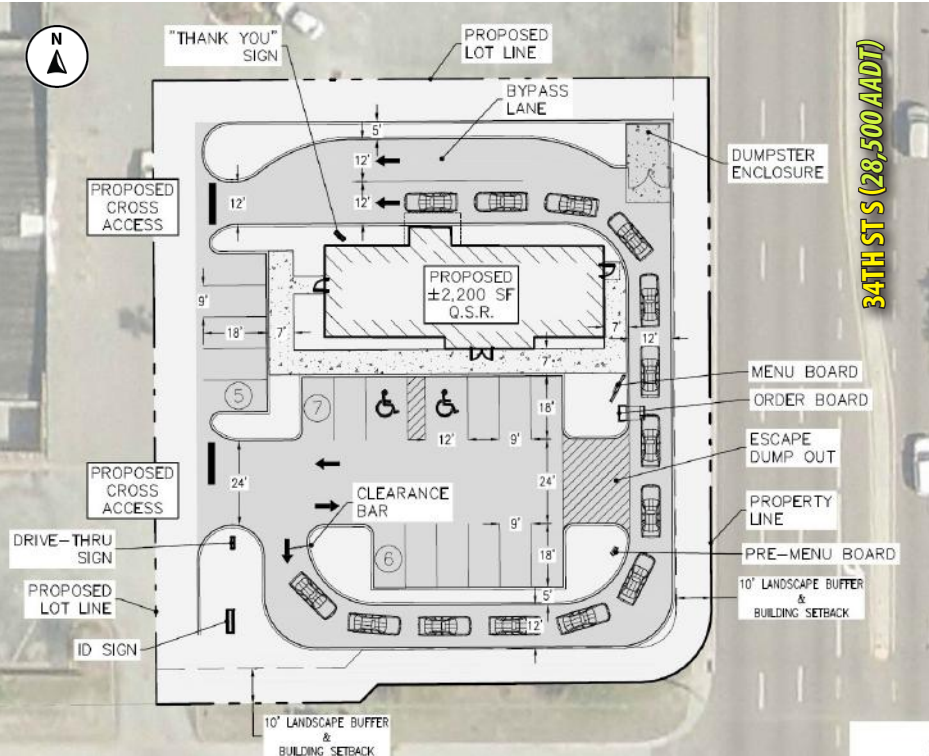


FOR LEASE

2213 US 19 | St Petersburg, FL 33711

- **SIZE:** .62 acre
- **ZONING:** CCS-1
- **ACCESS:** Full lighted access from 34th Street South and 22nd Avenue South
- **TRAFFIC:** 34th Street South (28,500 AADT) and 22nd Avenue South (17,400 AADT)



PROPERTY HIGHLIGHTS

- ▶ Out-parcel to Lakeview Shopping Center, a 56,227 SF center
- ▶ Pad-ready subject property has full access at a lighted intersection on 34th Street South
- ▶ Highly visible outparcel on the corner of 34th Street South and 22nd Avenue South
- ▶ .3 Miles from I-275 entrance and exit ramps



KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	12,335	111,900	230,580
2025 Estimated Households	5,001	51,897	110,510
INCOME			
2025 Estimated Avg HH Income	\$86,171	\$104,443	\$117,376
AGE			
Median Age	37	41	45
DAYTIME DEMOS			
Number of Businesses	484	6,975	16,191
Number of Employees	3,081	49,854	105,736
Total Daytime Population	7,243	90,958	192,207
TRAFFIC COUNTS			
34th Street S (US 19) (N/S)	28,500 AADT		
22nd Ave S (E/W)	17,400 AADT		
I-275 (N/S)	104,000 AADT		

PARCEL AVAILABLE FOR LEASE

2213 US 19 | St Petersburg, FL 33711



Site Map



All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. UPDATED: 011526



8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
www.RMCPG.com

Erica Nelson
813.712.3055
enelson@rmcpg.com