ICON CENTRAL

855 Central Ave, St. Petersburg, FL 33701

RETAIL PROPERTY FOR LEASE

PROPERTY HIGHLIGHTS



- AVAILABLE SPACES: 1,450 SF | 1,490 SF | 2,700 SF | 4,466 SF
- HISTORIC BANK AVAILABLE RETAIL AND/OR OFFICE SPACE: Basement 5,002 SF I Ground Level 4,473 SF | Mezzanine 1,241 SF
- HISTORIC BANK AVAILABLE OFFICE OR EVENT SPACE: Second Level 4,095 SF
- HISTORIC BANK OPTIONAL SPACE: Rooftop 3,892 SF
- Strategically located in the heart of St. Petersburg's Edge District
- 80 interior retail parking spaces
- Foot Traffic from over 3,600 residential units recently completed or under construction within 1 mile of ICON.
- Walk Score: 93 | Bike Score: 96

DEMOGRAPHICS

POPULATION



103.572 3 Mile 5 Miles 242.924

10 Minute 200.067

HOUSEHOLDS



45.699 3 Mile 5 Miles 106.043 **10 Minute** 87,674

DAYTIME POPULATION



3 Miles 111.423 5 Miles 229.876 **10 Minute** 195,721

AVE. HOUSEHOLD INCOME



3 Mile \$72.643 5 Miles \$73.548 **10 Minute** \$70,493



5,699 Central Ave. 9th St. N. 10,671 8th St. N. 9,300

DAILY TRAFFIC COUNTS AADT



ALEX WRIGHT

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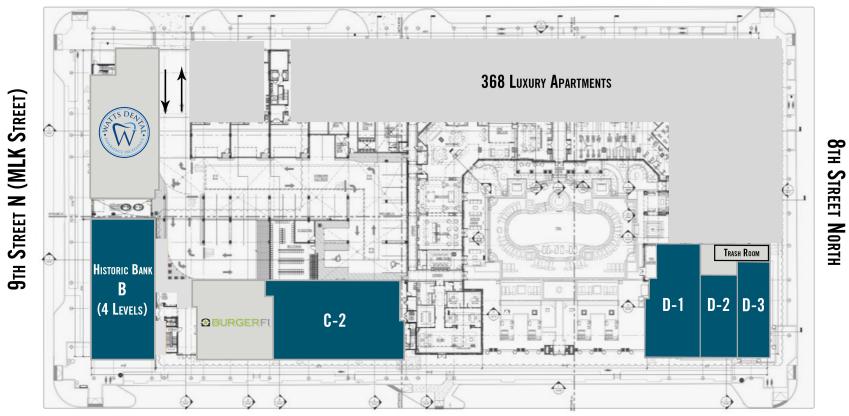








1st Avenue North



CENTRAL **A**VENUE

A	Watts Dental	4,572 SF	C-2	Available	4,466 SF
B-B1	Available (demisable down to 5,002 SF)	10,761 SF	D-1	Available	2,700 SF
B-2	Available	4,095 SF	D-2	Available	1,490 SF
B-R	Available (optional add-on)	3,892 SF	D-3	Available	1,450 SF
C-1	BurgerFi	2,362 SF			



