

# FOR SALE

**5451 31st Street South, Saint Petersburg, FL 33712**  
**Multi-Tenant Retail Building | 5,543 SF**

## FOR SALE

Triple Net – Multi-Tenant Retail

Fully Leased

## PROPERTY HIGHLIGHTS

- Located just east of I-275
- Pinellas County, Florida
- High traffic area
- Directly across from Publix & Bealls Outlet

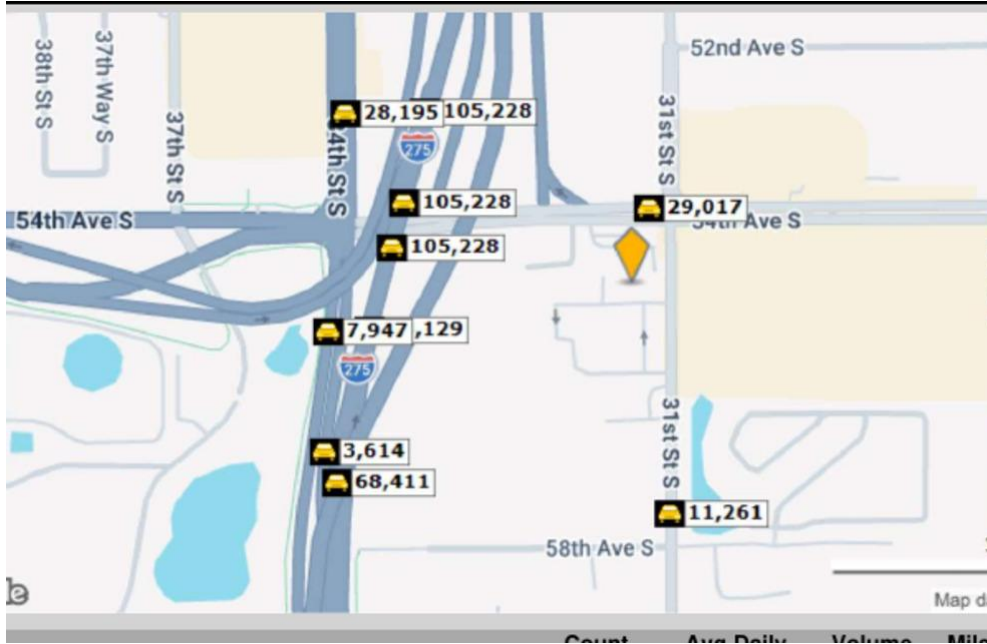
## TENANTS:

|                              |                 |
|------------------------------|-----------------|
| 1. Tobacco King              | 2,963 SF        |
| 2. Suncoast Laundromat       | 1,120 SF        |
| 3. Image Salon               | 660 SF          |
| 4. Lady & the Tramp Grooming | 800 SF          |
| <b>TOTAL</b>                 | <b>5,543 SF</b> |



# 5451 31st Street South

Saint Petersburg, FL 33712



TRAFFIC COUNT



## BUILDING GLA

5,543 SF

## AVAILABLE SPACE

100% LEASED

## DEMOGRAPHICS

| 2025            | 1 mile  | 3 miles | 5 miles |
|-----------------|---------|---------|---------|
| Population:     | 11,500  | 70,365  | 158,764 |
| Avg. HH Income: | \$98.7K | \$91.4K | \$99.4K |
| 5-Yr Growth:    | -0.19%  | 1.73%   | 1.73%   |

## ZONING

CCS-1

## TRAFFIC COUNT

29,017 VPD

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