

RETAIL CONDOS FOR SALE

268-288 Central Avenue
6,056 RSF



RETAIL/RESTAURANT CENTRAL AVE. CONDOS FOR SALE

6,056 RSF

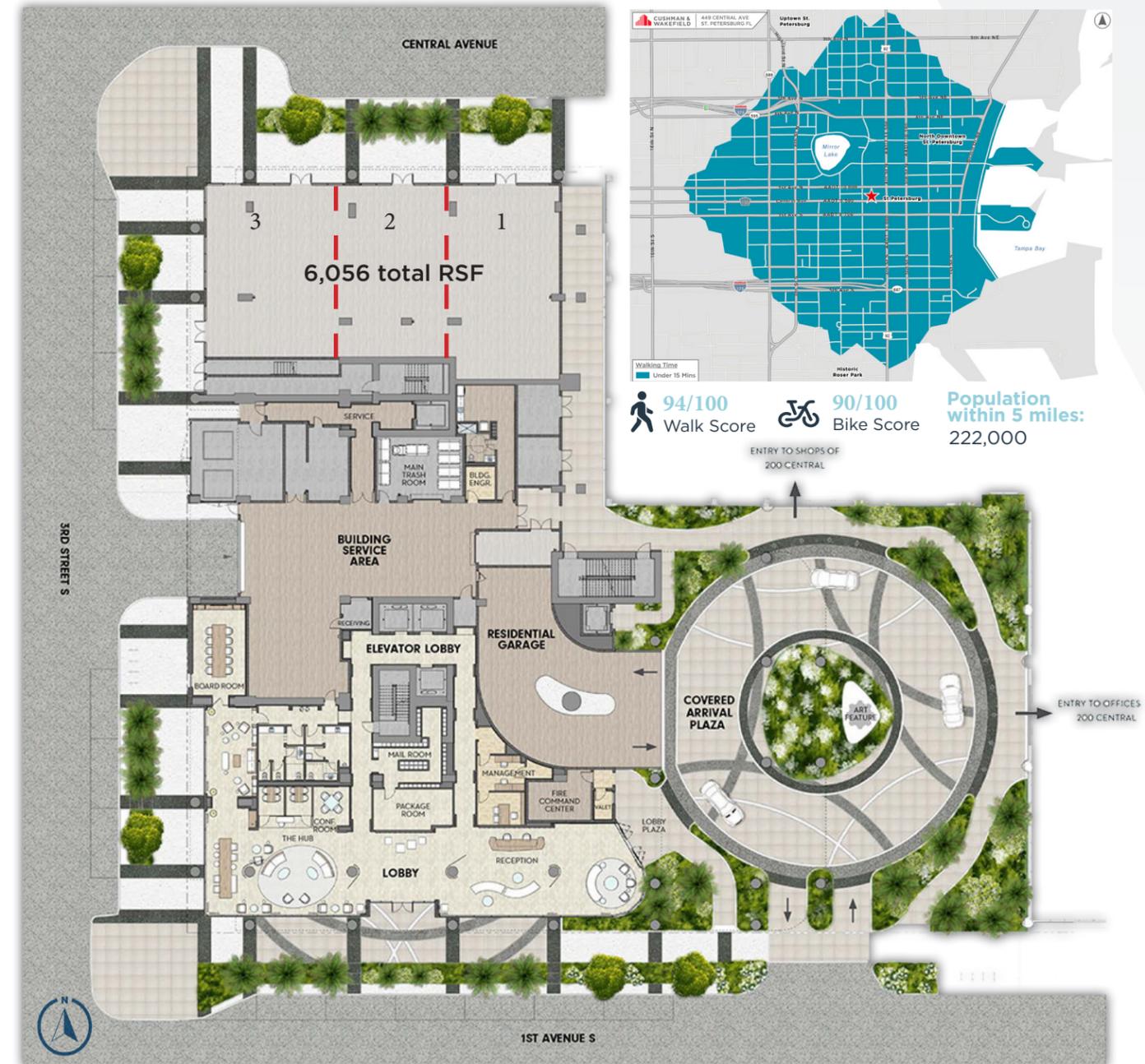


PROPERTY HIGHLIGHTS

- Retail condominium space totalling 6,056 RSF
- In the heart of downtown St. Petersburg
- Fronting Central Avenue and 3rd Street
- Three (3) units, seller prefers to sell to one restaurant occupier
- Southeast corner of Central Avenue and 3rd Street, with over 101 feet of frontage on Central and 49 feet on 3rd Street
- Slab to slab height of 17 feet
- 10 foot window elevations

SITE PLAN AND DEMOGRAPHICS

ART HOUSE SITE PLAN



DOWNTOWN ST. PETERSBURG STATISTICS:

Housing:

- 9,400 existing units
- 2,100 under construction
- 5,950 proposed

17,450 total units

Hospitality:

- 1,928 hotel keys
- 240 under construction
- 416 planned

2,584 total keys

FOR SALE

- Three (3) retail condominium units in the heart of Downtown St. Petersburg
- A total of 6,056 RSF (4,936 SF of interior, climate-controlled space and 1,120 SF of under-canopy outdoor seating area)
- Pricing: \$5,600,000 (for all units)
- Square footage includes the under canopy outside seating area (per BOMA standards)
- Located at the base of Art House, a new 42 story high rise on Central Avenue in DTSP featuring 244 luxury residential condominiums
- A total of 3 commercial units are available, but the developer prefers to sell them to one occupier, preferably for a high-end restaurant use (limited use deed restrictions will be filed)
- 75 total Property Owners Association votes transferred with purchase
- DC-C (Downtown Center) zoning
- Not in a flood zone (X Zone)

UNITS AVAILABLE

UNIT	ADDRESS	RSF	LOCATION	PRICE
1	268 Central	1,935	East Corner	\$1,800,000
2	278 Central	1,757	Middle	\$1,600,000
3	288 Central	2,364	West Corner	\$2,300,000

***Combined pricing for the sale of all 3 units to one buyer is \$5,600,000**

***Estimated Property Owners Association annual fees: 2.92/RSF**

DELIVERY

Each unit will be delivered in a cold dark shell condition:

ELECTRICAL	277/480v, 3 phase. A total of 800 amps of power will be available for the full retail space. An empty 3" conduit with pull string fed from main electric room will be provided to each Unit. Buyer to provide electrical panel(s), meter(s), and transformer(s) as required to step down voltage to 120/207v.
LOW VOLTAGE	Spectrum is the main building provider. Empty 1 1/2" conduit with pull string is provided from MDF room will be provided to each Unit. All service and distribution to retail space by Buyer.
MECHANICAL	Buyer will have access to the building condenser water system via a supplied supply and return line at each unit. Flow meter for condenser water usage installed by Buyer. Buyer responsible for all mechanical distribution, AHU's, and any specialty requirements for restaurant or other uses. Buyer responsible for installation of kitchen exhaust and grease duct using a PCU scrubber system utilizing predetermined route established by Seller.
SANITARY/FOOD WASTE	Seller providing to each Unit: 4" sanitary line below grade to main sewer line, 2" vent line, and a 4" food waste line connected to an installed 1,000 gallon grease trap with separator. Maintenance of grease trap by Buyer.
SUBFLOOR	Graded dirt subfloor
CEILING	Exposed concrete ceiling (no finished ceilings)
DEMISING WALLS	No demising walls are provided by seller
SOLID WASTE/TRASH	Seller providing a retail trash room. Buyer to obtain service and provide dumpster.
DOMESTIC WATER	Seller providing a 2" water line stubbed and capped into each retail unit and will install a meter for water usage reimbursement to Association. Buyer to connect, distribute to all fixtures, and install a water heater if needed.
NATURAL GAS	Seller providing approximately 2,000,000 BTU stubbed and capped to each unit. Buyer to obtain service and install meter.
FIRE SUPPRESSION	Seller providing main fire sprinkler distribution lines into each unit with upturned heads. Buyer responsible for all design and installation costs for distribution based on usage of space.
FIRE ALARM	Buyer responsible for all fire alarm system and related components including connection to master building panel.
EXPECTED DELIVERY DATE	October 2025



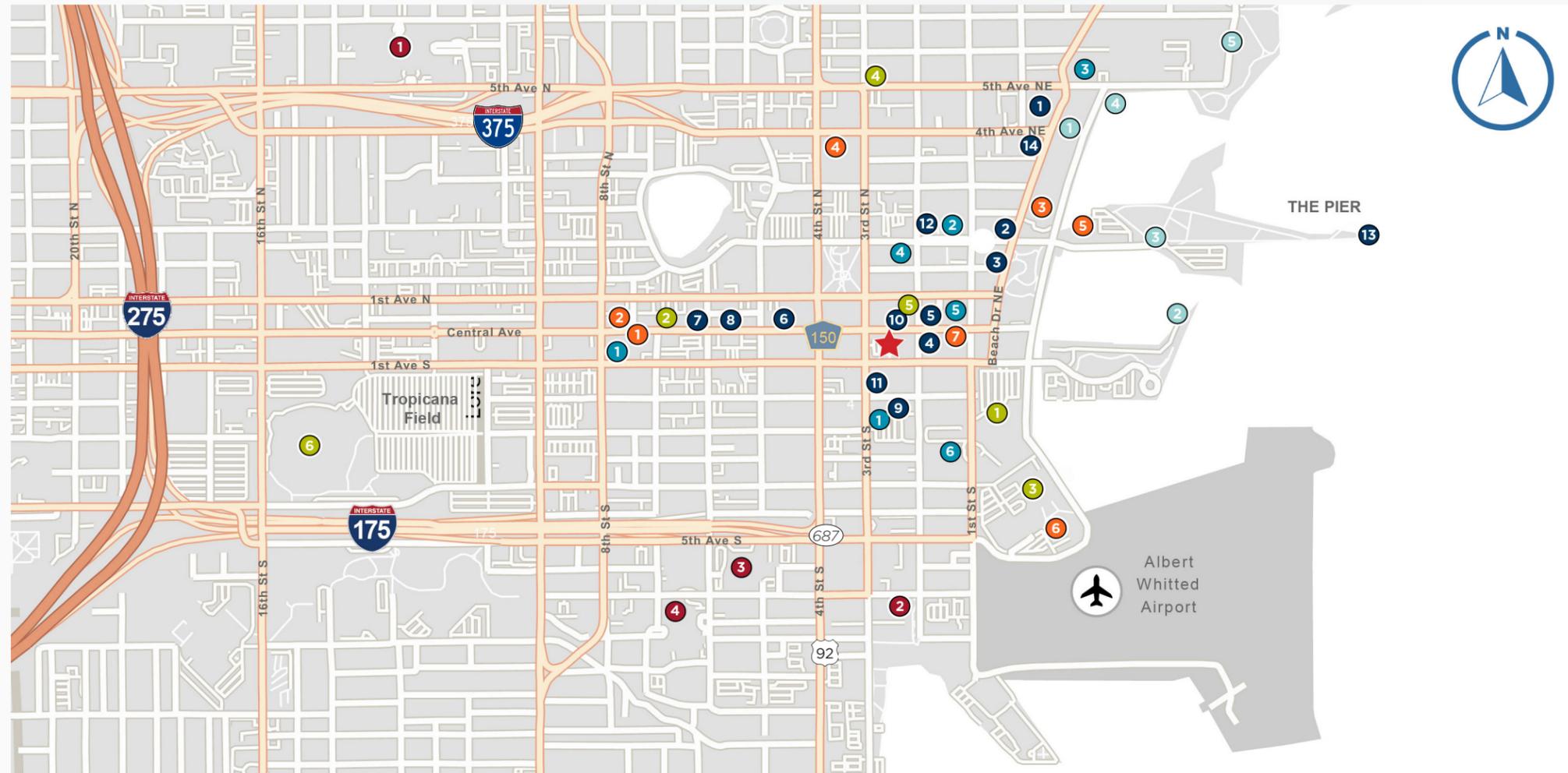
LOCATION

- Located at the base of Art House, a 42 story luxury condominium building constructed by Kolter Urban
- Fronting St. Pete's Central Avenue, a heavily traversed pedestrian walkway with plans for a greatly expanded sidewalk area for additional outdoor cafe seating
- Art House is directly adjacent to the tallest office tower in the County, 200 Central, a 100% leased 26 story Class A tower with exclusive tenants such as Raymond James, Merrill Lynch, Trenam Law, ARK Invest, Dynasty Financial, Kimley Horn, Amwins Insurance and the Bank of Tampa
- Within walking distance to most of downtown's waterfront features (the Pier, Dali Museum, Mahaffey Theater, Vinoy Hotel, St. Pete Yacht Club, Beach Drive retail, SunDial and is across the street from lively Jannus Landing, the City MSC building, McNulty Station and is on the Pinellas Trail

[Click here to review the 2025 DTSP Development Guide](#)



DOWNTOWN ST. PETERSBURG



[Click here for the Art House website](#)



Subject Property

AIRPORT
1. Albert Whitted Airport

SHOPPING/HOTELS
1. Publix Super Market
2. Sundial
3. Vinoy
4. AC Marriott
5. Hyatt Place
6. Hilton

RESTAURANTS & BARS
1. Juno and the Peacock
2. BellaBrava
3. Cassis
4. Datz
5. Oak & Stone
6. Il Ritorno
7. Bonu Taverna
8. Brick & Mortar
9. Kahwa Coffee
10. Mandarin Hide
11. Red Mesa Cantina
12. Forbici Modern Italian
13. Teak
14. Birchwood Canopy

ARTS & HISTORICAL
1. Chihuly Collection
2. Morean Arts Center
3. Museum of Fine Arts
4. Museum of the American Arts and Crafts Movement
5. St. Petersburg Museum of History
6. The Dalí Museum
7. The James Museum of Western & Wildlife Art

MEDICAL + UNIVERSITIES
1. St. Anthony's Hospital
2. USF St. Pete Campus
3. Johns Hopkins All Childrens Hospital
4. Orlando Health Bayfront Hospital

ENTERTAINMENT
1. Al Lang Stadium
2. The Floridian Theater
3. Mahaffey Theater
4. Palladium Theater
5. Jannus Live
6. Tropicana Field/TB Rays

RECREATION
1. North Straub Park
2. St. Petersburg Municipal Marina
3. The Pier
4. Vinoy Marina
5. Vinoy Park




ART HOUSE

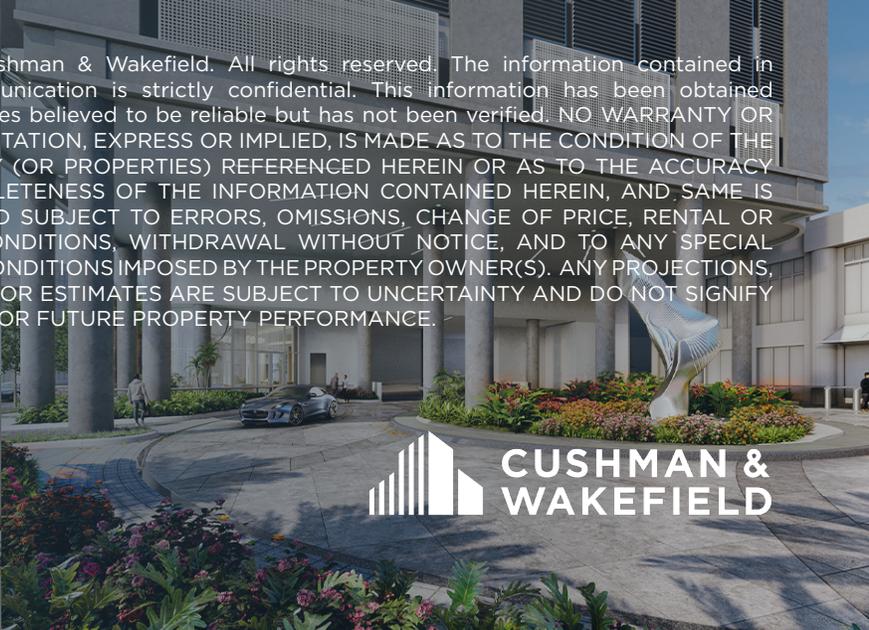
ST. PETERSBURG



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