



LEASE RATE

\$38.00 SF/yr
(\$8.46 PSF NNN)



PROPERTY SIZE

3,116 SF



YEAR RENOVATED

2023



NUMBER OF UNITS

1



AVAILABILITY

Immediately

3501 CENTRAL AVE
ST PETERSBURG, FL 33713
DRIVE-THRU RESTAURANT/COFFEE SHOP

Presented By:

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PROPERTY INFORMATION



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Second-gen restaurant/coffee shop with drive-thru
- Fully renovated (2023) – all systems updated
- Exposed ceiling and abundant natural light
- Beautiful arched windows
- Two ADA restrooms
- 19 dedicated parking spaces (well-lit lot)
- Pylon signage opportunity
- Near bus stop
- Ideal for food and beverage use

OFFERING SUMMARY

Lease Rate:	\$38 SF/yr (NNN)
Number of Units:	1
Available SF:	3,116 SF
Lot Size:	20,617 SF
Building Size:	3,116 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	436	1,627	5,343
Total Population	910	3,386	11,954
Average HH Income	\$89,398	\$95,501	\$93,598

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

3501 Central Avenue offers a rare opportunity to lease a fully renovated, second-generation restaurant or coffee shop with a drive-thru in one of St. Pete's most active commercial corridors. The 3,116-square-foot space is move-in ready, with the entire building and all major systems—including electrical, plumbing, and HVAC—completely updated in 2023.

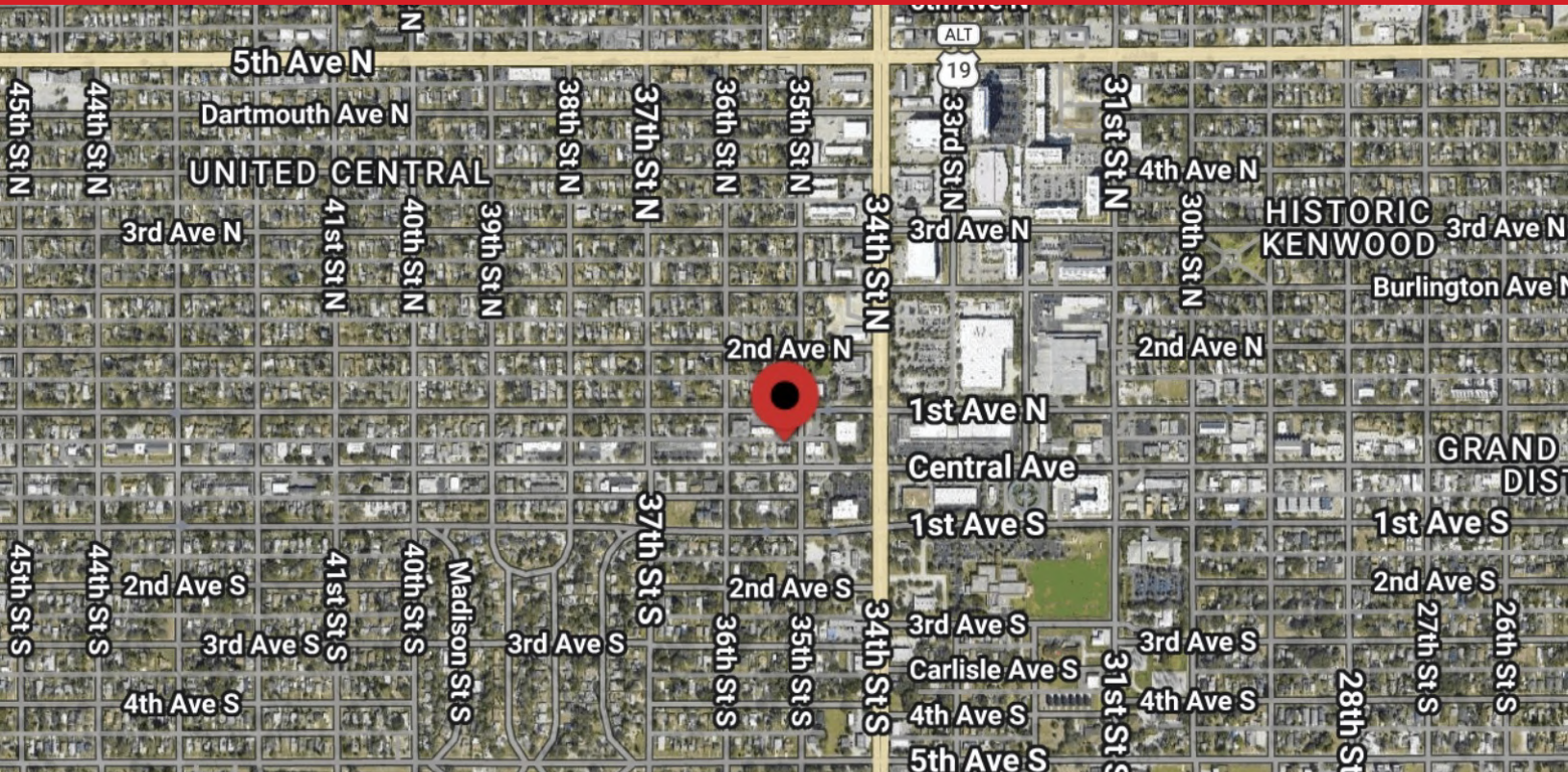
The interior features an open, inviting layout highlighted by a gorgeous exposed ceiling and an abundance of natural light pouring in through beautiful arched windows, creating a bright and welcoming atmosphere for customers. The space includes two ADA-compliant restrooms and is well-suited for a variety of food and beverage concepts.

The property also offers strong operational advantages, including a well-lit parking lot with 19 dedicated spaces and a prominent pylon signage opportunity providing excellent visibility along the corridor. Located near a bus stop, the site benefits from strong visibility and accessibility, making it an ideal location for a high-performing retail or dining concept.

LOCATION INFORMATION



LOCATION DESCRIPTION



LOCATION DESCRIPTION

Located along Central Avenue in St. Pete, the property sits on a major east-west corridor with strong visibility and steady daily traffic. Positioned just one block from 34th Street (U.S. Highway 19), another primary north-south thoroughfare, the site offers excellent accessibility and exposure.

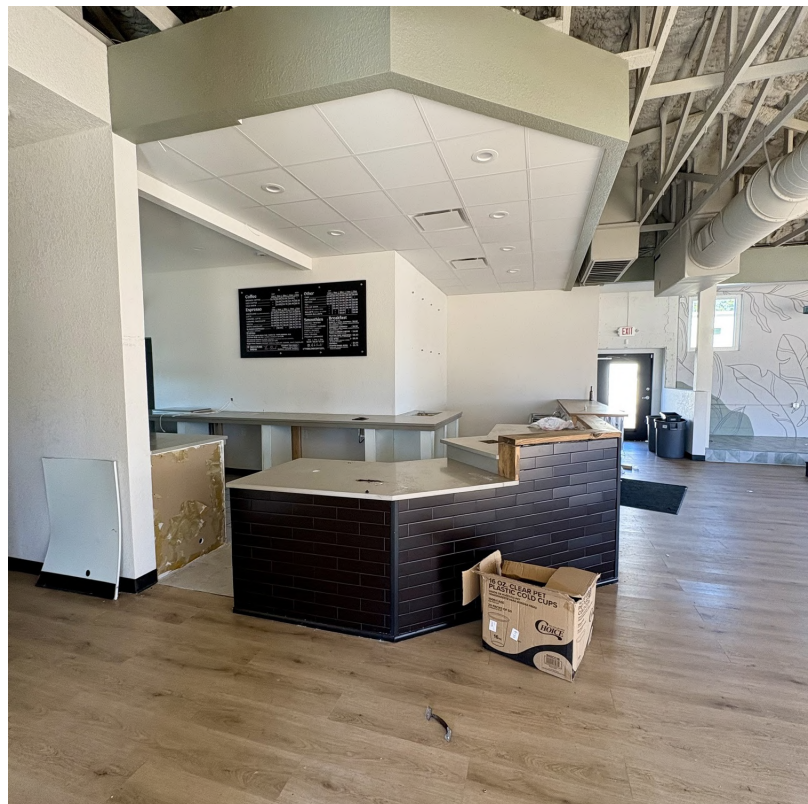
The property is in the heart of the Central Oak Park neighborhood, one of the city's largest and most centrally located residential areas. It is also just one block from the SunRunner bus rapid transit line along the 1st Avenues, providing quick connections between the Gulf beaches and downtown in minutes.

Located just west of the Grand Central District and near downtown St. Petersburg, the site benefits from its proximity to some of the city's most active and growing areas.

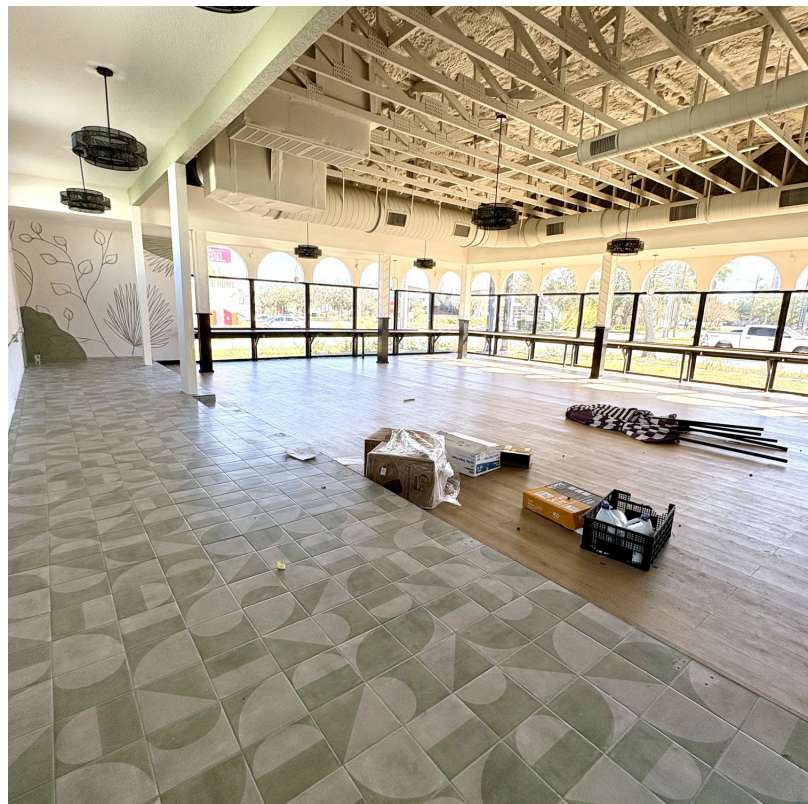
PHOTOS



PHOTOS



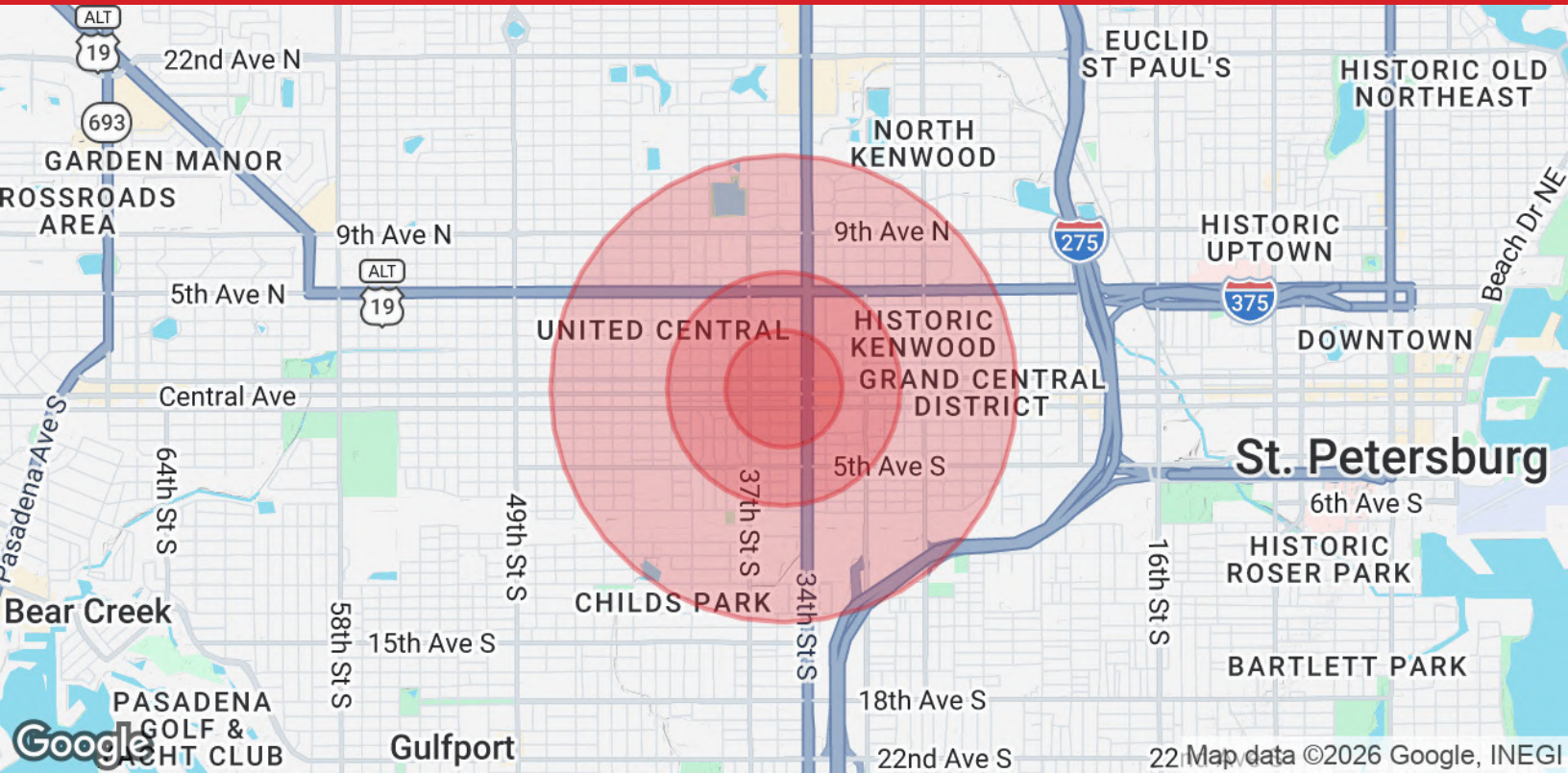
PHOTOS



DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	910	3,386	11,954
Average Age	44.0	43.4	41.7
Average Age (Male)	47.8	46.3	44.6
Average Age (Female)	33.6	35.5	37.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	436	1,627	5,343
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$89,398	\$95,501	\$93,598
Average House Value	\$361,763	\$364,830	\$347,936

2023 American Community Survey (ACS)

CONTACT EXCLUSIVE AGENT



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