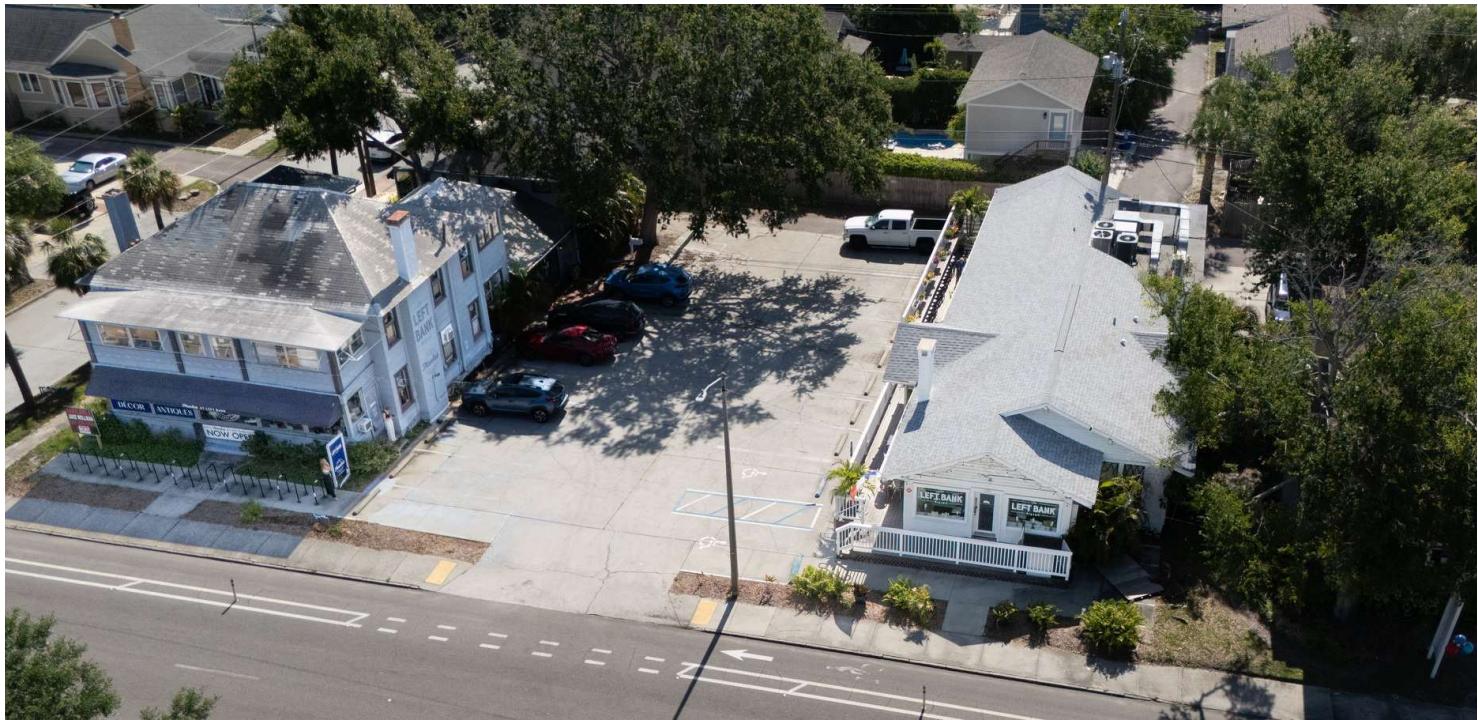


HOSPITALITY FOR SALE

RENOVATED COMMERCIAL ASSEMBLAGE IN MLK NORTH CORRIDOR

1225 Doctor Martin Luther King Junior Street North, St. Petersburg, FL 33701



PROPERTY HIGHLIGHTS

- Two freestanding buildings totaling ±7,555 SF on ±0.41 acres
- Zoned CRT-1 – allows residential, retail, office, and short-term rental
- Frontage on high-traffic MLK Jr. St N with excellent visibility
- Building 1: Restaurant/café with outdoor seating (tenant in place)
- Building 2: Former vintage market – ideal for salon, spa, office, or gallery
- Located between Crescent Lake & Historic Uptown
- Walkable to dining, parks, and just minutes to Downtown St. Pete

OFFERING SUMMARY

Sale Price:	\$3,075,000
Building Size:	7,555 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	671	3,025	10,947
Total Population	1,323	5,814	19,876
Average HH Income	\$129,162	\$117,257	\$113,426

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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PROPERTY OVERVIEW

Located on a high-visibility stretch of Dr. Martin Luther King Jr. Street North, this rare commercial assemblage spans two contiguous parcels totaling ± 0.41 acres (17,439 SF) with combined dimensions of 150' x 122.5'. The offering includes two well-maintained, historic freestanding buildings that present a unique blend of existing rental income, owner-user potential, and redevelopment flexibility.

At 1225 Dr. MLK Jr. Street N, the $\pm 2,229$ SF building ($\pm 2,499$ gross SF) built in 1920 currently operates as a restaurant/caf  with a tenant in place (do not disturb), featuring outdoor seating and updated interiors. Adjacent at 1241 Dr. MLK Jr. Street N is a $\pm 5,056$ SF space ($\pm 5,272$ gross SF) built in 1915, formerly used as a vintage market and ideal for conversion into a salon, spa, creative office, gallery, or short-term rental. Zoned CRT-1, permitted uses include residential, retail, restaurant, personal services, and professional office, with strong potential for luxury townhomes, live/work lofts, or a hospitality concept.

Situated between Crescent Lake and Historic Uptown, this location benefits from high pedestrian traffic and proximity to local favorites like Hooks Sushi, Nitally's ThaiMex, Uptown Eats, Crescent Lake Park, and boutique wellness providers. Just minutes from Downtown St. Pete, Central Avenue, and I-275 access, this is a prime opportunity for investors or end users seeking charm, location, and versatility.

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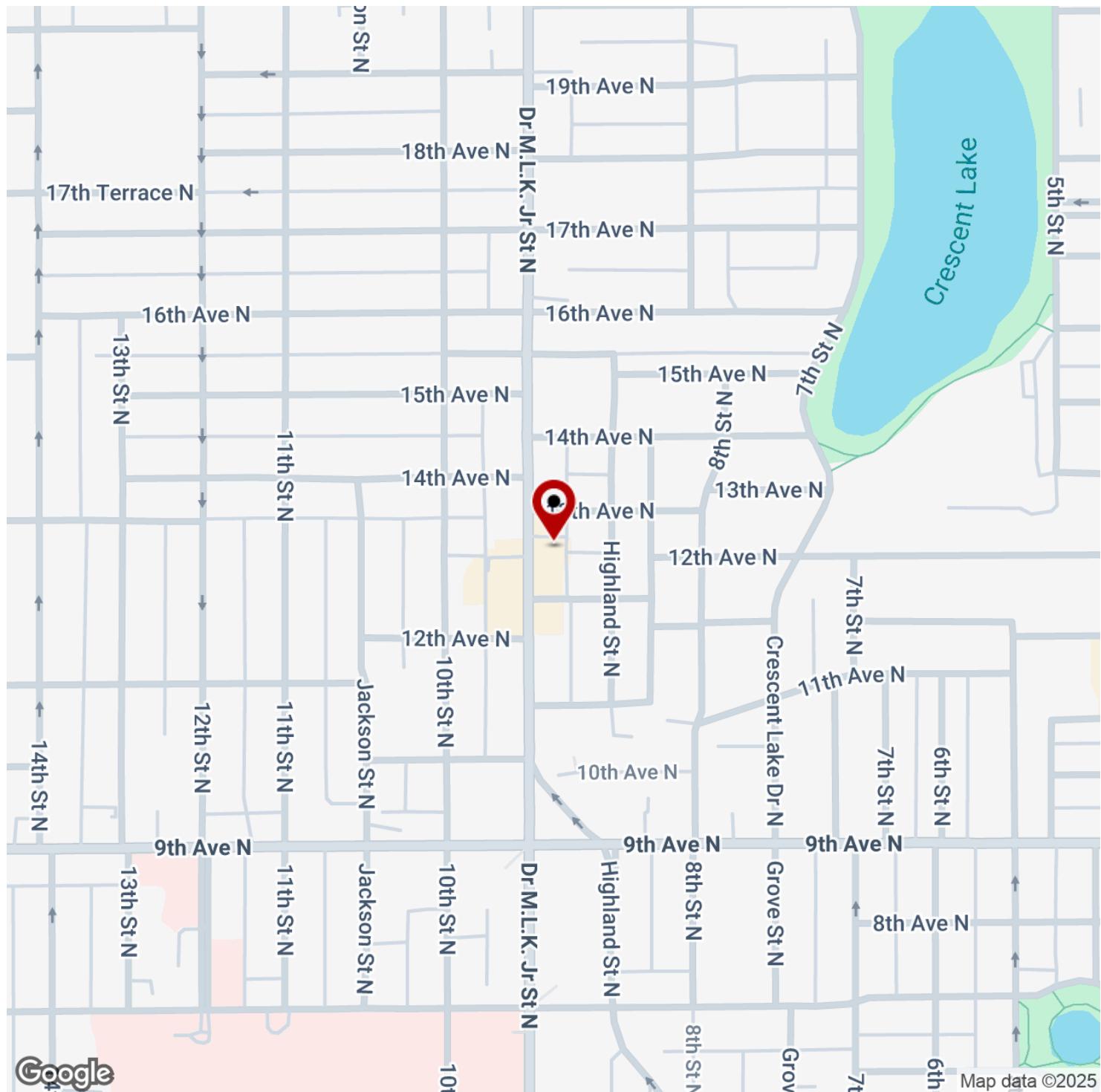
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,323	5,814	19,876
Average Age	42	43	45
Average Age (Male)	43	43	45
Average Age (Female)	42	42	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	671	3,025	10,947
# of Persons per HH	2	1.9	1.8
Average HH Income	\$129,162	\$117,257	\$113,426
Average House Value	\$612,561	\$588,751	\$624,716

Demographics data derived from AlphaMap

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