

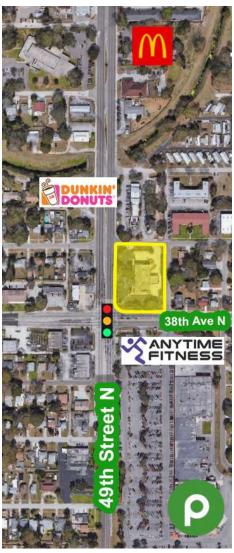
## FOR LEASE AT \$22 PSF NNN

3801 49th Street N, St. Petersburg, FL 33709



## HAVE PNC AS NEIGHBOR

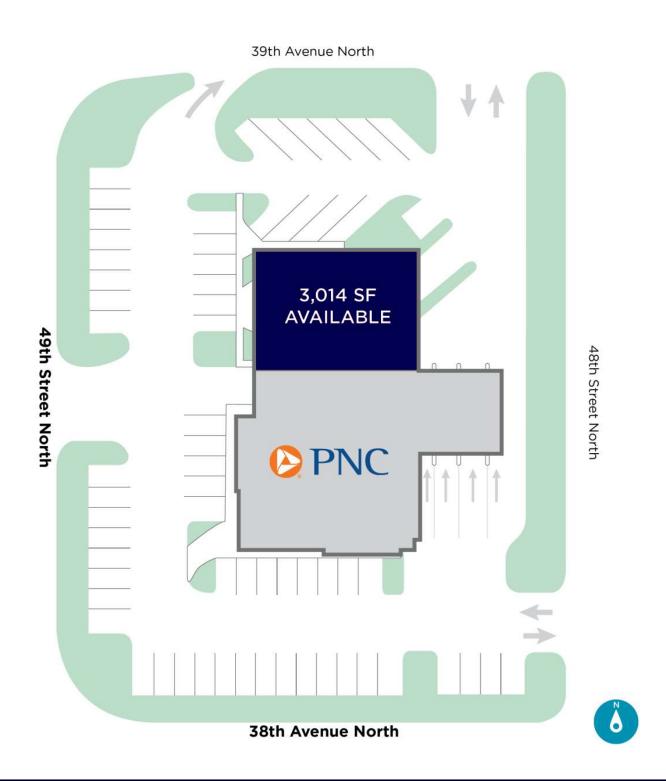
PROPERTY DESCRIPTION: PNC Bank offers 3,014 square feet of office/retail space next to its branch location at 3801 49<sup>th</sup> Street N in St. Petersburg, Fla. The selected tenant can customize the space that currently sits in shell condition. Ideal users for the space include professional office workers, health professionals, personal service providers or specialty retailers. The building is not in a flood zone and offers ample parking and monument signage on the 1.31- acre parcel. PNC Bank is a Fortune 500 company with a presence in the country's 30 largest markets. Call listing agent for complete lease terms.



Zoned CCS-1, the property offers 272 feet of frontage on 49<sup>th</sup> St. at a lighted intersection with excellent ingress/egress. Average (AADT) daily traffic is approximately 27,500 on 49<sup>th</sup> St. N and 16,000 on 38<sup>th</sup> Ave. N. Disston Plaza rests directly across 38<sup>th</sup> Ave. N and is anchored by Publix and includes Anytime Fitness and the long-time local favorite Toby's Original Little Italy Pizza. The site's central location is close to Interstate 275, U.S. Hwy. 19, and Downtown St. Petersburg.



## SITE PLAN

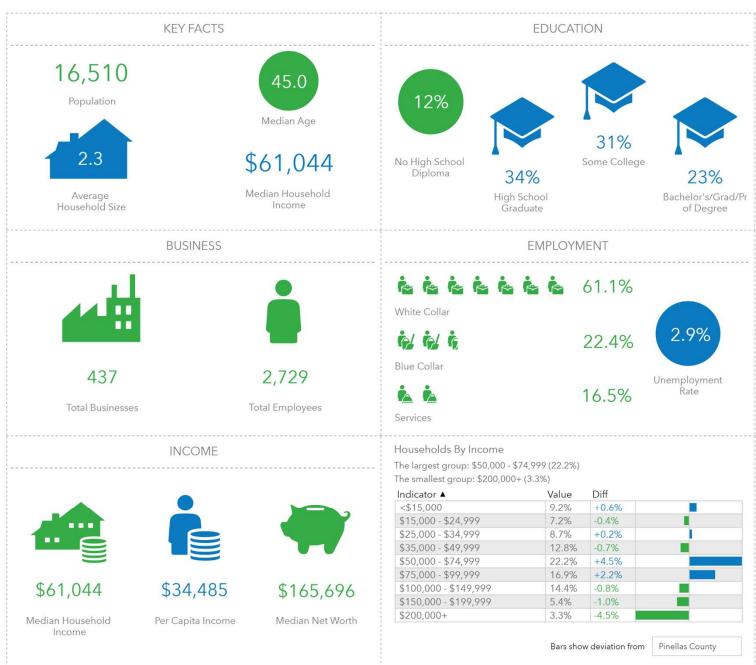




## **DEMOGRAPHICS**



3801 49th St N, Saint Petersburg, Florida, 33709 Ring of 1 mile



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.

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