



The Lyceum at Mirror Lake

302 Grove St N, St. Petersburg, FL 33701

 727-822-4715

 www.cprteam.com





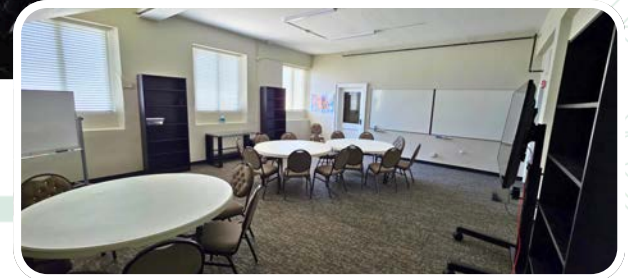
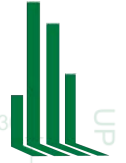
01

PROPERTY OVERVIEW

PROPERTY
OVERVIEW

DEMOGRAPHIC
DATA

LISTING
TEAM



PRIME FEATURES

- ✓ Two Kitchen Spaces on Separate Floors
- ✓ Elevator Access on Grove Street for Multiple Levels
- ✓ Brand New 5, 15, and 25-ton HVAC
- ✓ Amphitheater Seating of up to Approximately 600 People
- ✓ New Shingle Roof Installed in 2023, TPO Roof 2025
- ✓ 51 Deeded Parking Spaces in Reflections Garage

INTERSTATE
275

INTERSTATE
375

CLICK HERE FOR



DRONE VIDEO

SUBJECT
PROPERTY



Parking is plentiful around 302 Grove Street North in St. Petersburg, offering exceptional convenience for visitors, staff, and event attendees. Surrounding the property are multiple parking options, including public lots and extensive street parking:

Municipal Building Lot: **48 standard spaces** and **5 handicap spaces**.

St. Petersburg Shuffleboard Club Lot: **22 spaces**, plus **14 additional street spaces** adjacent to the club.

Nearby Apartments: **Approximately 14 on-street spaces** along the block.

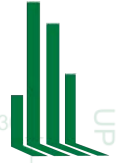
Direct Vicinity of the Building: **8 spaces on the side road** beside 302 Grove St N, **8 more directly across the street**, and **5 spaces located immediately in front** of the building.

In total, there are over 120 parking spaces within easy walking distance, making this property ideal for church services, community events, office conversion, or creative reuse projects that benefit from abundant, accessible parking options.

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GENERAL SUMMARY

BUILT IN
1926

SITS ON A
0.31
ACRE PARCEL

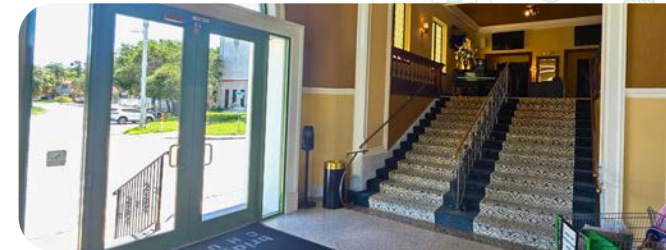
Approximately
33,358
SF

The Lyceum at Mirror Lake is a *historically significant property* situated in a prime location adjacent to the downtown core of St Petersburg. The property sits directly across from the new courthouse for the Second District Court of Appeal and just minutes to the rest of St Pete proper.

The property has been wonderfully maintained by the current owner, Bridgepoint Church, and could be a *great plug and play option for another church* to make it their own. Some recent updates:

- **New 5, 15, and 25-ton HVAC Units**
- **Updated Lighting and IT Infrastructure**
- **Updated Elevator Mechanisms**
- **Sprinkler System Additions and Maintenance**

The flexible layout and sizes of the rooms allow for great potential moving forward. This property is **ideal for uses such as a church, event space or an urban office user** looking for a one of a kind office. Unique features like a downstairs speakeasy, choir/group rooms, and vintage woodworking and architecture make the Lyceum a one of a kind property.



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HIGHLIGHTS



**33,358± SF on
a 0.31± AC Site**



**Fully Air-
Conditioned**



**Catering Door and Access
Available on First Floor**



**51± parking
spaces**



**Zoned DC-2 - City of St
Petersburg**



Flood Zone X



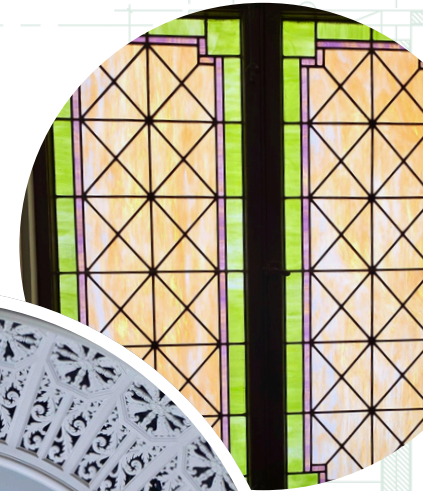
**Updated Electrical and
Low Voltage Throughout**



Fully Sprinklered

*Information herein is not warranted and subject to change without notice.
We assume no liabilities for errors and omissions.*

COMMERCIAL PARTNERS REALTY



PROPERTY
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PRICING & DEAL OVERVIEW



\$7,500,000.00



\$224.83 PSF

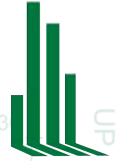


**INCLUDES 51 DEEDED PARKING
SPACES IN ADJACENT GARAGE**

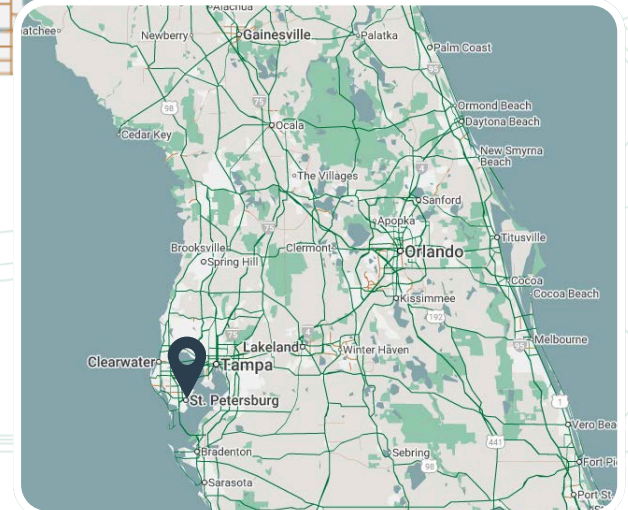
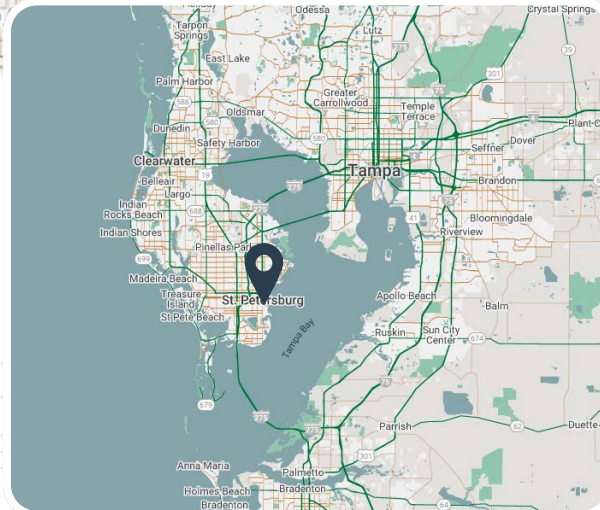
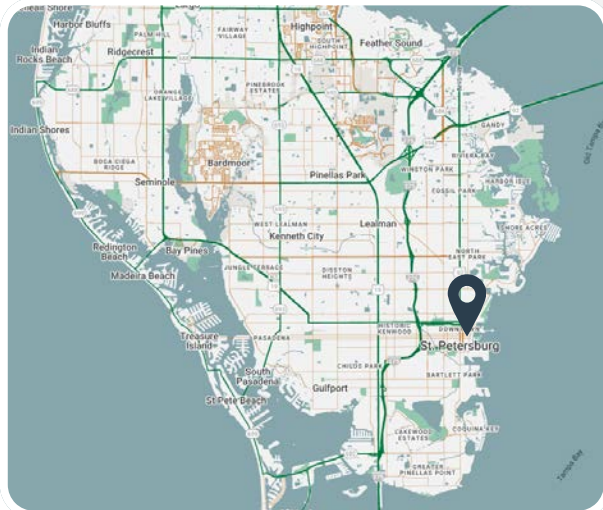
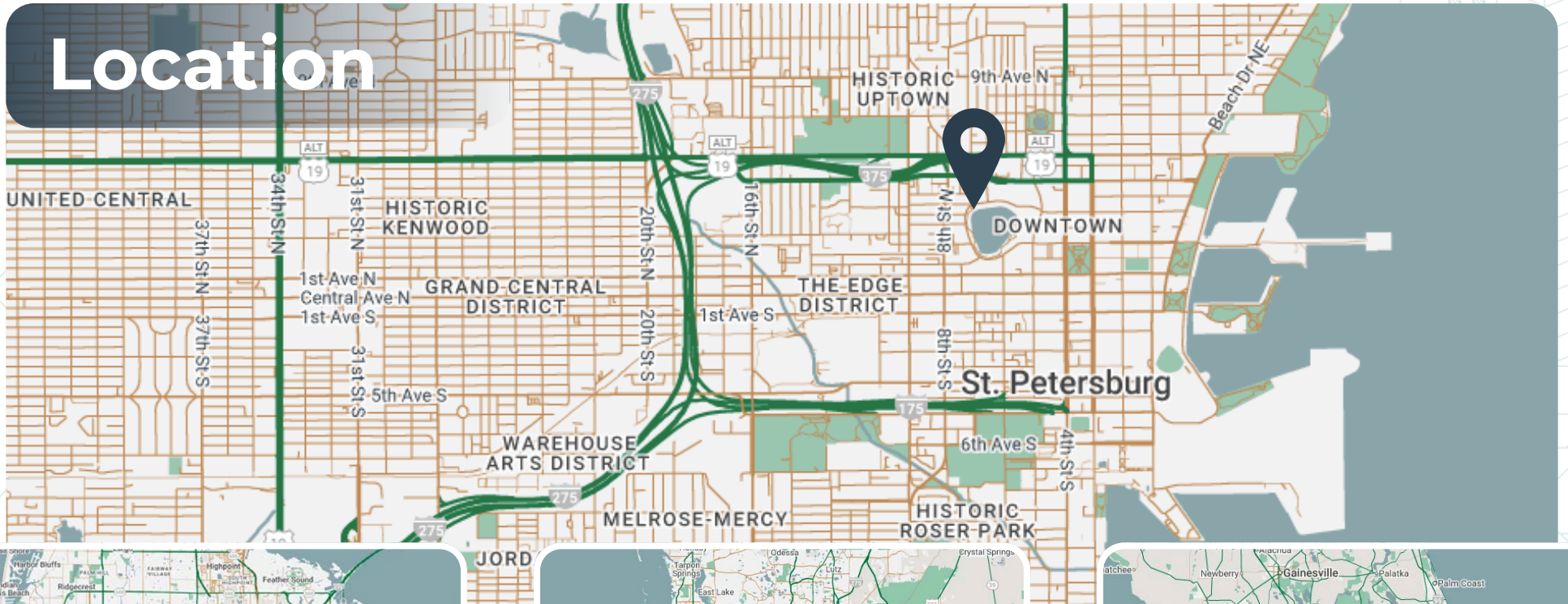
PROPERTY
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Location



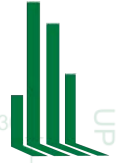


Mirror Lake



The area around Mirror Lake has retained a human scale uninterrupted by monolithic parking structures supporting high rise towers now found in other portions of downtown. Instead, one finds downtown's most intact collection of historic homes and small apartment buildings, many of which are tucked away on small parcels along narrow courts or allies.

Additionally, Mirror Lake is home to city parkland that includes the Shuffleboard Club, lawn bowling courts and chess club, each with its own historic clubhouse. Across from these facilities the 1914 Carnegie (Mirror Lake) Library is still being used for its original purpose as a free public library. Finally, within the area around Mirror Lake one finds several historic church and governmental buildings. - Preserve the Burg



Originally constructed in 1926, **The Lyceum** stands as a distinguished architectural landmark on Mirror Lake and a vital part of St. Petersburg's heritage. Built as a church, this historic property has since adapted to host a variety of uses over the decades — most notably serving as a beloved wedding and event venue where countless local celebrations have taken place.

The current owner has thoughtfully revitalized the property, restoring its functionality as a house of worship. With seating for up to 600 guests, the expansive sanctuary is complemented by a suite of **multi-purpose rooms** currently used for children's care, community gatherings, and private functions.

Whether preserved as a sanctuary or reimagined for modern needs, The Lyceum offers exceptional flexibility. Its dramatic facade, historic character, and generous floorplan make it an ideal candidate for **continued religious use, a destination event venue, or adaptive reuse into creative office or co-working space**. This is a rare opportunity to steward a piece of St. Pete's legacy into its next chapter.

An aerial photograph of a city featuring a large body of water in the foreground, surrounded by various urban buildings and greenery. The image is overlaid with a technical architectural drawing style, including white lines, grids, and dimension numbers (0.50, 1.10, 0.80, 0.40) on a dark blue background. In the top right corner, there is a small white icon of a bar chart.

02

DEMOGRAPHIC DATA

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DEMOGRAPHIC SUMMARY

302 Grove St N, St Petersburg
Drive Time of 5 Minutes



KEY FACTS



31,966
Population

45.2 Median Age



18,968
Households

\$74,705
Median Disposable Income



EDUCATION

4.8% No High School Diploma

21.2% Some College/Associate's Degree

17.8% High School Graduate

56.2% Bachelor's/Grad/Prof Degree



INCOME



\$69,525
Median Household Income



\$66,418
Per Capita Income



\$74,331
Median Net Worth



EMPLOYMENT



78.2%
White Collar

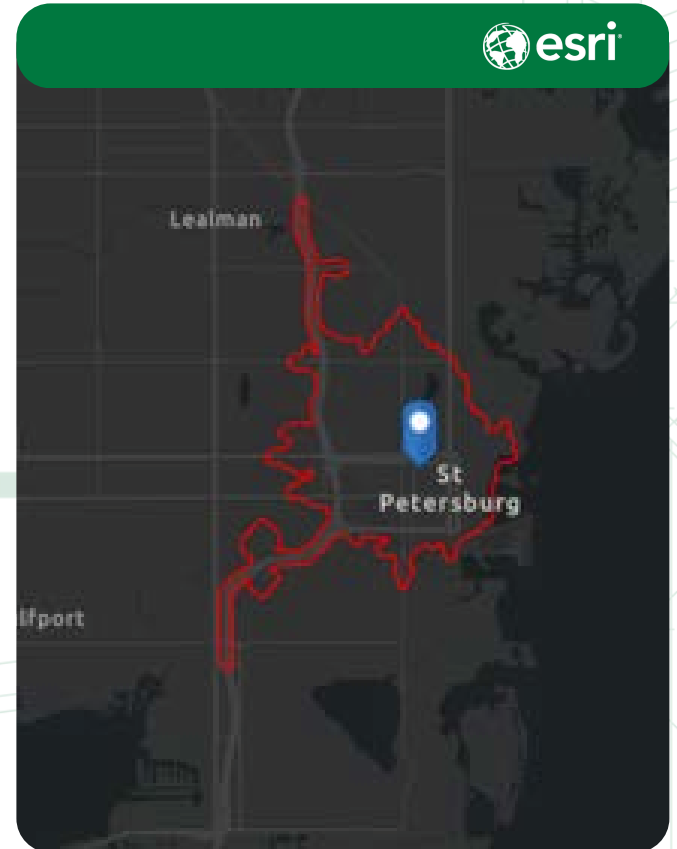


9.1%
Blue Collar



14.9%
Services

3.4% Unemployment Rate



Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

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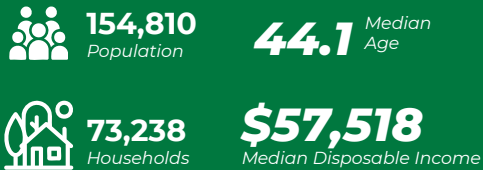


DEMOGRAPHIC SUMMARY

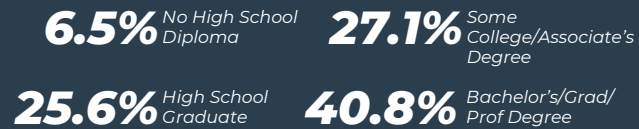
302 Grove St N, St Petersburg
DRIVE OF 10 MINUTES



KEY FACTS



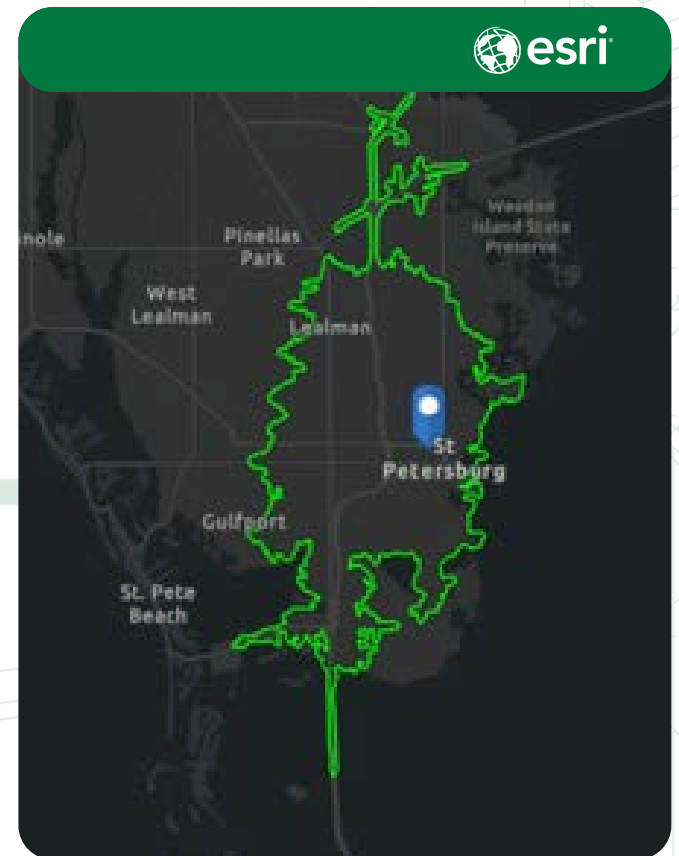
EDUCATION



INCOME



EMPLOYMENT



Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

An aerial photograph of a city featuring a large lake in the center. The city skyline includes several high-rise buildings, with one particularly tall, modern skyscraper on the left. The foreground shows a mix of older, lower-rise buildings and newer, more modern structures. The image is overlaid with a semi-transparent architectural drawing grid, including lines, rectangles, and circles. Some text from the drawing is visible, such as 'UP' on the left, '0.50', '1.10', and '0.80' near the lake, and '0.40' in the top right corner. In the top right corner, there is a small white icon consisting of three vertical bars of increasing height.

03

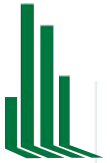
LISTING TEAM

COMMERCIAL PARTNERS REALTY

PROPERTY
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