



LEASE RATE
\$45.00 SF/yr
(\$9.50 PSF NNN)



PROPERTY SIZE
7,326 SF



AVAILABILITY
Immediately



UNIT SIZES
1,467 - 1,582 SF



NUMBER OF AVAILABLE UNITS
Two

**2053-2063 CENTRAL AVENUE
ST. PETERSBURG, FL 33713**

GRAND CENTRAL DISTRICT PRIME RETAIL

Presented By:

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PROPERTY INFORMATION



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

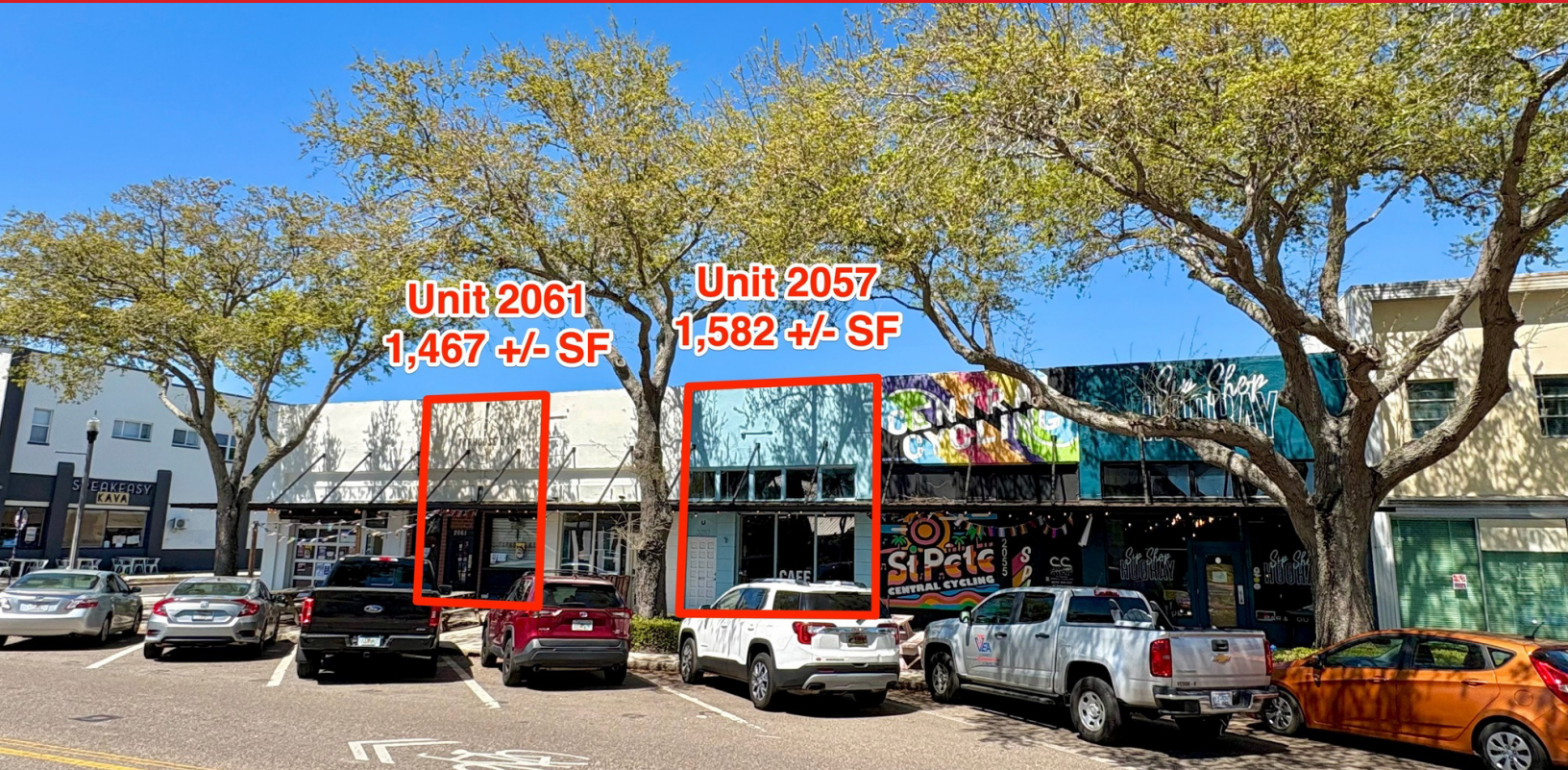
- Prime location on Central Avenue
- High-traffic area for maximum visibility
- Spacious layout with flexible floor plan
- Ample natural light throughout the space
- Ideal for retail and street retail businesses
- Modern design for an inviting storefront
- Excellent visibility to attract customers
- Adaptable for a variety of retail concepts

OFFERING SUMMARY

Lease Rate:	\$45.00 SF/yr (NNN)
Number of Units:	2
Available SF:	1,467 - 1,582 SF
Building Size:	7,326 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	362	1,406	5,701
Total Population	698	2,505	11,394
Average HH Income	\$106,676	\$91,744	\$88,045

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

The property is part of a well-positioned retail strip along Central Avenue in the Grand Central District, anchored by a curated mix of complementary uses. Existing tenants include a cycling studio and a boutique bringing a steady, built-in customer base throughout the day and into the evening. The strip will soon welcome a new restaurant and salon, further strengthening the destination appeal.

2057 Central Avenue is a fully built-out former restaurant totaling 1,582 square feet. The space is being offered with all existing furniture, fixtures, and equipment included, allowing for a streamlined opening with no key fee. The interior features a bright and inviting front-of-house with approximately 24-foot ceilings, a front service counter, and a functional kitchen and prep area supported by an existing grease trap. While there is no hood currently in place, the infrastructure allows for installation. The space includes ADA-compliant restrooms and can accommodate 50+ patrons, with additional sidewalk seating available under an awning. Prominent signage opportunities along Central Avenue further enhance visibility.

2061 Central Avenue is a 1,467-square-foot former bar space designed for high-volume beverage service. The layout is centered around a large front bar, with ample room for seating and circulation, as well as a sizable storage area to support operations. The space includes an existing grease trap, ADA-compliant restrooms, and capacity for 50+ patrons, along with sidewalk seating under an awning. Like 2057, the space benefits from strong frontage and signage along one of the most trafficked stretches of Central Avenue.

LOCATION INFORMATION



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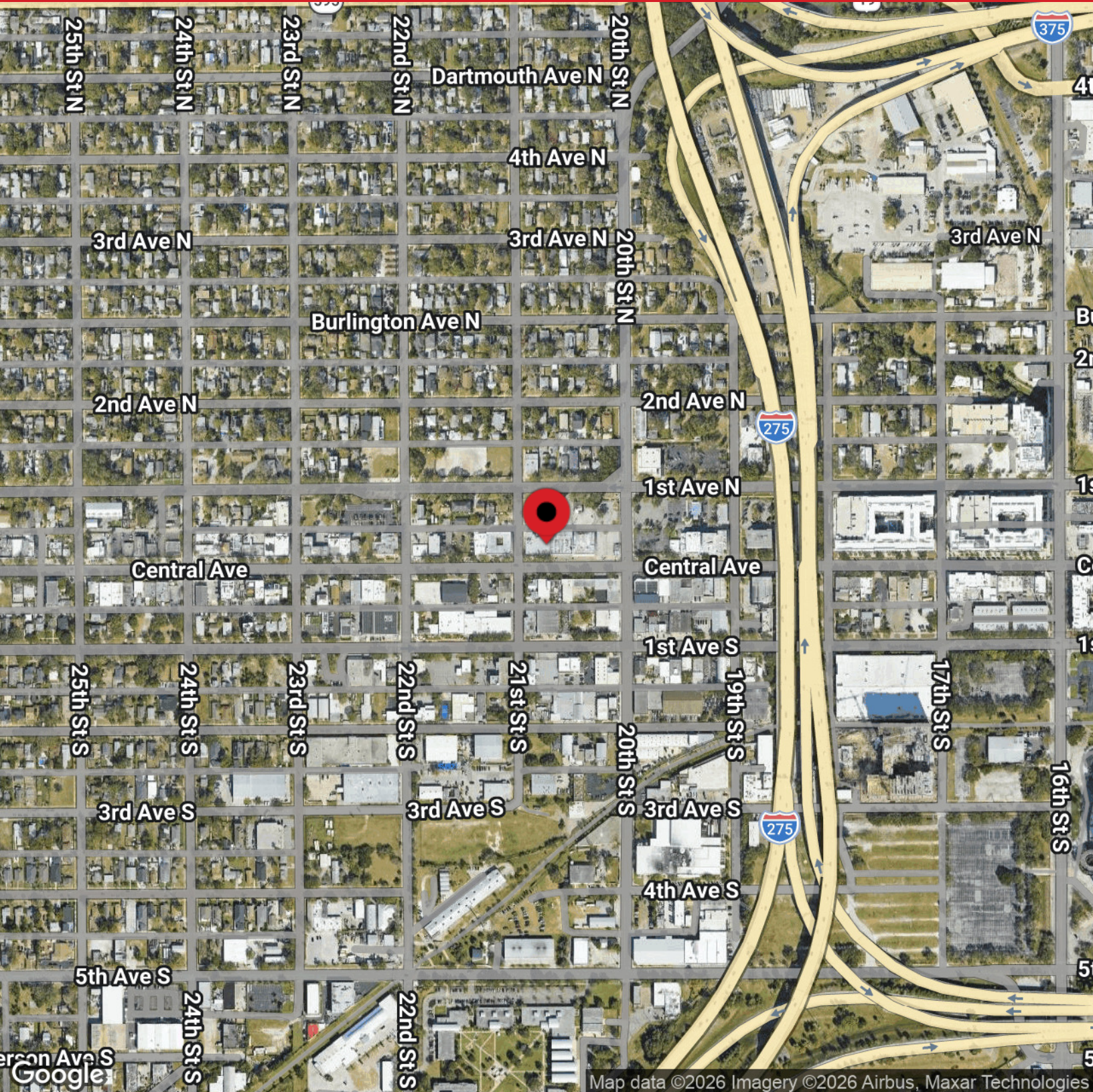
Located on the 2000 block of Central Avenue, this space sits in the heart of the Grand Central District—one of St. Pete's most active dining and nightlife corridors. The area is known for its steady foot traffic and strong concentration of independent restaurants, bars, breweries, galleries, and retail, drawing a mix of locals and tourists throughout the day and well into the evening.

This stretch of Central Avenue has become a proven destination for food and beverage concepts, with a dense lineup of established operators and new openings creating constant cross-traffic and repeat visitation. The surrounding neighborhood continues to see new residential development, further strengthening the built-in customer base within walking distance.

The location benefits from excellent connectivity and visibility. It sits directly along the Central Avenue Trolley route, is one block from the SunRunner BRT line, and just two blocks from the Pinellas Trail—one of the region's most heavily used pedestrian and cycling corridors. Together, these transit and mobility drivers funnel consistent activity past the storefront and make the space easily accessible from downtown, the beaches, and surrounding neighborhoods.

With strong street presence, reliable foot traffic, and placement in one of the city's most sought-after corridors for dining and nightlife, this location offers a compelling opportunity for a restaurant or bar concept looking to tap into an established and growing market.

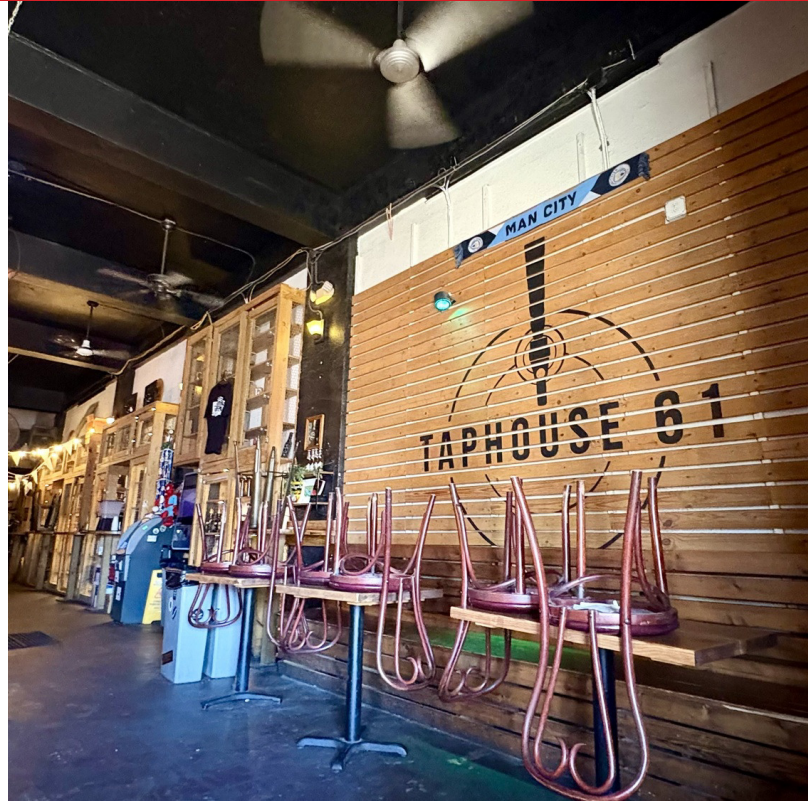
LOCATION MAP



2057 CENTRAL AVENUE



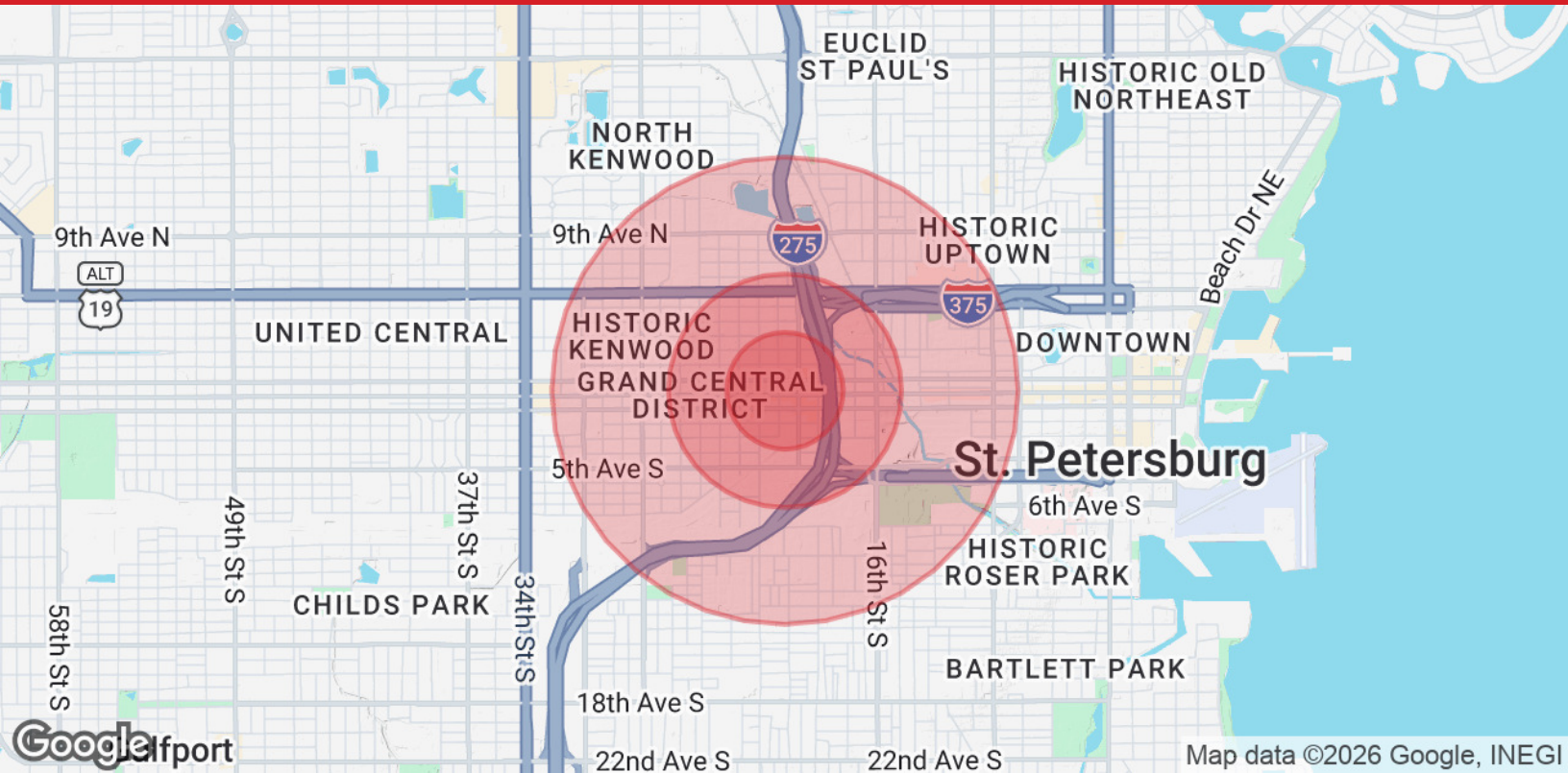
2061 CENTRAL AVENUE



DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	698	2,505	11,394
Average Age	42.4	46.3	40.8
Average Age (Male)	43.6	49.0	43.7
Average Age (Female)	42.3	45.7	40.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	362	1,406	5,701
# of Persons per HH	1.9	1.8	2.0
Average HH Income	\$106,676	\$91,744	\$88,045
Average House Value	\$418,092	\$432,680	\$396,735

2023 American Community Survey (ACS)

CONTACT EXCLUSIVE AGENTS



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