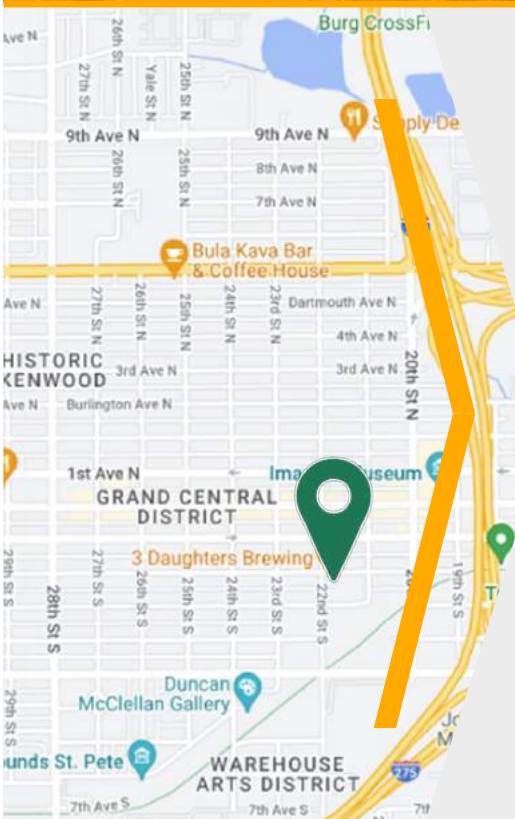


# GRAND CENTRAL RETAIL

2100 1<sup>ST</sup> AVENUE S., ST PETERSBURG FL 33712



## PROPERTY DETAILS

- This bustling and vibrant area is known for its commercial activity and rapid residential growth.
- The property is conveniently located near the core of downtown St Petersburg and with its frontage along 1<sup>st</sup> Avenue, the building has excellent visibility and accessibility.
- The property's proximity to popular local favorites such as Wild Child, Baba, Trophy Fish, Twisted Indian and Bandit Coffee means it benefits from the traffic generated by these well-loved establishments.
- The corridor is surrounded by diverse and vibrant neighborhoods, creating a dense population that provides a built-in customer base. The area's rich local communities contribute to a steady flow of traffic.

## ABOUT PROPERTY

  
**LIST PRICE**  
\$5,250,000

  
**YEAR BUILT**  
1960 (2014 Ren)

  
**AVAILABLE SF**  
14,216

  
**ZONING**  
CCT-2

  
**AVAILABILITY**  
IMMEDIATE

For more information:

LAUREN CAMPBELL

813.777.6258 | LAUREN@ARCHERGROUPRE.COM

KYLE MASTERSON

727.656.8337 | KYLE@ARCHERGROUPRE.COM

  
THE ARCHER GROUP  
COMMERCIAL REAL ESTATE AGENCY

## GRAND CENTRAL RETAIL

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The Grand Central neighborhood in St. Petersburg is a thriving and eclectic community known for its historic character and diverse population. Retailers are drawn to this area because of the neighborhood's vibrant atmosphere along Central Avenue, where a mix of unique shops and restaurants create a compelling destination for customers. The community's strong sense of identity and the foot traffic along make it an appealing location for retailers seeking to engage with a dynamic and diverse customer base.

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## GRAND CENTRAL RETAIL

## NEARBY POINTS OF INTEREST



### WILD CHILD

Wild Child stands out with its eclectic menu and vibrant atmosphere, delivering a dining experience that combines inventive flavors and a lively ambiance.

### BANDIT COFFEE CO.

A hip and inviting cafe, celebrated for its expertly crafted coffee and cozy ambiance, making it a popular local spot for coffee enthusiasts.

### BABA

A celebrated restaurant known for its innovative and modern approach to Eastern European cuisine, offering a unique culinary experience in the heart of the city.

### CAPPY'S PIZZA

A beloved local spot renowned for its delicious New York-style pizza and casual atmosphere, providing a satisfying slice of authentic Italian flavor.

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# GRAND CENTRAL RETAIL | 5 Mile Radius

## DEMOGRAPHICS

### KEY FACTS

 **255,639** POPULATION  **45.7** MEDIAN AGE

 **2.2** AVG. HOUSEHOLD SIZE  **\$81,119** Average Household Income





### BUSINESSES

 **15,982** TOTAL BUSINESSES  **119,318** TOTAL EMPLOYEES

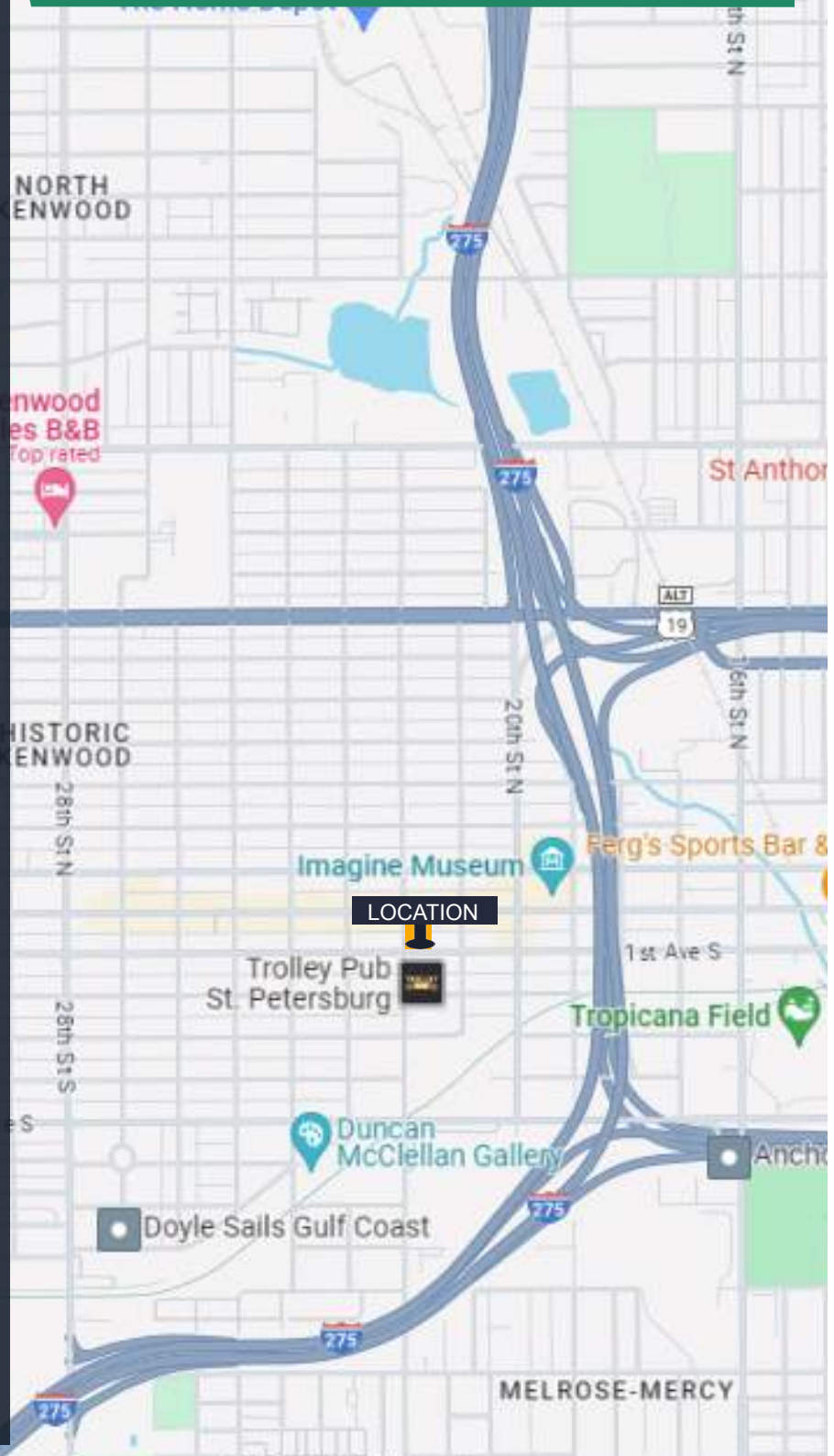
### HOUSEHOLDS

 **72,431** Owner Occupied Household  **44,336** Renter Occupied Households  **\$3.3B** Total Consumer Spending

### EDUCATION

 **11%** No High School Diploma  **26%** High School Graduate  **35%** Some College  **28%** Bachelor Degree or Higher

### TRAVEL TIME TO WORK



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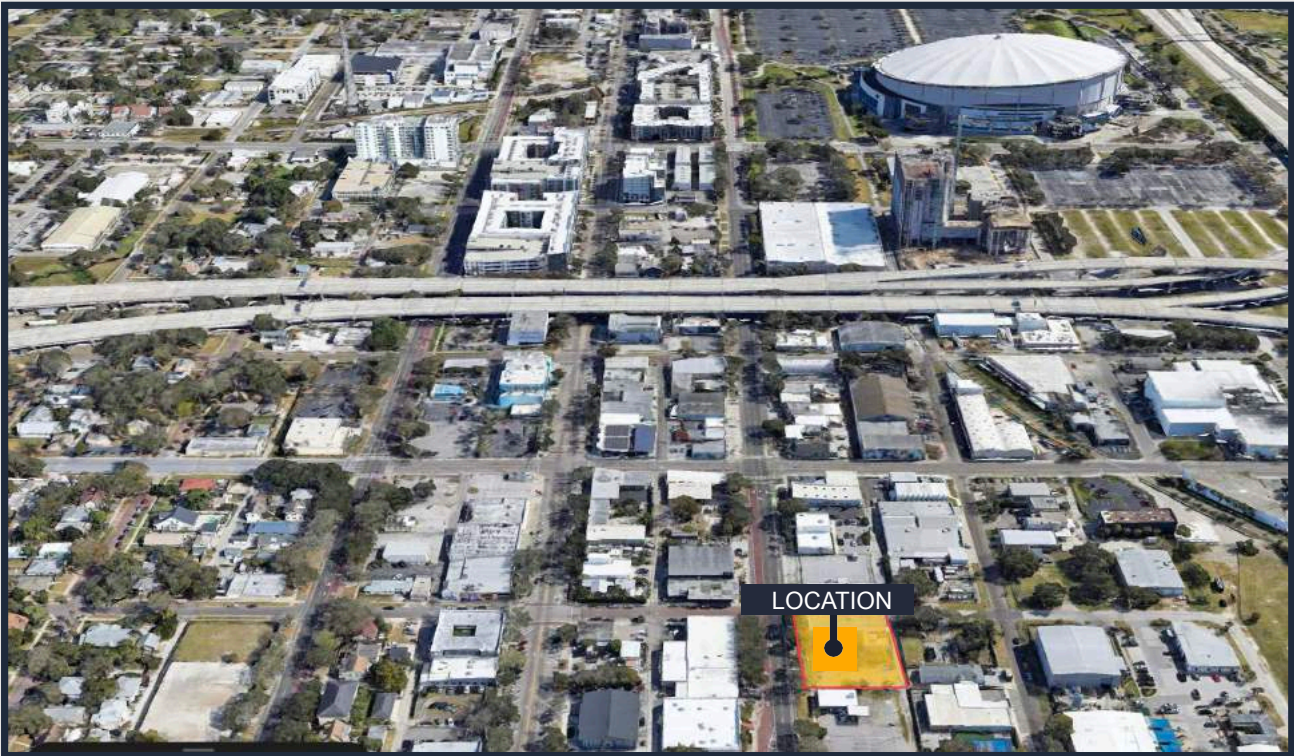
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# GRAND CENTRAL RETAIL

## SITE LOCATION



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KYLE MASTERSON | 727.656.8337 | KYLE@ARCHERGROUPRE.COM

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# GRAND CENTRAL RETAIL

## PHOTOS



For more information:

LAUREN CAMPBELL | 813.777.6258 | LAUREN@ARCHERGROUPRE.COM

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