



## Prime Signalized Corner QSR Opportunity

**3419 18<sup>th</sup> Ave S St. Petersburg, FL 33711**



💰 Land Lease Rate: **\$10,000/Month**

📐 Built-To-Suit: **TBD**

✅ Available: **Now**

**Frank Bozиков**

*Retail & Land Specialist*

**(727) 501-2844 ☎**

**frank@cprteam.com ✉**





18<sup>TH</sup> AVE S

SUBJECT

(AADT: 6,400)

34<sup>TH</sup> ST

SIGNALIZED CORNER

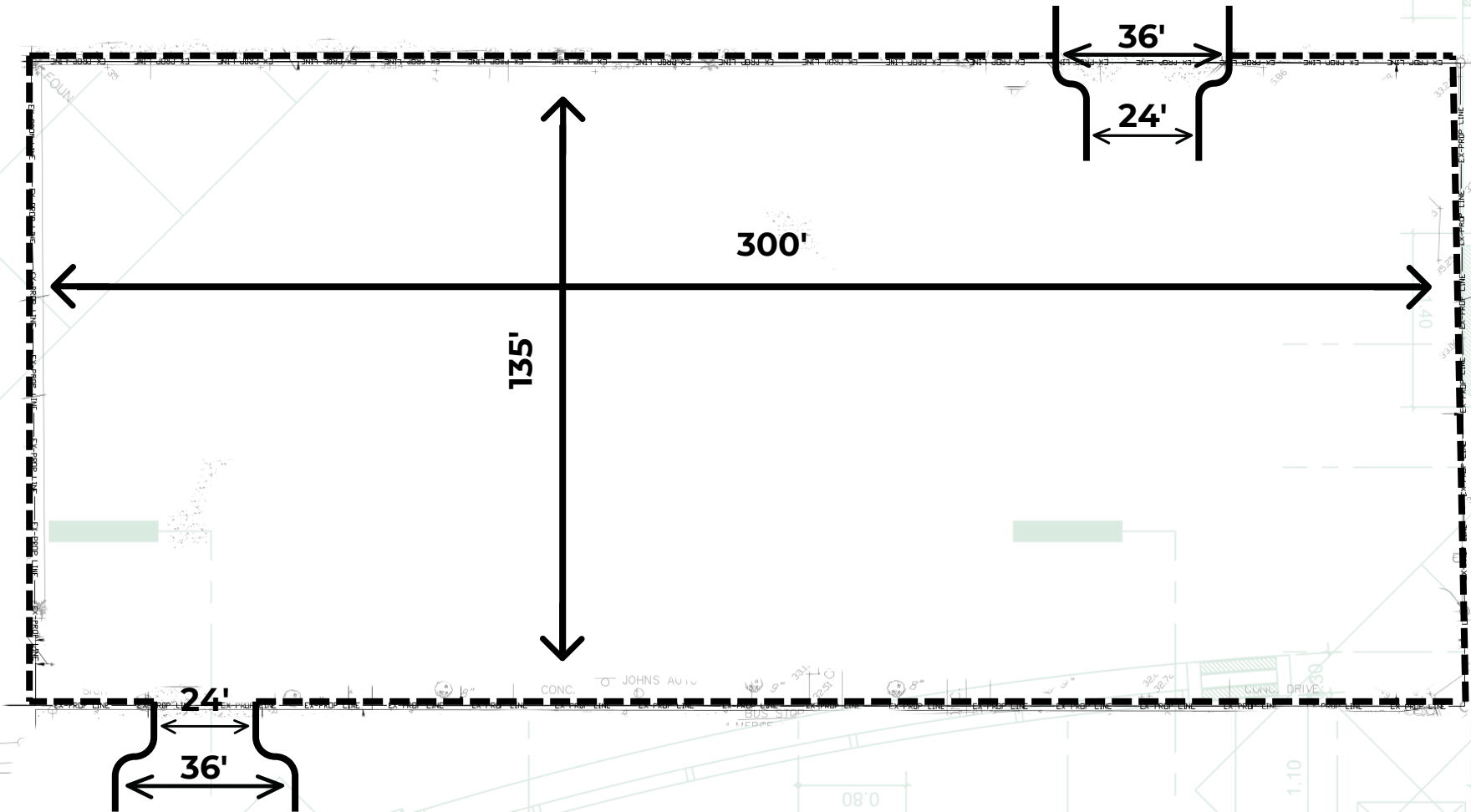
(AADT: 44,500)





# SITE PLAN

16' ASPHALT ALLEY



34TH STREET

18TH AVE SOUTH



SIGNALIZED CORNER

COMMERCIAL PARTNERS REALTY

# CURRENT CONDITIONS

- Address: 3419 18<sup>th</sup> Ave S, St. Petersburg, FL
- Lot size: about 0.92 acres (~40,498 SF)
- Zoning: CCS-1 (Corridor Commercial Suburban Districts)
- Flood zone: X
- Allowable Building Height: 36 Feet

## ZONING - CORRIDOR COMMERCIAL SUBURBAN

CCS-1 allows a wide range of commercial and mixed-use development along major corridors, including retail, restaurants, offices, medical uses, and neighborhood services. This flexible zoning supports pedestrian-friendly commercial activity and multi-story development, making the site suitable for a variety of business or redevelopment opportunities.



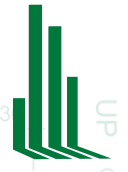


# PERMITTED USES AND REDEVELOPMENT POTENTIAL

- Quick Serve Restaurant  
With or without a drive-thru
- Multifamily Residential  
45–65 apartment units with amenity space and optional rooftop deck
- Neighborhood Retail  
Storefronts for coffee shop, boutique, salon, or daily-use retail
- Professional or Medical Office  
General office, medical suites, diagnostics, or outpatient clinic
- Restaurant or Food Hall  
Full-service dining, brewpub, entertainment lounge, or rooftop venue
- Mixed Commercial Center  
Blend of retail, coworking, and flexible small-business suites
- Community or Wellness Facility  
Fitness studio, community center, training rooms, or event space









# DEMOGRAPHIC SUMMARY


3419 18th Ave S, St. Petersburg, FL 33711  
DRIVE TIME OF 10 MINUTES




### KEY FACTS

**156,284**  
Population

**45.8** Median Age

**74,962**  
Households

**\$60,552**  
Median Disposable Income




### EDUCATION

**6.1%** No High School Diploma


**29%** Some College/Associate's Degree


**23.7%** High School Graduate


**41.3%** Bachelor's/Grad/Prof Degree




### INCOME


**\$73,384**  
Median Household Income


**\$50,020**  
Per Capita Income


**\$158,138**  
Median Net Worth



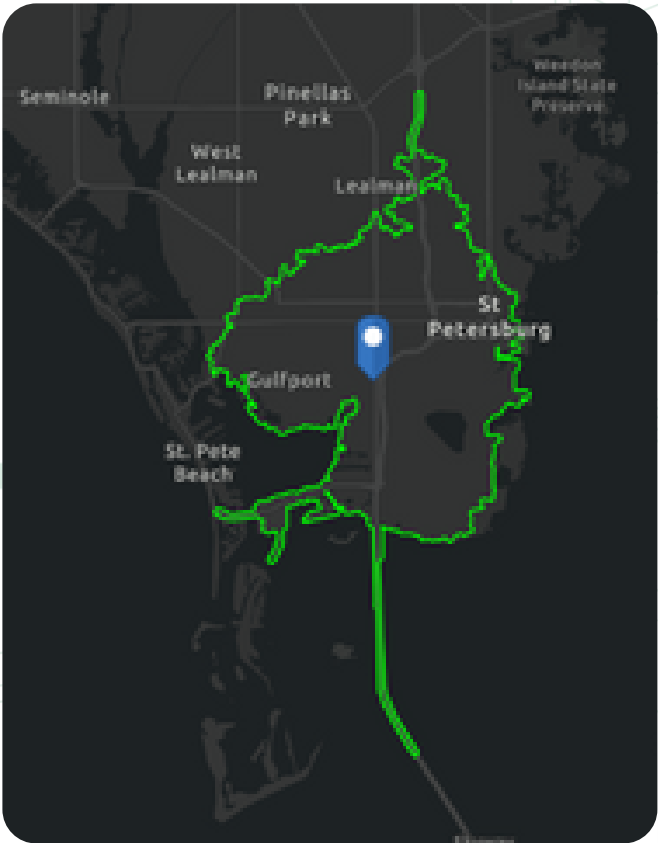
### EMPLOYMENT

**70.5%**  
White Collar

**15.6%**  
Blue Collar

**19.3%**  
Services

**4.8%** Unemployment Rate



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





**Being located near the Skyway Marina District offers a major strategic advantage for any new business at 3419 18th Ave S.** The district is one of St. Petersburg's most active redevelopment corridors, fueled by significant public and private investment, new multifamily projects, and a rapidly growing customer base. Positioned along the high-traffic 34th Street South corridor, the area draws steady activity from residents, commuters, and visitors heading to the marina, waterfront parks, national retailers, and entertainment venues. **Nearby anchors such as Aldi and the Sur Club Apartments, located directly across from the new Sky Town development, which will also feature a Sprouts grocery store, further enhance daily traffic and create a strong residential base surrounding the site.** With SkyTown adding more than 2,000 new residential units, population density and consumer demand in the immediate area will continue to rise. As the district expands with new housing and modern retail and dining concepts, businesses nearby benefit from increased visibility, stronger foot traffic, and long-term value growth, making this an exceptional location for future development.



# Listing Agent



**Frank Bozikovich**

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✉ **frank@cprteam.com**

Frank serves as the Retail and Land Specialist at Commercial Partners Realty, **bringing over 20 years of experience** in the Greater Tampa Bay market. Over the course of his career, he has built long-standing relationships with key government and municipal decision-makers, giving his clients a strategic advantage when navigating complex real estate transactions.

Throughout his career, Frank has specialized in site location analysis, land assemblage, investment sales, and commercial lease negotiations. *He has collaborated with many of the nation's top 100 retailers, franchise operators, developers, and investors—both nationally and locally.* Thanks to his expertise and results-driven approach, Frank has consistently earned the Top Producer Pinnacle Award for the highest transaction volume in the Regional Investment Division from the Florida Gulfcoast Commercial Association of Realtors (FGCAR).

Beyond his professional achievements, Frank is **passionate about building strong partnerships with his clients.**

☎ 727-822-4715

🌐 [www.cprteam.com](http://www.cprteam.com)

🔗 [CommercialPartnersRealty](https://www.commercialpartnersrealty.com)