



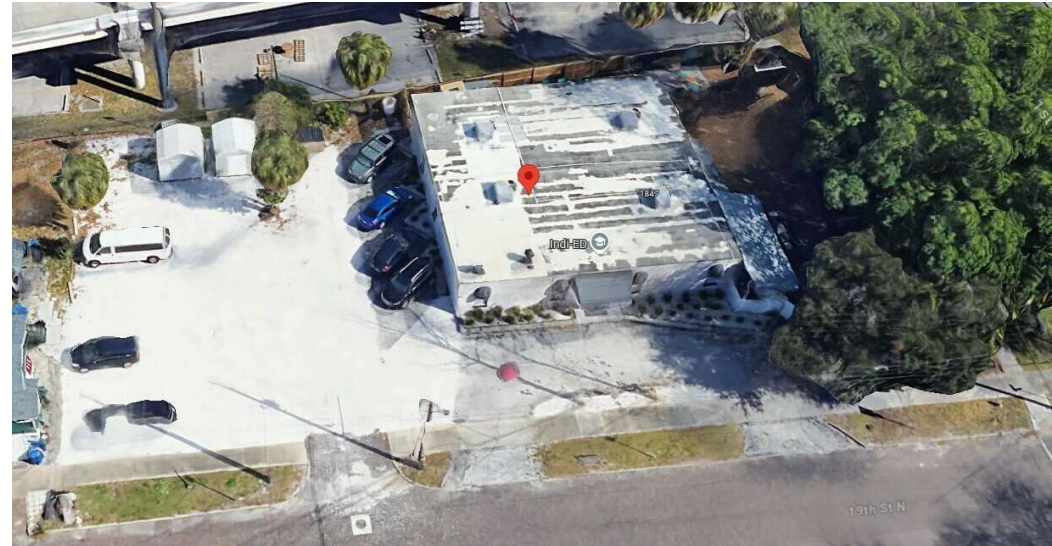
**FOR LEASE - RESTAURANT OR RETAIL SPACE IN DOWNTOWN ST PETERSBURG**

**1847 1st Ave N, St Petersburg, FL 33713**

**Tim Butler / 727.592.8163 / [tim@barkettrealty.com](mailto:tim@barkettrealty.com) / [barkettrealty.com](http://barkettrealty.com)**



# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$29.00 SF/yr (NNN)
Building Size:	3,600 SF
Available SF:	3,600 SF
Lot Size:	19,291 SF
Year Built:	1973
Zoning:	CRT-2

## PROPERTY OVERVIEW

Discover an exceptional leasing opportunity at this prime property in St. Petersburg, FL. This property is a former private school with an open floor plan and plenty of outdoor space. Boasting central location and abundant parking, the property offers the ideal setting for businesses to thrive. Featuring open floor plans, and customizable layouts, tenants have the flexibility to create their ideal environment. The building has an existing hood in the kitchen. Elevate your enterprise and make a lasting impression in this impressive St. Petersburg property.

## LOCATION OVERVIEW

The location of the property offers an exciting opportunity for retail and restaurant tenants to join the thriving community of St. Petersburg. Just a stone's throw away from the property, prospective tenants can immerse themselves in the dynamic local scene, with popular attractions and mix of boutiques, galleries, and cafes. The area is also known for its lively nightlife, with bustling hotspots offering a vibrant social scene. A highly walkable area, the property is adjacent to the future Trails Crossing, a park planned for under I-275. Additionally, the property is conveniently located near Tropicana Field, attracting a steady flow of visitors year-round. With its prime location and diverse attractions, the area surrounding the property presents an ideal environment for retail and restaurant ventures.



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## GRAND CENTRAL DISTRICT RESTAURANTS, BARS, COFFEE/TEA HOUSES, & MORE



22+



10+



4+



# Grand Central Lifestyle Imagery





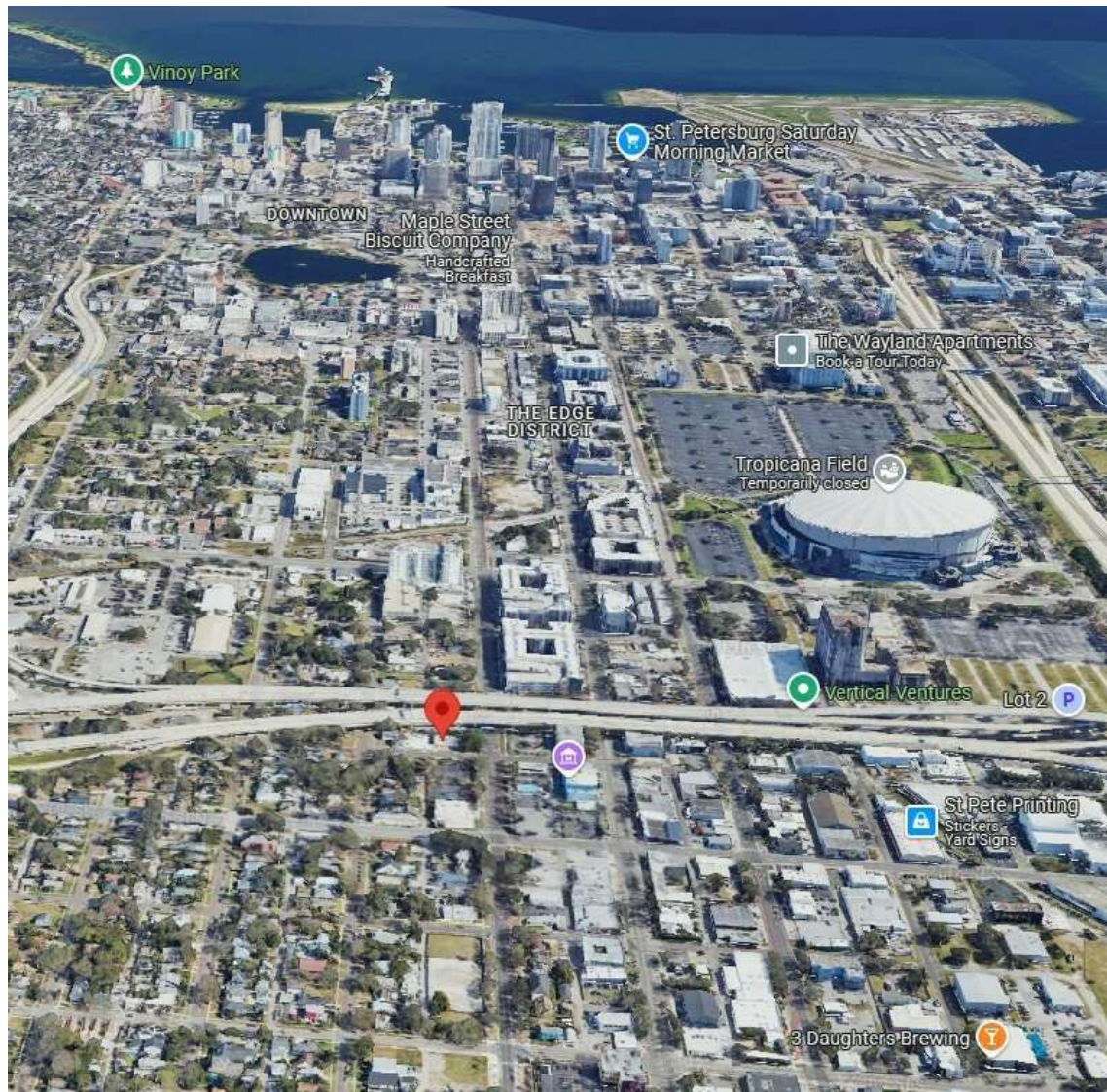
# Lifestyle Imagery



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# Aerial Photo





# Neighborhoods



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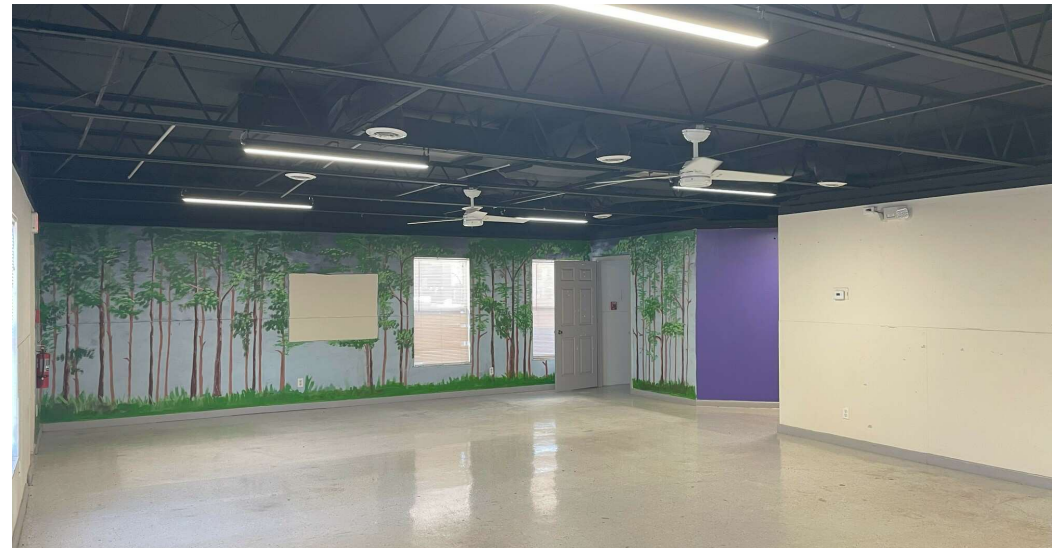
# Trails Crossing



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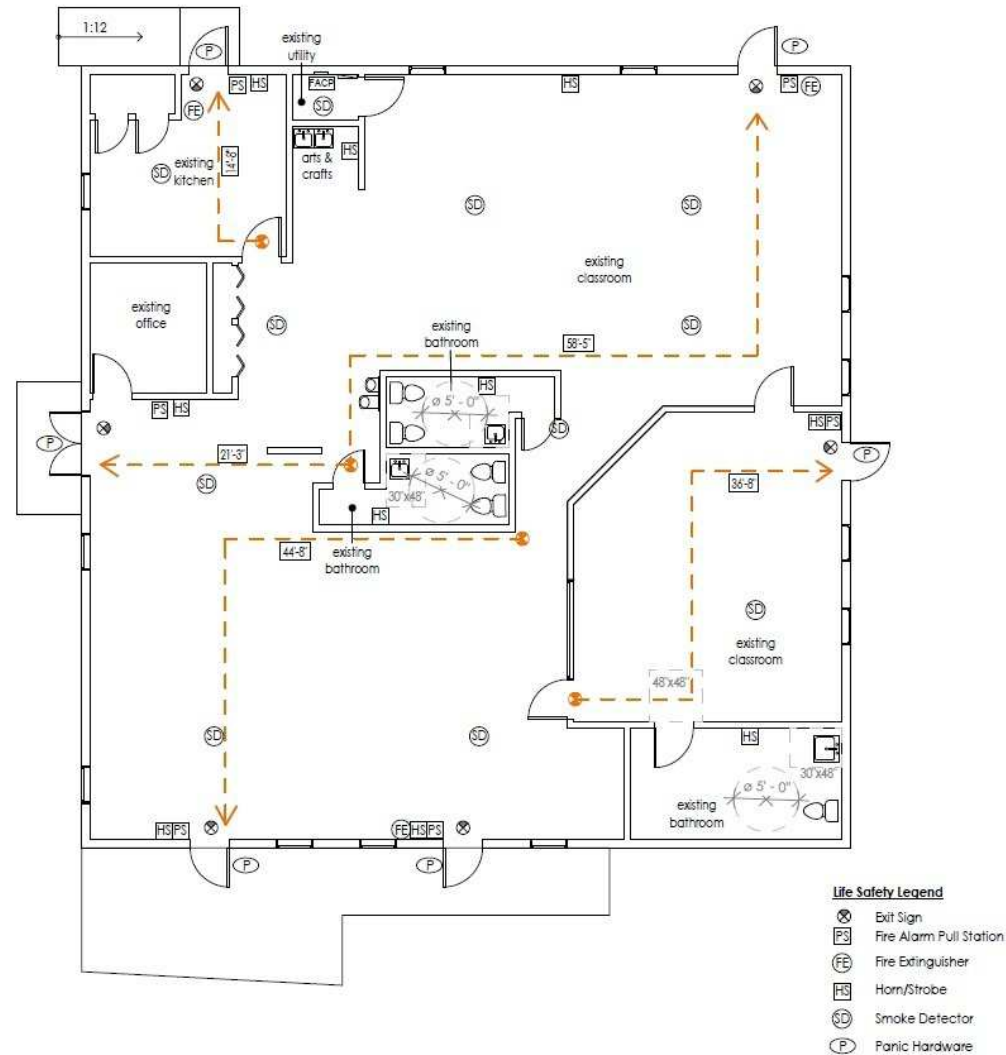
# Interior Photos



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# Existing Floor Plan





# Demographics Map & Report 1847 1st Ave N, St Petersburg, FL 33713

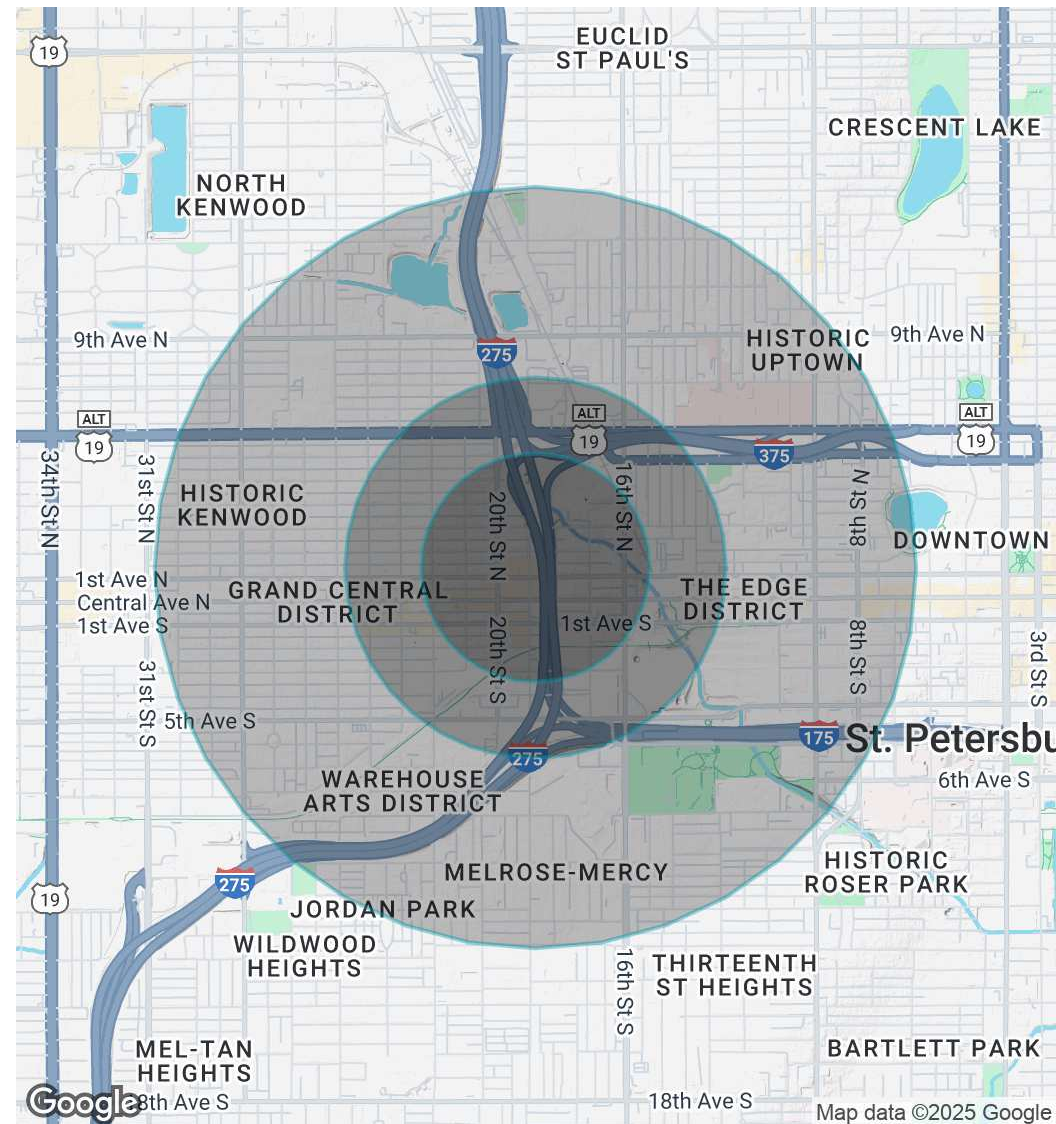
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,018	2,937	16,024
Average Age	45	43	43
Average Age (Male)	46	44	42
Average Age (Female)	44	43	43

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	615	1,651	8,277
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$92,983	\$91,534	\$80,589
Average House Value	\$420,051	\$431,898	\$429,832

Demographics data derived from AlphaMap



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