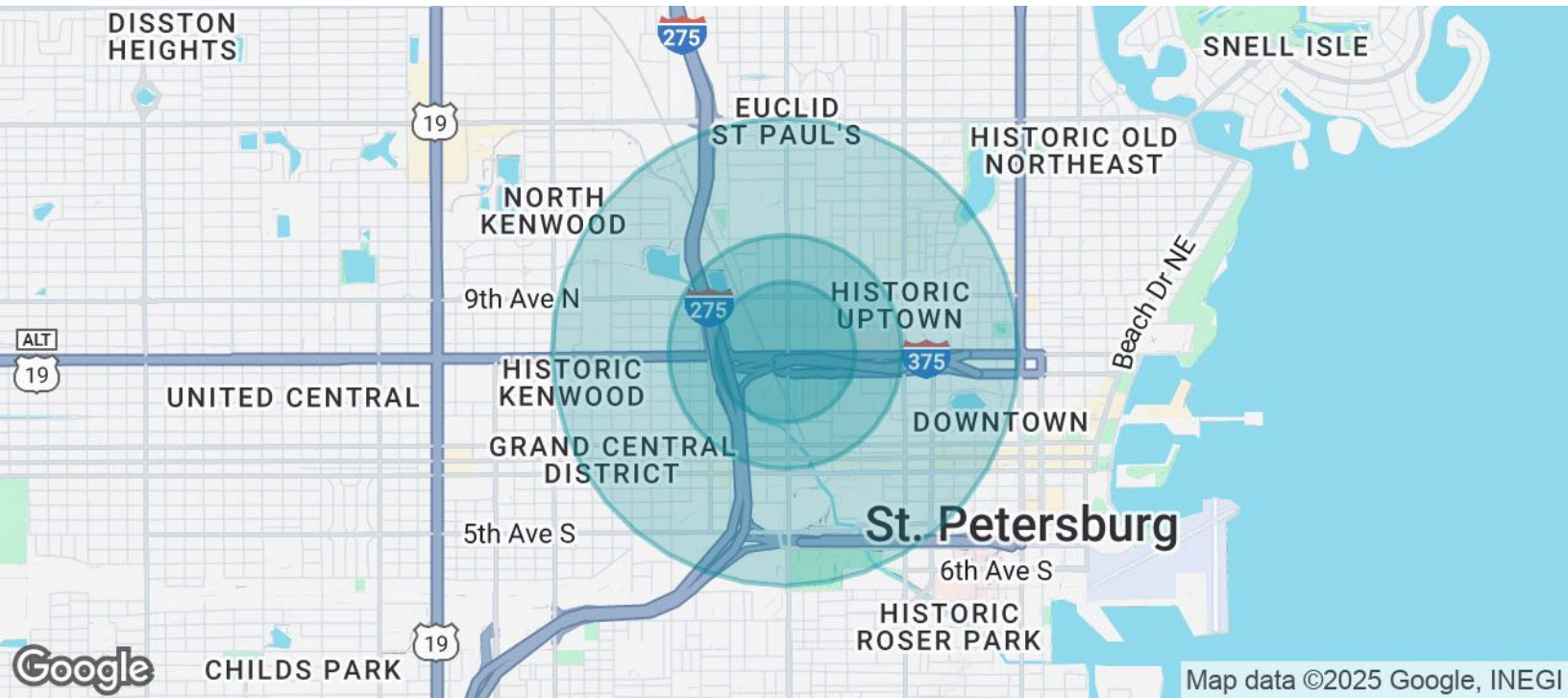
DEMOGRAPHICS





1601 5th Avenue North, St. Petersburg, FL 33713

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	642	3,787	16,551
Average Age	42	44	44
Average Age (Male)	42	44	44
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	285	1,946	9,063
# of Persons per HH	2.3	1.9	1.8
Average HH Income	\$80,136	\$84,951	\$93,152
Average House Value	\$434,124	\$452,689	\$496,129

Demographics data derived from AlphaMap



ADVISOR BIOS





1601 5th Avenue North, St. Petersburg, FL 33713

ADVISOR BIO & CONTACT 1

DAVID ROSENTHAL

V.P. Commercial Sales



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PROFESSIONAL BACKGROUND

David Rosenthal began his career at Ernst & Young as a Big Four accountant, specializing in client services and financial statement analysis. He later worked with several local Real Estate Investment Trusts, gaining in-depth knowledge of the financial side of the real estate market.

As a multi-year CREXI Platinum Award recipient and consistently ranked as a top producer, David has closed over \$100 million in sales transactions. His success stems from an outgoing personality, relentless work ethic, and a genuine passion for helping clients achieve their goals.

David's business is built on dedication, communication, determination, and trust—values that allow him to adapt seamlessly to each client's unique real estate needs while delivering exceptional results.

With a strategic focus on Investment real estate, David offers comprehensive expertise in the following areas:

- Multifamily Investment Sales
- Fuel Station Investment Sales
- Retail Real Estate Investment Sales
- Portfolio Sales
- NNN Investment Sales
- Multifamily and Land Development
- Mobile Home Park Sales
- Financial Planning
- Real Estate Investment Trusts
- Dividend Reinvestment Plans & Dividend Payout Ratios
- Seller and Investor Financing
- Contract negotiations and due diligence
- Investment & Financial Analysis
- Property Valuation

EDUCATION

David graduated from Tulane University in New Orleans, Louisiana, where he received a Bachelor's in Finance and a Masters in Accounting.

A Tampa native since 1991, David attended Tampa Preparatory High School in Downtown Tampa where he played Soccer, Basketball, and ran Cross Country. When he is not working, David enjoys watching sports, working out and playing golf.