

# HISTORIC RETAIL SPACE - ICON CENTRAL

855 Central Ave, St. Petersburg, FL 33701

RETAIL PROPERTY FOR LEASE

## PROPERTY HIGHLIGHTS

VIDEO 

- AVAILABLE RETAIL AND/OR OFFICE SPACE: Basement 5,002 SF | Ground Level 4,473 SF | Mezzanine 1,241 SF
- AVAILABLE OFFICE OR EVENT SPACE: Second Level 4,095 SF
- OPTIONAL SPACE: Rooftop 3,892 SF
- Built in 1926, the Union Trust Company Bank space offers a unique one-of-a-kind opportunity
- Strategically located in the heart of St. Petersburg's Edge District
- 80 interior retail parking spaces
- Over 3,600 residential units recently completed or under construction within 1 mile of ICON
- Walk Score: 93 | Bike Score: 96

## DEMOGRAPHICS

### POPULATION



**3 Mile** 105,866  
**5 Mile** 246,070  
**10 Minute** 181,202

### HOUSEHOLDS



**3 Mile** 48,423  
**5 Mile** 110,858  
**10 Minute** 82,376

### DAYTIME POPULATION



**3 Mile** 96,650  
**5 Mile** 177,891  
**10 Minute** 144,118

### AVE. HOUSEHOLD INCOME



**3 Mile** \$65,444  
**5 Mile** \$68,606  
**10 Minute** \$66,221

### DAILY TRAFFIC COUNTS AADT





**Central Ave.** 5,699  
**9th St. N.** 10,671  
**8th St. N.** 9,300





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#TogetherOneTeam





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