

**FOR
SALE**

FREE-STANDING CORNER

THE
TORCH
TEAM
BUSINESS BROKING & COMMERCIAL REAL ESTATE



4685 28th St North

ST. PETE, FLORIDA 33714

**2,376 SF BUILDING
+ 1,000 SF PATIO**

Suitable for bar/restaurant, café, retail, office, wellness, specialty services, and more— due to C-3 zoning and strong frontage/parking. This is a MUST SEE to appreciate the space.

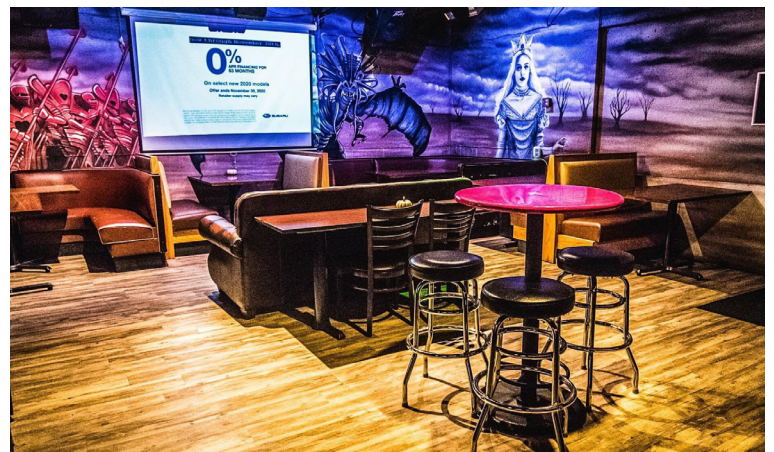


ASKING PRICE :

\$800,000

**Free-Standing
Concrete Block Construction**

Note: The existing furniture, fixtures and equipment shown in the photos throughout this flyer is available. Please inquire for additional information.



call us

Marlene S. Behlman, CCIM
813.477.0626

call us

Nick Woodard, CCIM
727.457.9690

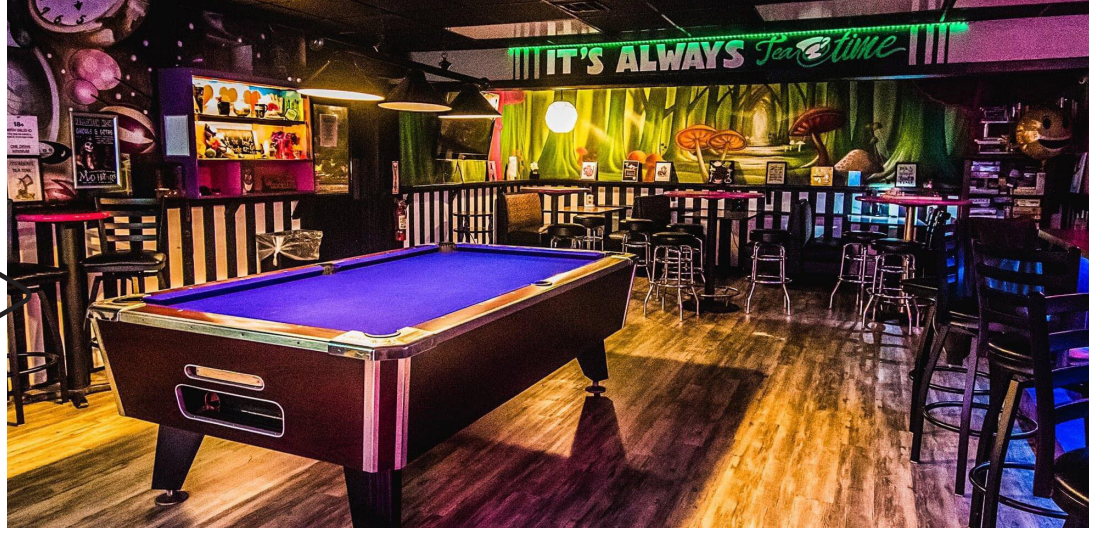
web

thetorchteam.com



KEY HIGHLIGHTS

- One Story Solid Concrete Block
- Large Outdoor Patio
- No Damage from Helene or Milton
- Zoning C-3
- Lot Size .29 acres
- Good Visibility



DEMOGRAPHICS

BASED ON A 5 MILE RADIUS

Population: 306,206

Median Household Income:

\$72,961

Median Home Value:

\$381,779

Median Net Worth: \$175,539



DEMOGRAPHICS

BASED ON A 5 MILE RADIUS

Median Age: 44.8

Total Businesses: 16,620

Total Employees: 157,455

Median Disposable Income:

\$60,264

4685 28th St North, St. Pete, FL 33714

This just listed second generation bar is 2,376 SF with an additional 1,000 SF patio located on .28 acres. Just minutes from Downtown St. Petersburg and a short distance over the bay from Tampa, this location is ideal for a bar/restaurant or any other number of retail applications. The building sustained no flooding during the hurricanes and is on one of the highest points in Pinellas County.

There is an operating business in facility, and it is imperative the sellers are NOT disturbed. Please contact Nick Woodard to schedule a showing (by appointment only.)

Location

St. Petersburg's retail sector remains robust, driven by consistent population gains, a strong influx of tourists, and expanding residential communities.

The St. Petersburg metro area is a key hub for retail growth, where a wave of mixed-use developments and the re-purposing of historic buildings has boosted demand for specialty retailers, dining establishments, and service-based tenants.

Surrounding Area

Surrounding neighborhoods continue to see low vacancy rates, underscoring healthy tenant demand. Retail rents are on the rise, particularly in prime walkable areas that attract both national chains and independent businesses. The city's focus on pedestrian-friendly infrastructure, arts, and a vibrant street-level atmosphere continues to support a thriving, experience-oriented retail environment. The city is currently planning a beautification project for this area that includes the addition of sidewalks and other features to bolster the aesthetic appeal of the immediate area.

disclaimer. This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. A variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction.

where

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