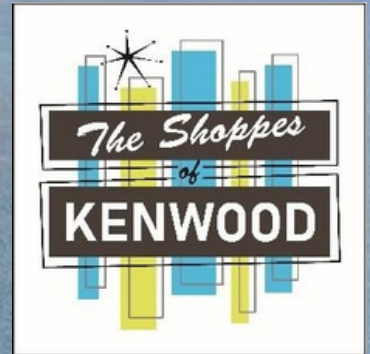


RESTAURANT & BAR FOR LEASE SHOPPES AT KENWOOD



WITTNER WOLLMAN GROUP



3100 3RD AVE N ST. PETERSBURG, FL 33713

KW ST PETE
KELLERWILLIAMS®

JENNA MALOWANY

704-516-9387

JMALOWANY@KWCOMMERCIAL.COM



FOR LEASE

3100 3RD AVE N ST. PETERSBURG, FL 33713



WITTNER WOLLMAN GROUP



2,329 SF TOTAL | \$35 NNN

- ADDITIONAL 200+ SF COVERED VERANDA
- SPECIAL FOOD SERVICE (SFS) LIQUOR LICENSE QUALIFIED
- END-CAP UNIT WITH PATIO SPACE POTENTIAL
- FULLY BUILT-OUT BAR & COMMERCIAL KITCHEN
- MODERN, INDUSTRIAL-STYLE DINING & BAR ATMOSPHERE
- ADA-COMPLIANT RESTROOMS
- MODERN OPEN CEILING



FOR LEASE

3100 3RD AVE N ST. PETERSBURG, FL 33713



WITTNER WOLLMAN GROUP

EXISTING VERANDA & POTENTIAL ROOM TO GROW COVERED SPACE FOR SEATING & AREA FOR PATIO USE



USE THE EXISTING COVERED VERANDA FOR YOUR
SPECIAL FOOD SERVICE (SFS) LIQUOR LICENSE
120 SEAT REQUIREMENT

OPTION TO ADD ADDITIONAL SQUARE FOOTAGE
BY UTILIZING THE SIDE OF THE BUILDING FOR
A WRAP AROUND PATIO & CHANGE
WINDOW TO DOOR



FOR LEASE

3100 3RD AVE N ST. PETERSBURG, FL 33713



WITTNER WOLLMAN GROUP

**SERVICING THE SURROUNDING
KENWOOD, NORTH KENWOOD, CENTRAL OAK
NEIGHBORHOODS
& 700 + UNITS OF APT/CONDOS**



LOCATION HIGHLIGHTS

- **DESIGNATED ON-SITE PARKING & SEPARATE SECURED OVERFLOW LOT**
- **SURROUNDED BY APARTMENTS & CONDOS**
- **ELEMENTS ON THIRD: 431 UNITS**
- **TOWNS AT UNION: 65 CONDOS**
- **BURLINGTON POST: 86 UNITS**
- **BURLINGTON POST II: 75 UNITS**
- **BURLINGTON PLACE: 53 UNITS**
- **NORTH KENWOOD, CENTRAL OAK & HISTORIC KENWOOD NEIGHBORHOOD CO-TENANCY**
- **PEPE'S CANTINA, GATEWAY SUBS, KALON SALON, ST PETE DANCE, BACK ALLEY NAILS**

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WITTNER WOLLMAN GROUP

**CAPTIVE AUDIENCE OF OVER 700
APARTMENT, CONDOS & TOWNHOMES**



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WITTNER WOLLMAN GROUP

IDEAL USES INCLUDE

- FULL-SERVICE RESTAURANT
- SPEAKEASY LOUNGE
- BOTTLE SHOP W. BOOKS
- UPSCALE CASUAL DINING
- COCKTAIL BAR / LOUNGE
- WINE BAR / CRAFT BEVERAGE CONCEPT
- TAPROOM / BREWPUB
- NEIGHBORHOOD SPORTS BAR
- CHEF-DRIVEN DINING CONCEPT
- NEIGHBORHOOD MARKET WITH FOOD CONCEPT
- FOOD TRUCK CONCEPT



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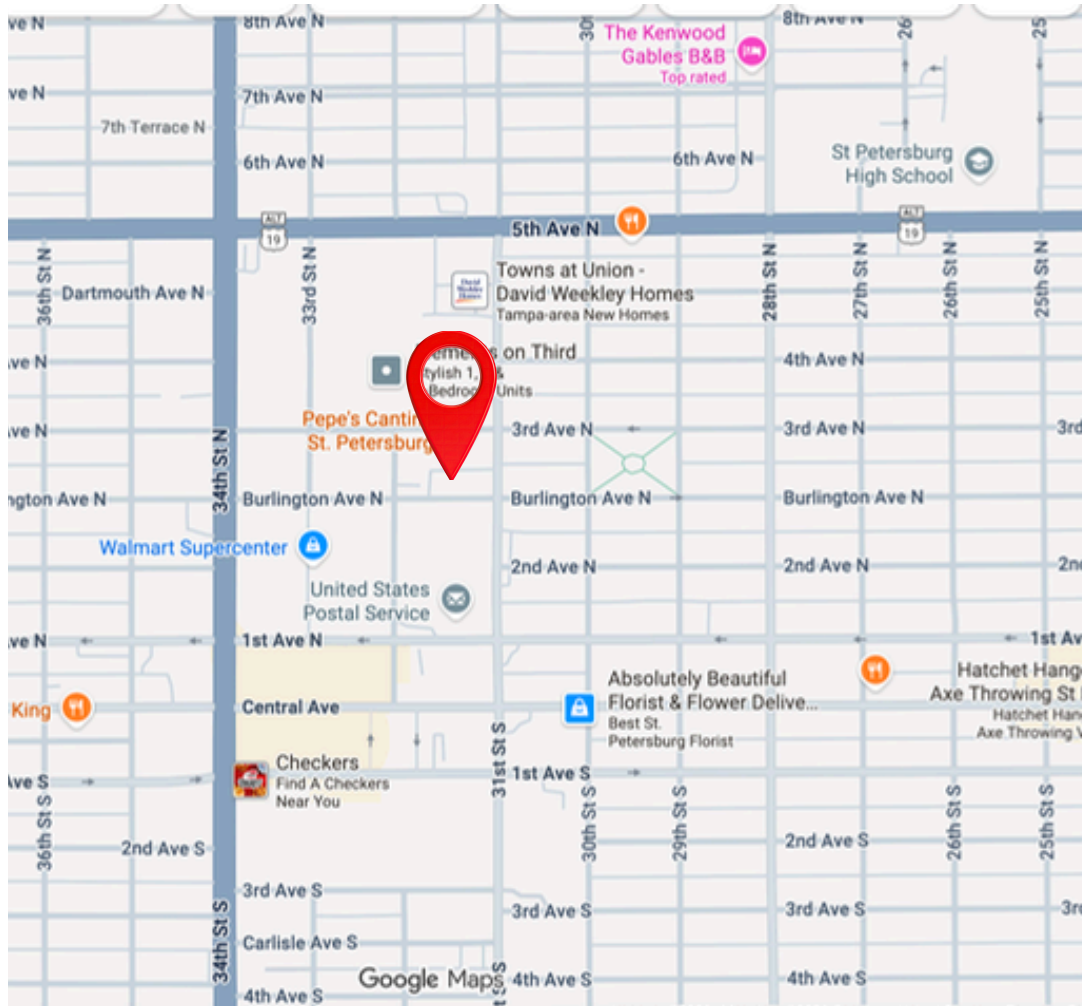


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WITTNER WOLLMAN GROUP



NEARBY ATTRACTIONS

- PEPE'S CANTINA AND BAR
- GATEWAY SUBS
- BEAU & MO'S ITALIAN STEAKHOUSE
- CYBEL FRENCH MOROCCAN CUISINE
- CASITA TAQUERIA
- BABA
- SLIM CHARMER
- BANDIT COFFEE
- CHEEKY'S
- GIBSON'S ON CENTRAL
- WILD CHILD
- LALA ST PETE
- PISTIL HOUSE
- MUTT'S & MARTINI'S BAR
- BRIGHT ICE CREAM

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