

3118 3RD AVE N., ST PETERSBURG FL
FOR LEASE | TURN KEY RESTAURANT w/ HOOD



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REAL ESTATE

ABOUT THE PROPERTY

This prime property, carefully developed and remodeled by a local St Pete, FL architect, stands robustly where Georgie's Alibi once charmed locals. Engineered from solid concrete in an X flood, non-evacuation zone.

The Shoppes of Kenwood Plaza boasts a strong market with its diverse and thriving tenants, including the Kalon Style Salon, energetic St Pete Dance, Back Alley Nails, the popular Gateway Subs, and the sophisticated Study wine lounge. Serving the North Kenwood, Kenwood, Grand Central, and Central Oak areas, this location is a commercial hotspot. Plus, with over 600 apartment and condo units in the immediate vicinity, you'll enjoy a consistent, captive audience.

The property offers ample parking with the added bonus of street parking and additional overflow parking secured with the post office lot. This is a standout turn-key restaurant opportunity in a sought-after area.

Walkable from the Kenwood and North Kenwood neighborhoods.

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UNIT NUMBER:	3118
ZONING:	CCS-2
BUILDING SF:	2,275 w/ 439 patio
SQUARE FOOTAGE:	2,275
PRICE PER SF:	\$35 PLUS NNN
NNN ESTIMATE:	\$5.78
TENANT MIX:	GATEWAY SUBS, THE STUDY WINE LOUNGE, ST. PETE DANCE, BACK ALLEY NAILS, KALON STYLE SALON

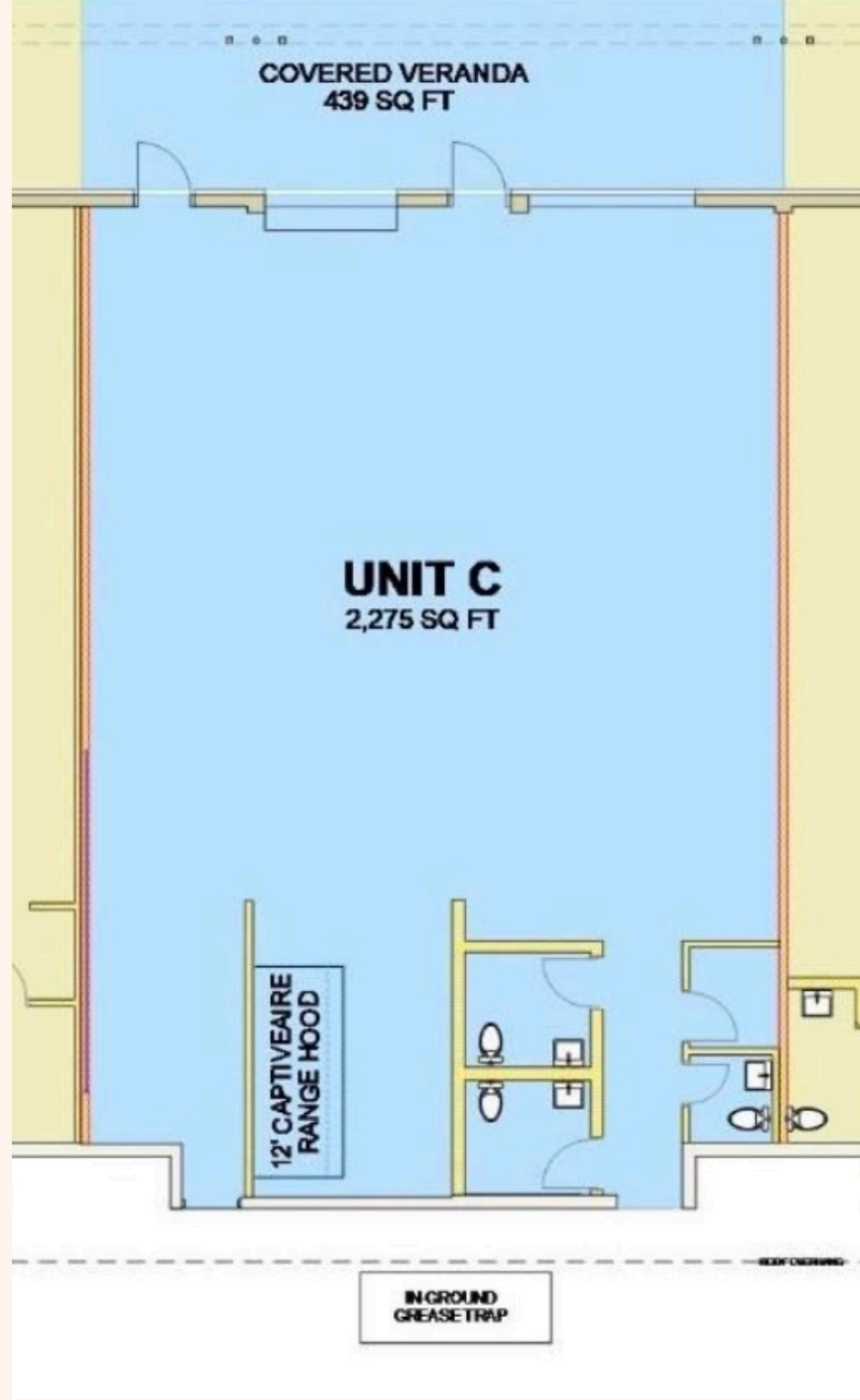
This unit is currently built out as a turn-key restaurant with a current certificate of occupancy & SRS liquor license.

The interior is beautiful, featuring a grand bar as its focal point. The patio features a unique roll-up window bar and stylish seating. The design exemplifies excellence in design and functionality.

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“THE TROP” TROPICANA FIELD

Tropicana Field, the esteemed home base for the Tampa Bay Rays, sits a mere seven-minute drive or a brisk ten-minute bike ride from the Shoppes of Kenwood Plaza.

A top producer of entertainment in the Tampa Bay area, it magnetizes both tourists and locals alike.

Unique in its design, The Trop proudly stands as the only MLB stadium sporting a non-retractable dome, offering an exclusive indoor venue accessible all year-round.

GRAND CENTRAL DISTRICT

The Grand Central District, home to the most coveted stretch of commercial businesses along Central Ave, is a magnet for both local enthusiasts and visiting tourists. Its allure extends to the Kenwood Plaza, regarded as an integral part of the thriving Grand Central District.

Accessibility is a key strength of this area, thanks to the efficient Sunrunner bus system, pedestrian-friendly design, ample bike racks, and complimentary parking facilities. Furthermore, The Shoppes of Kenwood offers its own dedicated parking lot, ensuring an effortless shopping and dining experience.





BAR AREA



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DINING ROOM



ROLLUP WINDOW





HOOD 12'



DISH PIT



GARDE MANGER



WALK IN COOLER



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