



# The Lyceum at Mirror Lake

*302 Grove St N, St. Petersburg, FL 33701*

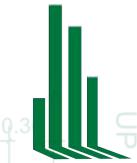
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01

# PROPERTY OVERVIEW



# 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



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DRONE VIDEO



**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.



# GENERAL SUMMARY

BUILT IN  
**1926**SITS ON A  
**0.31**  
ACRE PARCELApproximately  
**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.





# 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.*

## PRICING & DEAL OVERVIEW



**\$7,500,000.00**



**\$224.83 PSF**



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

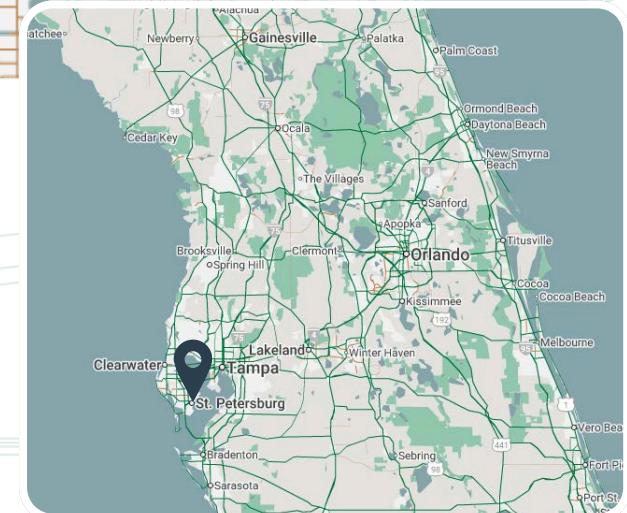
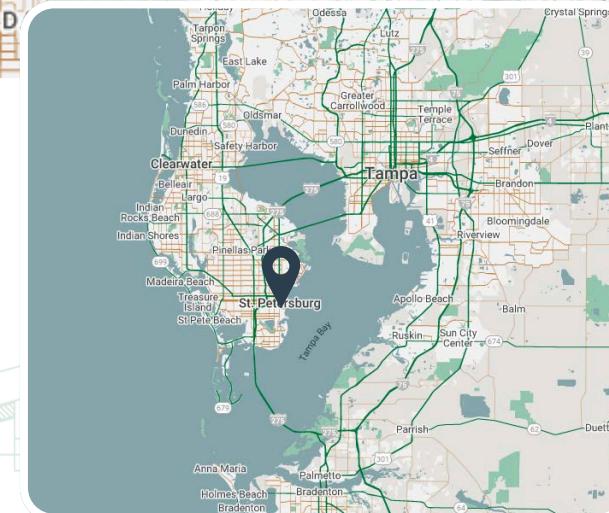
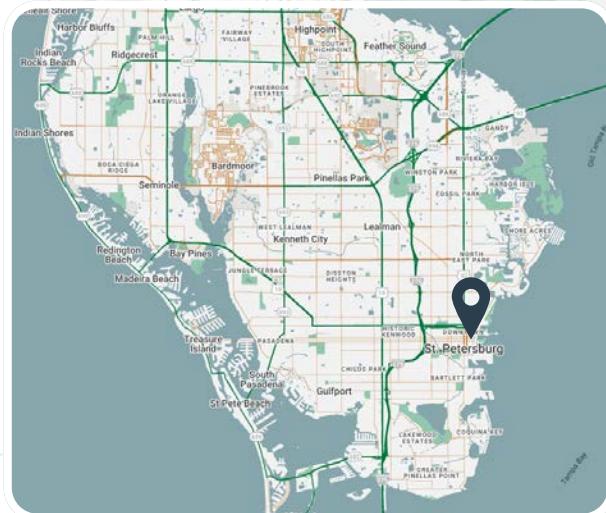
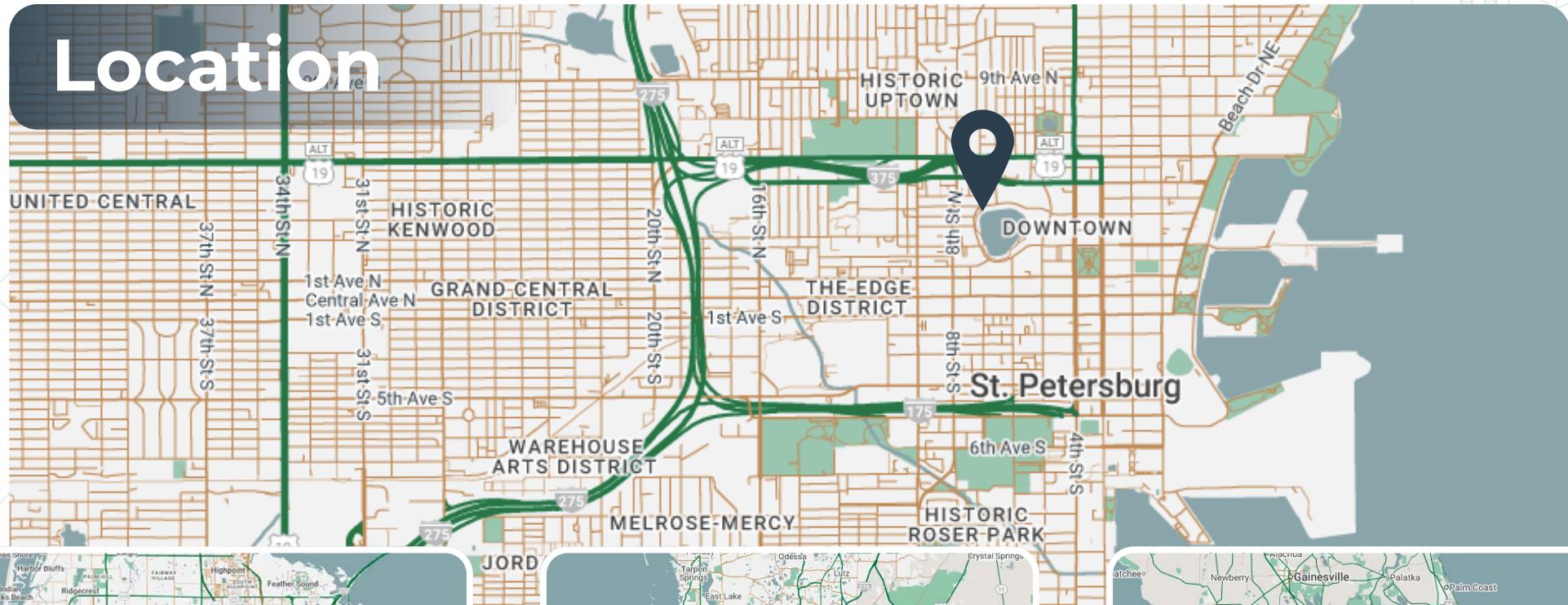
PROPERTY  
OVERVIEW

DEMOGRAPHIC  
DATA

LISTING  
TEAM



# Location



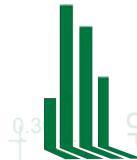


# Mirror Lake



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

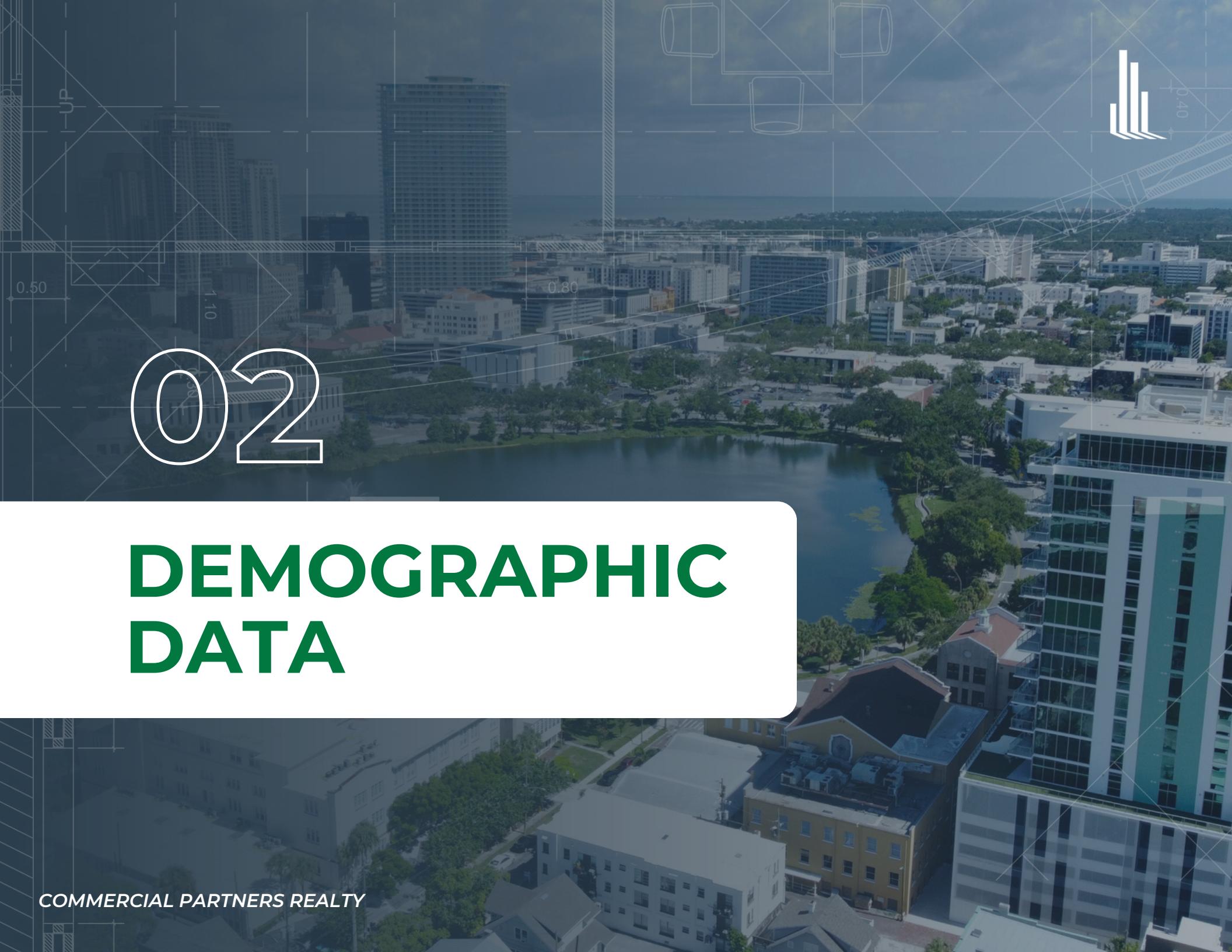


## THE LYCEUM AT MIRROR LAKE

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.



02

# DEMOGRAPHIC DATA

# 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



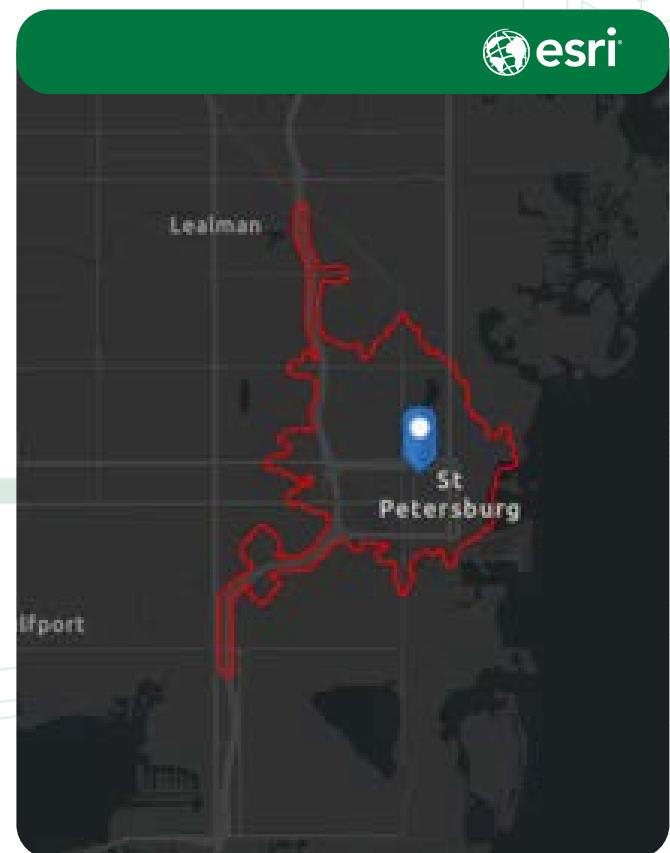
## EMPLOYMENT

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

# DEMOGRAPHIC SUMMARY

**302 Grove St N, St Petersburg**  
**DRIVE OF 10 MINUTES**



## KEY FACTS

**154,810**  
Population

**44.1** Median Age

**73,238**  
Households

**\$57,518**  
Median Disposable Income



## EDUCATION

**6.5%** No High School Diploma

**27.1%** Some College/Associate's Degree

**25.6%** High School Graduate

**40.8%** Bachelor's/Grad/Prof Degree



## INCOME

**\$69,127**  
Median Household Income

**\$49,102**  
Per Capita Income

**\$136,558**  
Median Net Worth



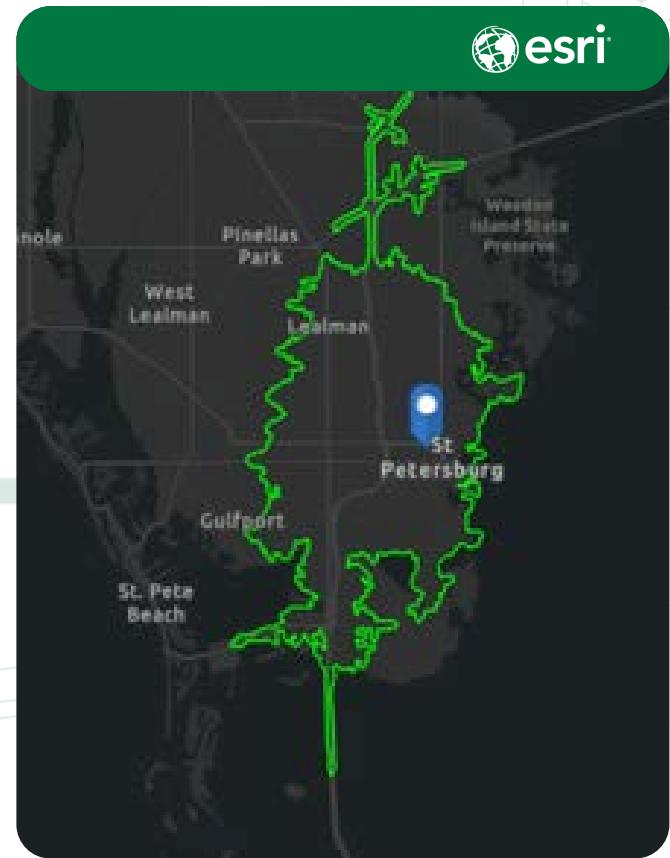
## EMPLOYMENT

**68.9%**  
White Collar

**16.3%**  
Blue Collar

**4.5%** Unemployment Rate

**19.0%**  
Services



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



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# LISTING TEAM

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