



# McCrory Building

433 CENTRAL AVENUE ST. PETERSBURG, FL 33701



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## PROPERTY DESCRIPTION

The McCrory Building has long been one of the most iconic and recognizable buildings in Downtown St. Pete. Ideally located on Central Ave. in the heart of the entertainment and business district, providing numerous excellent restaurant options within walking distance. 433 Central Ave is just off the Interstate providing easy access to Tampa Bay and the surrounding areas. Street parking directly in front of the building offers easy access for employees and customers. The building has been beautifully maintained and recently updated on the interior with modern touches, while preserving the historical charm of the early 1900's.

Second floor office spaces for lease ranging from 250 sf – 1,800 sf providing flexible floorplans for a multitude of users. Each space is finished nicely with wood floors, fresh paint, glass entrance doors, and numerous windows allowing in an abundance of natural light.

## PROPERTY HIGHLIGHTS

- Bright Open Office Space
- Wood Floors Throughout
- Ideally Located on Central Ave
- Walking Distance to Numerous Restaurants

## OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	250 – 1,823 SF
Building Size:	28,688 SF



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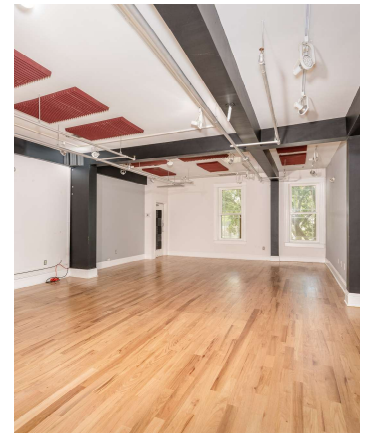
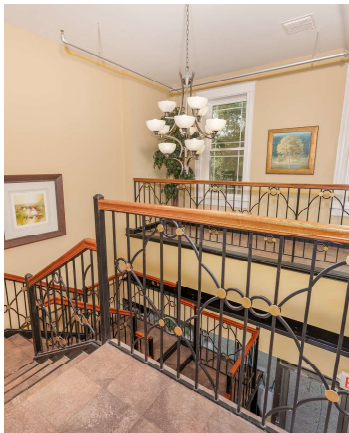
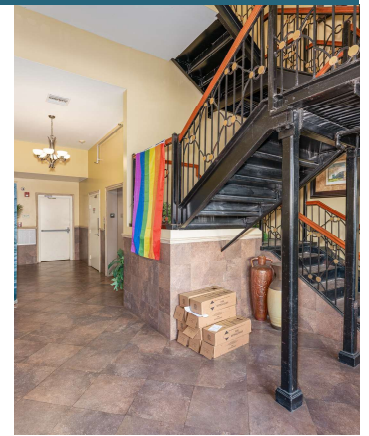
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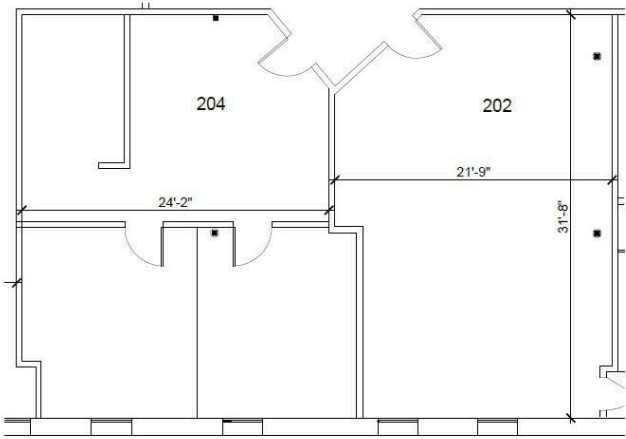
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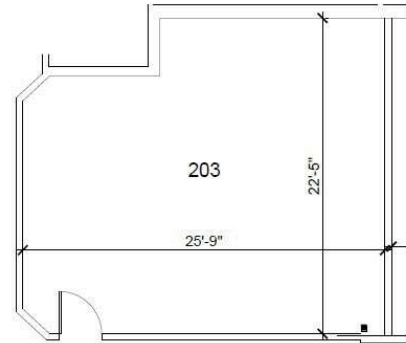


# McCrary Building

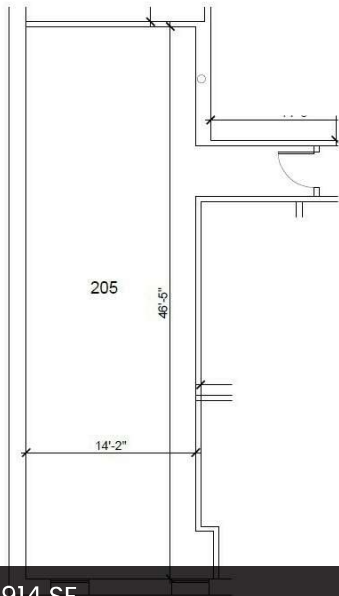
433 CENTRAL AVENUE ST. PETERSBURG, FL 33701



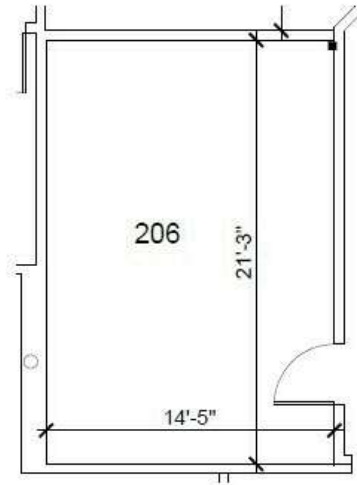
Suite 202 - 1,823 SF



Suite 203 - 601 SF



Suite 205 - 914 SF



Suite 206 - 359 SF



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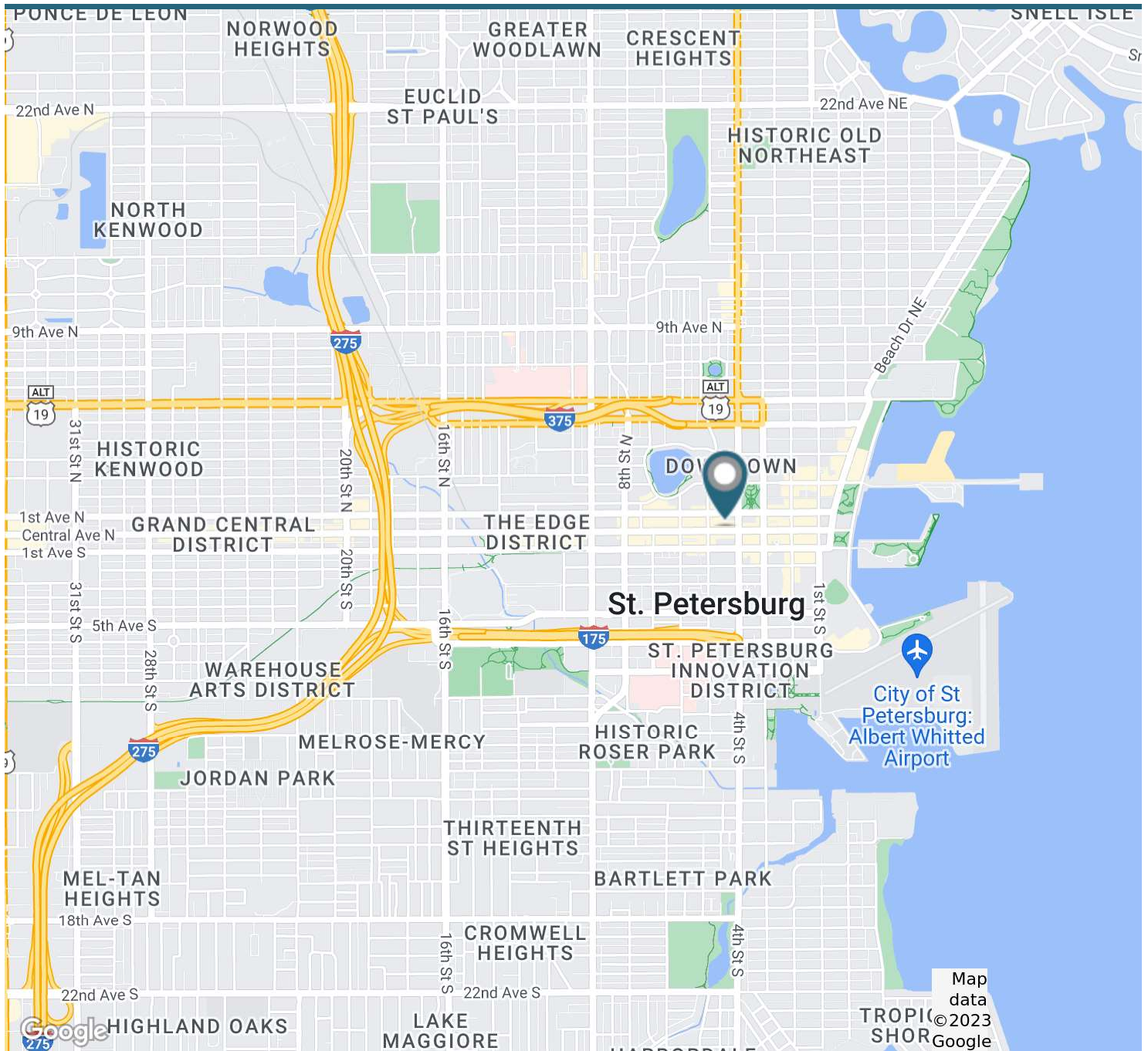
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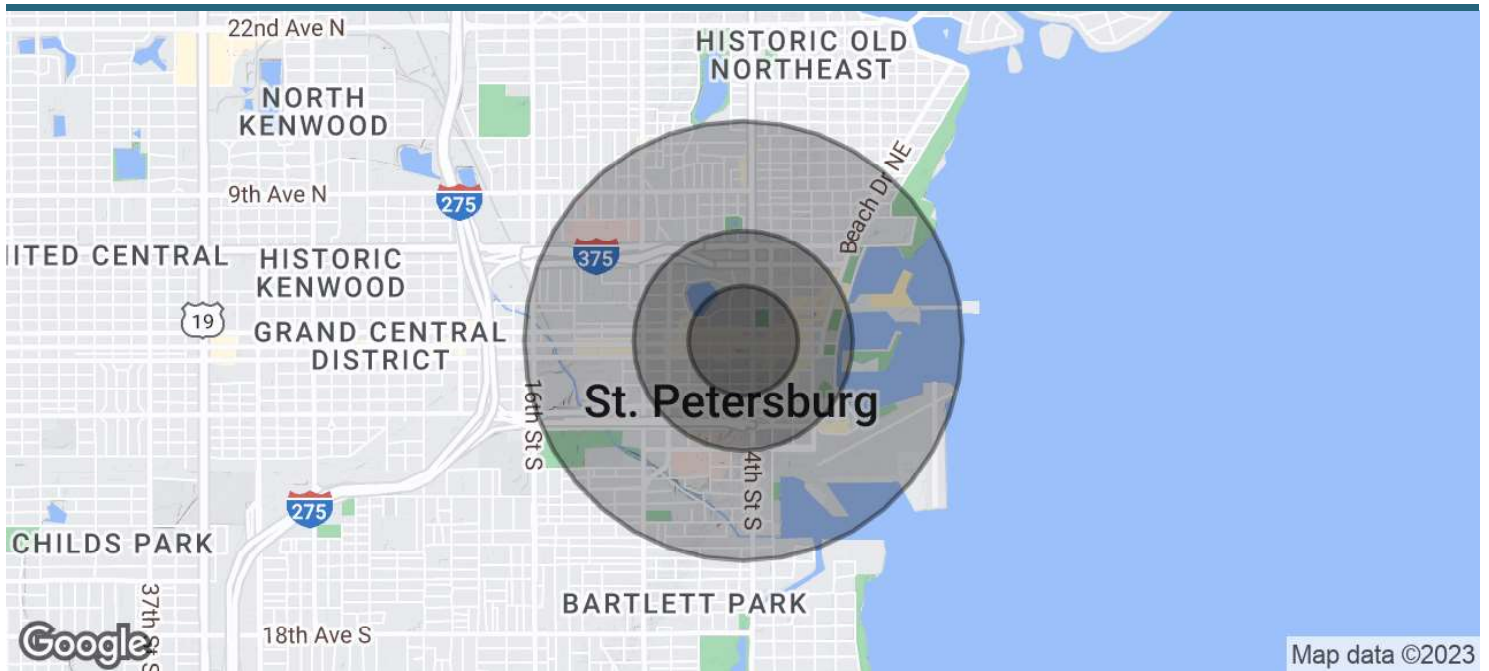
HARRY E.

**ROBBINS**

ASSOCIATES, INC. / REALTOR

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,571	5,626	16,802
Average Age	57.8	54.3	47.4
Average Age (Male)	54.4	53.8	47.7
Average Age (Female)	58.3	54.1	46.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,714	5,478	12,738
# of Persons per HH	0.9	1.0	1.3
Average HH Income	\$53,008	\$59,921	\$62,036
Average House Value	\$372,335	\$398,708	\$373,028

\* Demographic data derived from 2020 ACS - US Census



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