



# OPEN LAYOUT OPPORTUNITY

2232 2<sup>nd</sup> Ave S, St Pete - Warehouse Arts

**Lease Rate: \$26.53 psf NNN**

**Unit Size: 3,000 - 11,356 sf**

**Available: Within 30 days**

Jay Billings, Commercial Specialist

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Harrison Gault, Sales Associate

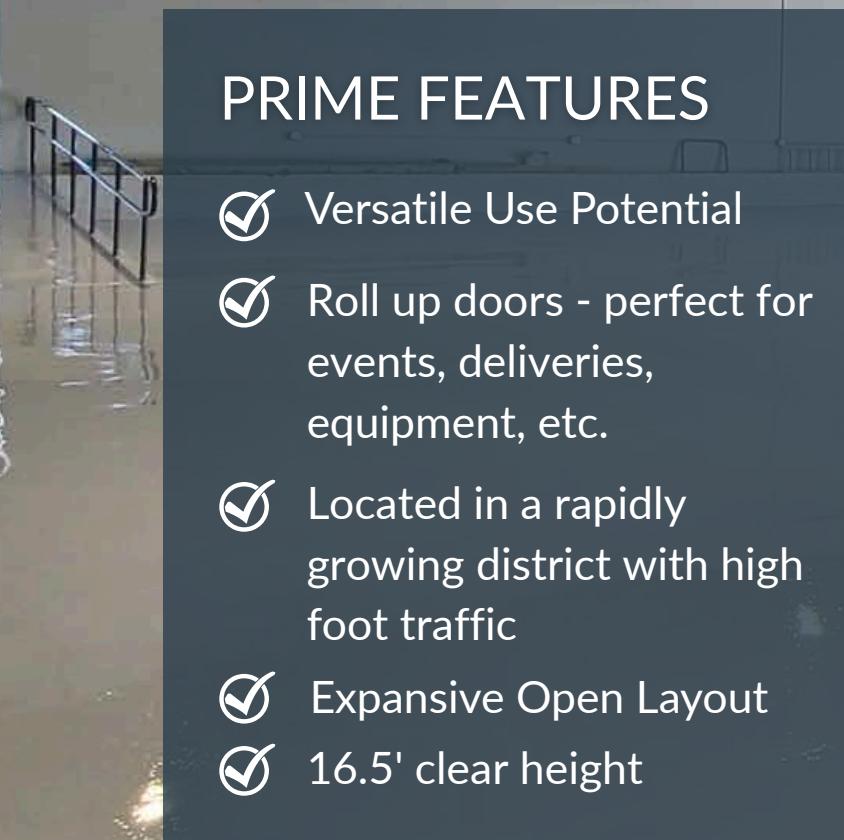
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## PRIME FEATURES

- Versatile Use Potential
- Roll up doors - perfect for events, deliveries, equipment, etc.
- Located in a rapidly growing district with high foot traffic
- Expansive Open Layout
- 16.5' clear height



# 2232 2<sup>nd</sup> Ave S

## Big Ideas Welcome

Unlock the potential of this versatile commercial space, ideal for food/drink production, restaurants, breweries, gyms, showrooms, distributors and more. Featuring a spacious open layout, high ceilings, roll-up doors, and a convenient kitchenette, this property is designed to support both function and flexibility.

Located in a rapidly growing neighborhood, the space offers strong visibility and easy access in an area quickly becoming a hub for new business. Whether you're starting fresh or scaling up, this adaptable space is ready to bring your vision to life.

# Highlights



Initial term expires 12/31/27



A couple blocks from Downtown St. Pete and Central Avenue



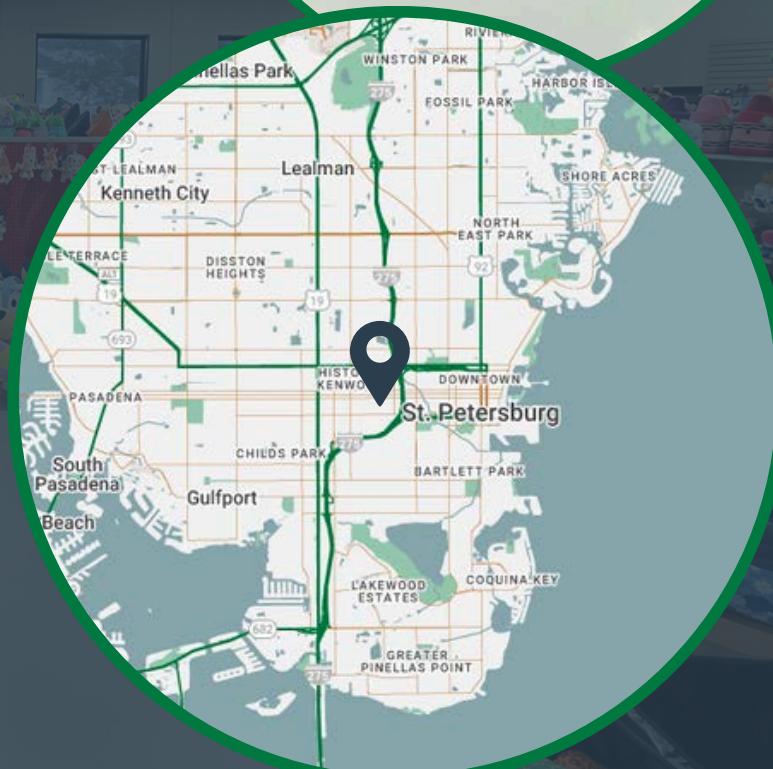
New zoning overlay allows for non traditional IT uses including: Restaurant, Brewpub, Health Club, Performing Arts Venue etc.



IT also allows for Artisanal Production, Craft Food and Beverage Production, R&D, Manufacturing, Co-Working and More!



Well Amenitized Property - Fully Temperature Controlled, High Ceilings, Superb Location



# DEMOGRAPHIC SUMMARY

2232 2nd Ave S, Saint Petersburg, Florida, 33712

Drive time of 10 minutes

## KEY FACTS

143,328

Population



68,049

Households

44.0

Median Age

\$56,620

Median Disposable Income

## EDUCATION

6.2%



No High School Diploma

26.1%

High School Graduate



Some College/  
Associate's Degree



Bachelor's/Grad /  
Prof Degree

## INCOME



\$67,820

Median Household Income



\$47,675

Per Capita Income

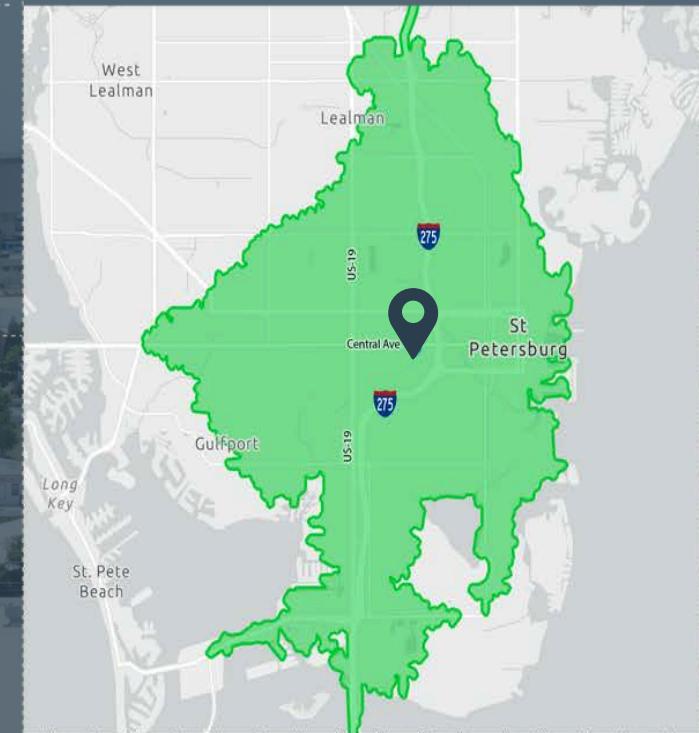


\$125,974

Median Net Worth



## HOUSEHOLD INCOME



## EMPLOYMENT



69.0%

White Collar



16.1%

Blue Collar



19.6%

Services

4.5%

Unemployment Rate

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



# Warehouse Arts District

Think BIG – this vibrant district is home to expansive industrial spaces transformed into art studios, galleries, breweries, and creative businesses. It's not just a place to view art – it's where you experience it.

Landmarks like the Duncan McClellan Gallery and ArtsXchange showcase dozens of working artists in unique spaces.

Explore on foot, by bike, or via free trolley – and stop by The Factory, home to immersive installations, rotating exhibits, and beloved local spots like Daddy Kool Records.

Beyond the art, enjoy local favorites like 3 Daughters Brewing, Bayboro Brewing, and the new Golfology. For dining, Urban Stillhouse and Sol Bistro offer distinctive menus and atmosphere.

Conveniently located between 16th and 31st Streets, the Warehouse Arts District is accessible by car, bike, or the scenic Pinellas Trail – lined with murals and energy at every turn.

# Listing Team



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