

2541 CENTRAL AVENUE, ST. PETERSBURG, FL 33712

FOR LEASE | RETAIL | RESTAURANT | OFFICE



**ARCHER**  
REAL ESTATE

## ABOUT THE PROPERTY

This property is an excellent site for retail, restaurants, salon and more. Positioned on a great area in Grand Central neighboring numerous other well-known food and entertainment concepts.

No matter what business you are looking to put here this property has some unique features. With up to nearly 3,000 Sq Ft existing structure that can be demised into smaller 950sf+/- sf spaces and alley parking, this property is ideal for all types of businesses/concepts.

The corridor is surrounded by diverse and vibrant neighborhoods, creating a dense population that provides a built-in customer base. The area's rich local communities contribute to a steady flow of traffic all week and becomes a beloved weekend destination.

SPACE AVAILABLE : 950 SF - 2,842 SF

LOT SIZE : 4,500 SF

ZONING : CCT-2

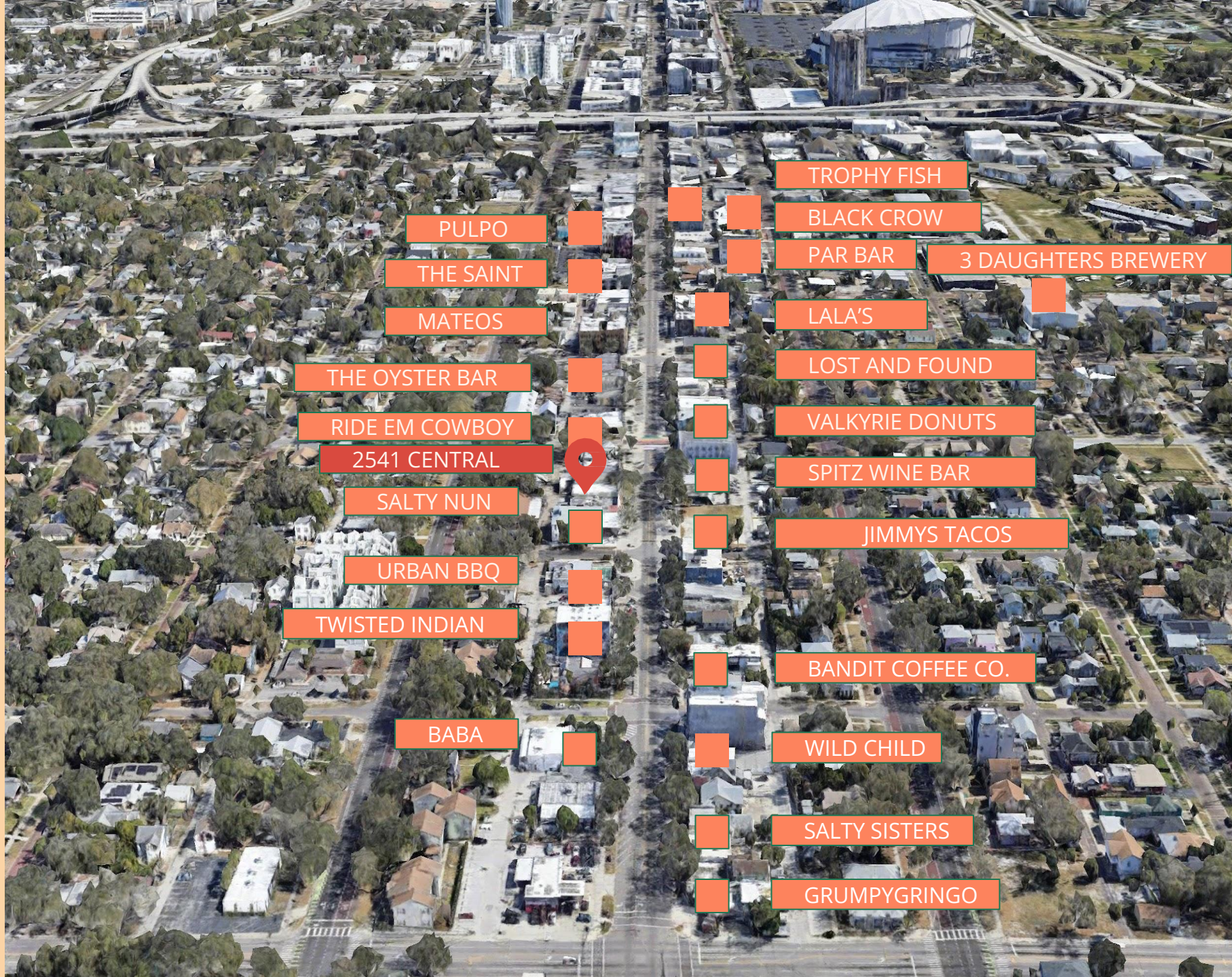
AVAILABLE : Immediately

PARKING : 5 SPACES

RENT : \$39/sf NNN

950SF ALL IN RENT : \$3,850/mo





PULPO

THE SAINT

MATEOS

THE OYSTER BAR

RIDE EM COWBOY

2541 CENTRAL

SALTY NUN

URBAN BBQ

TWISTED INDIAN

BABA

TROPHY FISH

BLACK CROW

PAR BAR

3 DAUGHTERS BREWERY

LALA'S

LOST AND FOUND

VALKYRIE DONUTS

SPITZ WINE BAR

JIMMYS TACOS

BANDIT COFFEE CO.

WILD CHILD

SALTY SISTERS

GRUMPYGRINGO

## GRAND CENTRAL DISTRICT

### ECONOMY

The Grand Central District boasts diverse dining, entertainment, and local businesses, providing a dynamic urban experience. It features trendy coffee shops, culinary delights, and vibrant nightlife, catering to various tastes. The neighborhood's thriving independent businesses, like boutiques and vintage stores, enhance its unique identity and shopping experience, setting it apart from mainstream retail and adding to its appeal.

### LIFESTYLE

Grand Central District is a walkable and bike-friendly district, which encourages residents to explore the area without the need for a car. Its central location in downtown St. Petersburg also means easy access to the city's amenities. In recent years, Grand Central has undergone urban revitalization efforts, leading to improved infrastructure, public spaces, and a general enhancement of the district's overall appeal.

### DESIRABILITY

The Grand Central District in downtown St. Petersburg is desirable due to its artistic and eclectic atmosphere, diverse dining and entertainment options, support for local businesses, community engagement, historic architecture, accessibility, events, and urban revitalization. These factors combine to create a neighborhood that appeals to residents looking for a vibrant and culturally rich urban experience.



**KEY FACTORS**

POPULATION : 255,6369  
 AVG HOUSEHOLD : 2.2  
 MEDIAN AGE : 45.7  
 AVG INCOME : \$81,119

**BUSINESSES**

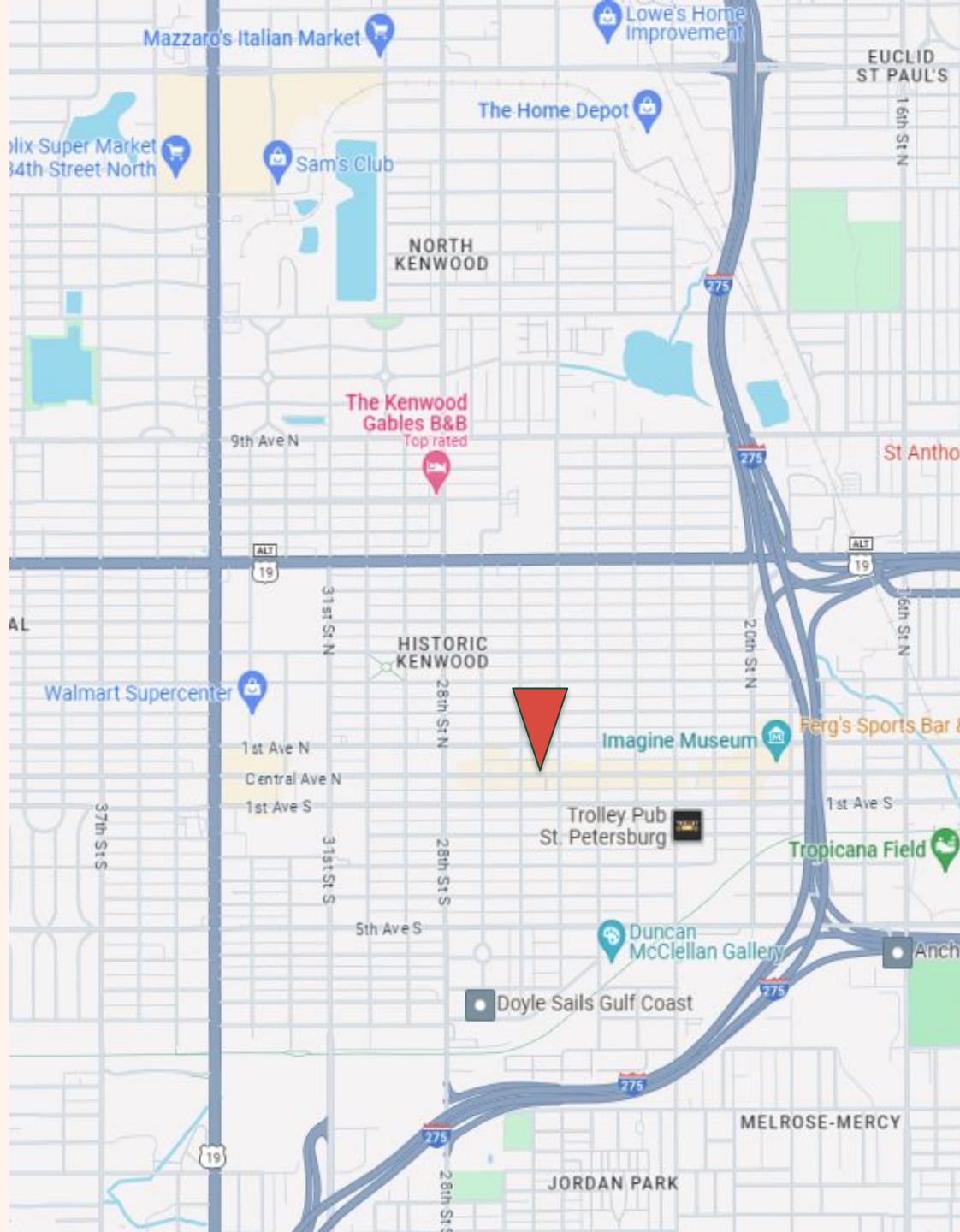
TOTAL BUSINESSES: 15,982  
 TOTAL EMPLOYEES : 19,318

**HOUSEHOLDS**

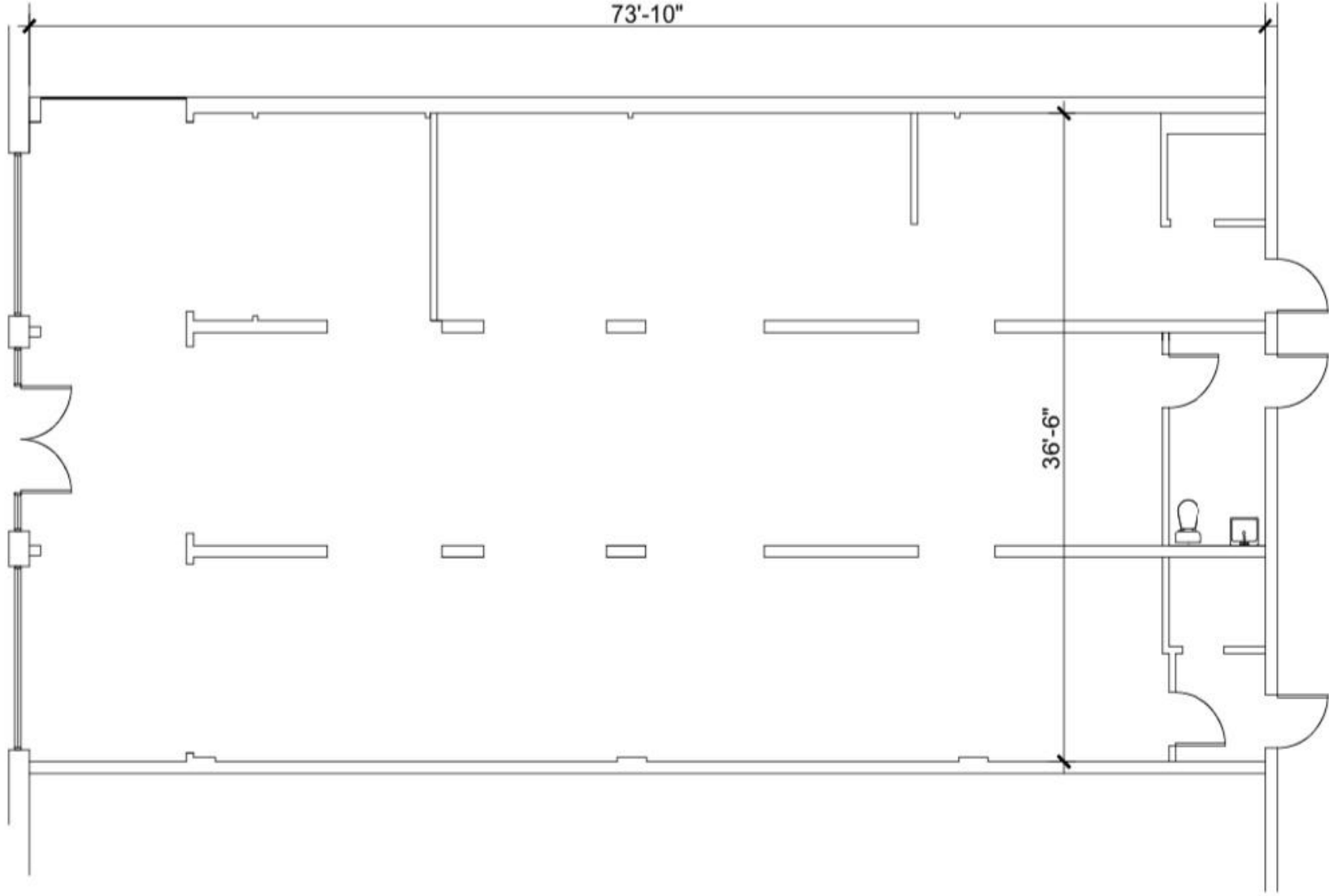
OWNER OCCUPIED: 72,431  
 RENTER OCCUPIED : 44,336  
 CONSUMER SPEND : \$3.3B

**TRAVEL TIME**

60+ MINS : 05.75%  
 30 – 60 MINS : 28.6%  
 <30 MINS : 65.7%









2541 CENTRAL AVENUE

AERIALS





## GRAND CENTRAL MASTER PLAN

The Grand Central District is one of the largest districts in Downtown St. Pete. Running from 16<sup>th</sup> Street west to 31<sup>st</sup> street and bound between 1st Avenue N and 1st Avenue S. The district has more than 450 locally owned and operated businesses. The surrounding neighborhood, just steps away, are home to over 35,000 residents.

As St Pete continues to grow westward and both visitors and locals look outside of the downtown core for things to do and places to eat, the city partnered with WSP to complete a full Master Plan. Covering design, transportation, economic development, safety and more.





## CONTACT US

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