

FOR LEASE: \$20 PSF NNN

3801 49th Street N, St. Petersburg, FL 33709



HAVE PNC AS NEIGHBOR

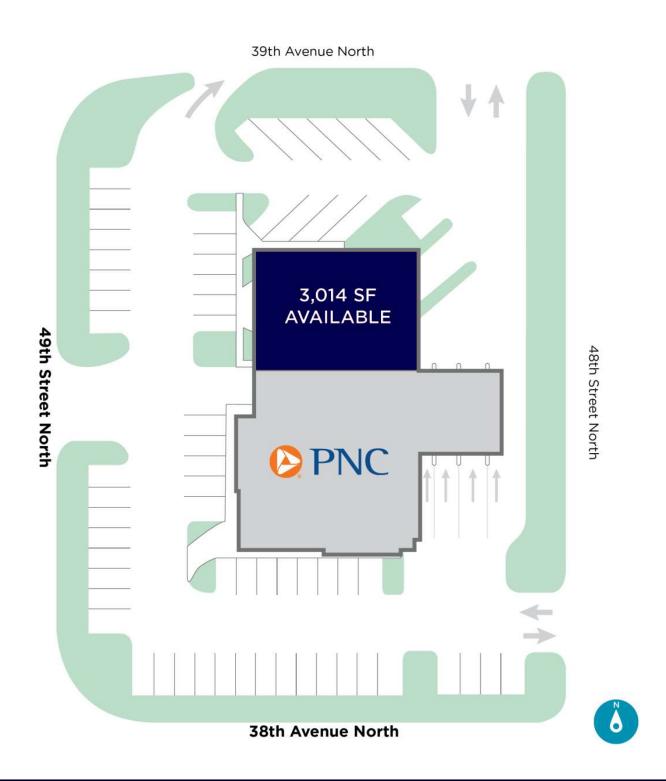
PROPERTY DESCRIPTION: PNC Bank offers 3,014 square feet of office/retail space next to its branch location at 3801 49th Street N in St. Petersburg, Fla. The selected tenant can customize the space that currently sits in grey shell condition. Ideal users for the space include professional office workers, health professionals, personal service providers or specialty retailers. The building is not in a flood zone and offers ample parking and monument signage on the 1.31- acre parcel. PNC Bank is a Fortune 500 company with a presence in the country's 30 largest markets. Call listing agent for complete lease terms.



Zoned CCS-1, the property offers 272 feet of frontage on 49th St. at a lighted intersection with excellent ingress/egress. Average (AADT) daily traffic is approximately 27,500 on 49th St. N and 16,000 on 38th Ave. N. Disston Plaza rests directly across 38th Ave. N and is anchored by Publix and includes Dollar Tree and the long-time local favorite Toby's Original Little Italy Pizza. The site's central location is close to Interstate 275, U.S. Hwy. 19, and Downtown St. Petersburg.



SITE PLAN

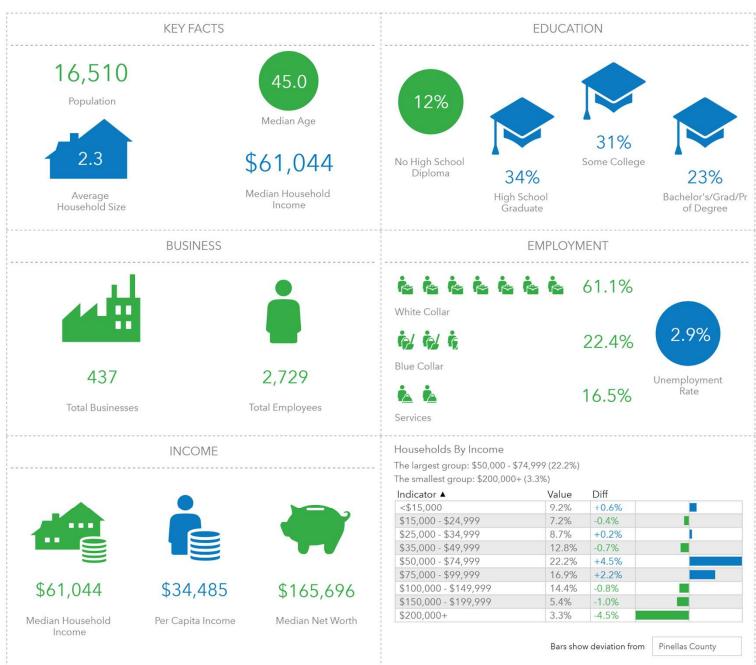




DEMOGRAPHICS



3801 49th St N, Saint Petersburg, Florida, 33709 Ring of 1 mile



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.

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