

JUST LISTED!

NORDICA BAY APARTMENTS

📍 120 47th Ave N, St Petersburg, FL 33703

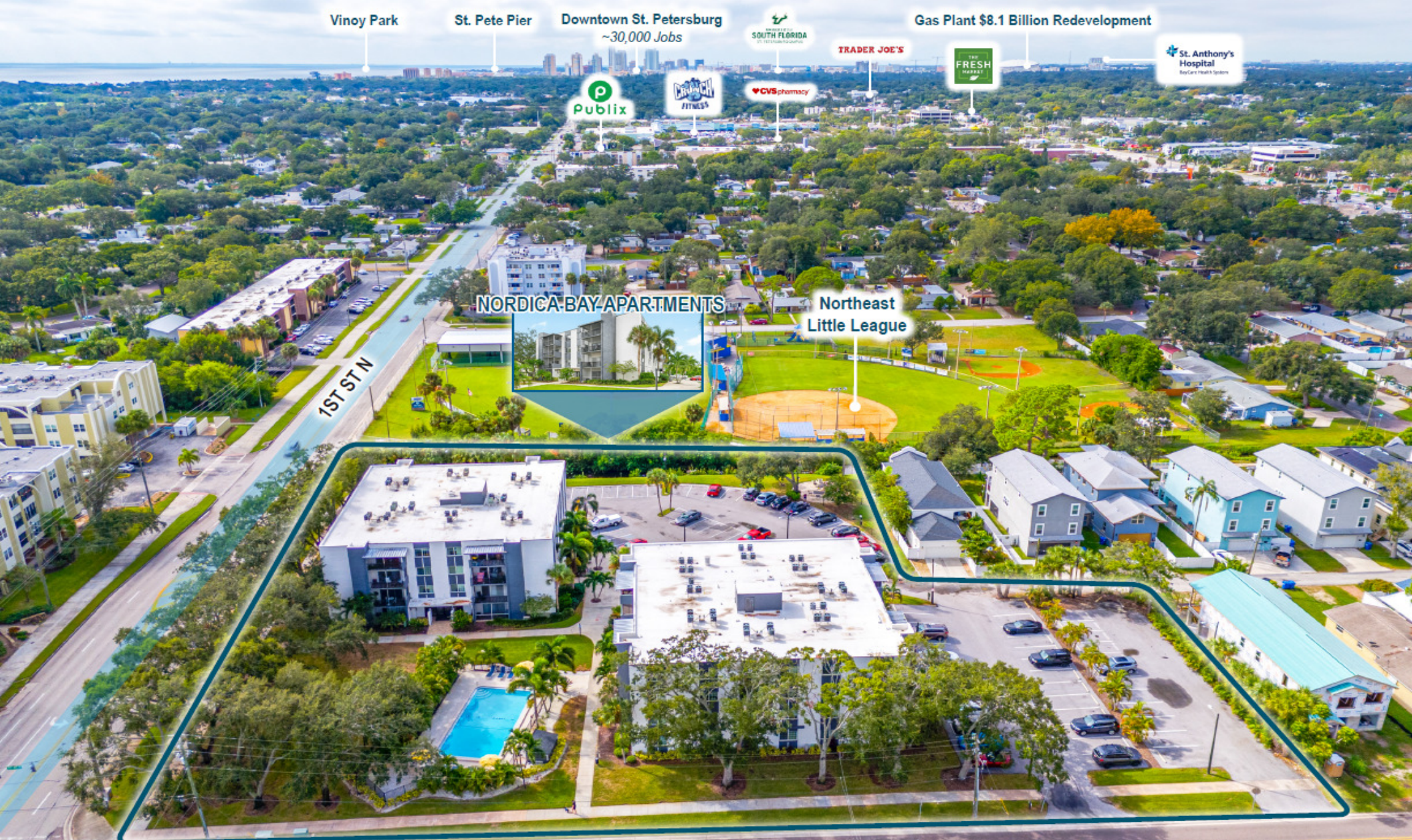
INVESTMENT HIGHLIGHTS

- Premier St. Petersburg Offering: Boutique 62-unit community strategically positioned within a high-demand Tampa Bay submarket supported by strong demographics and proximity to major employment centers
- Mid-Rise Concrete Construction: Four-Story Mid-Rise Concrete Block Buildings with Elevated Access
- Exterior Improvements: Well-Maintained Asset with Newer Roofs (2018) and Upgraded Vinyl Windows
- Generous Floorplans: Spacious Layouts with One-Bedrooms Averaging 780 SF and Two-Bedrooms Averaging 1,080 SF
- Private Patios: All Two-Bedroom Units Feature Private Screened-In Patios
- Robust Amenities: Expansive Amenity Package with Swimming Pool, Grilling Area, Dog Park, Trash Chutes, Secured Building Access, and On-Site Laundry Facilities
- High-Growth Urban Infill Submarket: Located minutes from vibrant core of downtown St. Petersburg, offering world-class dining, nightlife, entertainment, and cultural destinations, as well as key medical and employment hubs including St. Anthony's Hospital and Johns Hopkins All Children's Hospital
- Prime Central St. Petersburg Location: Strategically positioned along the highly accessible 4th Street North residential corridor with immediate connectivity to I-275 and Gandy Boulevard, providing seamless access to the greater Tampa Bay region's employment and lifestyle hubs
- Excellent Walkability & Convenience: Just a short walk to multiple high-quality grocers including Whole Foods, Publix Supermarkets, and The Fresh Market
- Premier Waterfront & Beach Access: Just minutes from the vibrant downtown waterfront and the world-famous white sand beaches of Pinellas County, offering expansive Bay & Gulf views, outdoor recreation, and year-round leisure amenities
- Affluent Surrounding Demographics: 1-mile average household income of \$134,178, supporting strong renter demand and premium positioning (ESRI)

INVESTMENT DETAILS

Price	Subject to Market
Number of Units	62
Average Lease Rent	\$1,733





Vinoy Park

St. Pete Pier

Downtown St. Petersburg
~30,000 Jobs

UNIVERSITY OF
SOUTH FLORIDA

Gas Plant \$8.1 Billion Redevelopment

TRADER JOE'S

THE
FRESH
MARKET

St. Anthony's
Hospital
BayCare Health System

Publix

CRASH
FITNESS

CVS pharmacy

NORDICA BAY APARTMENTS

Northeast
Little League

1ST ST N

NORDICA BAY APARTMENTS

ST FranklinStreet

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