

GROUND LEASE AVAILABLE

Approx.: 2800 34th Street South, St. Petersburg, FL 33711



AADT: 28,000



34th St S

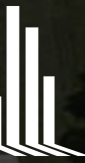
30th Ave S



Lease Rate:
\$10,000/m NNN

Frank Bozikovich
Retail/Land Specialist
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(727) 501-2844

Highlights



0.56 Acres vacant outparcel located in front on the Aldi Shopping Center fronting on 34th St South(US19) in the skyway Marina District. Signalized corner.



Suitable for a quick serve restaurant with or without drive through



3 access and egress points, 2 on 34th street and one on 30th ave south.



Very high visibility.



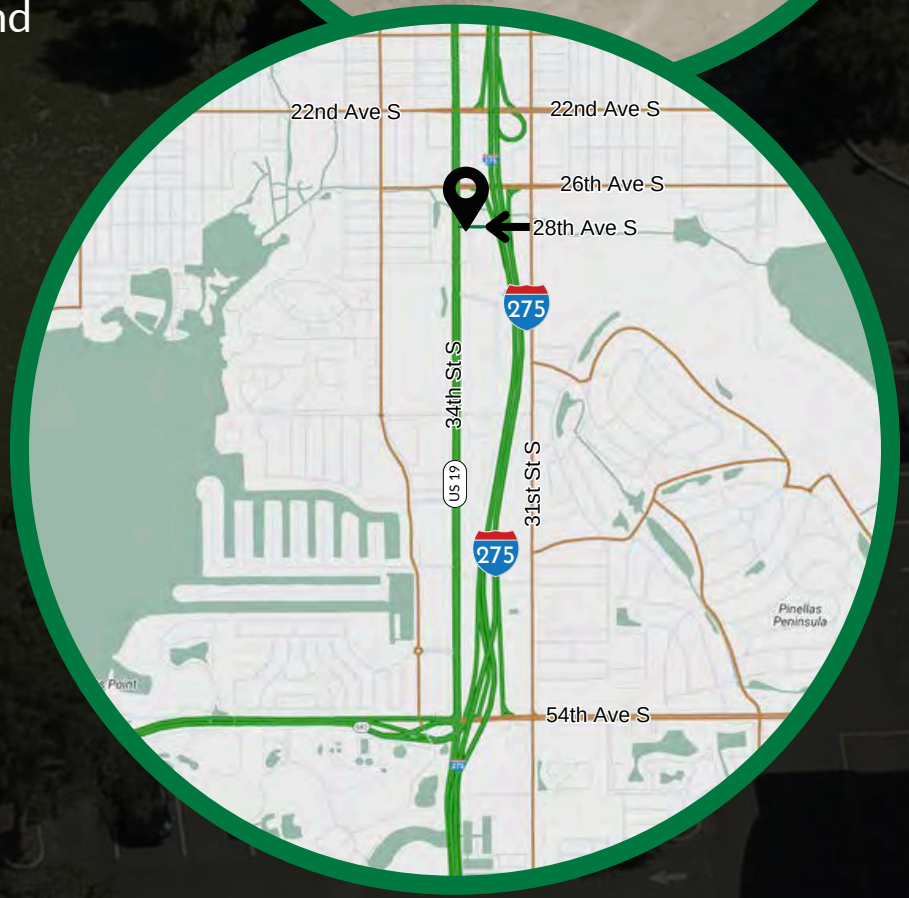
Catty corner to the largest development under way(over 2000 residential units) in the SMD with a Sprout grocery store.



Next door to The Sur Club with over 300 existing rental apartments neighbor to SPCC Allstate campus



Utilities, drainage, signage, and parking shared with the shopping center

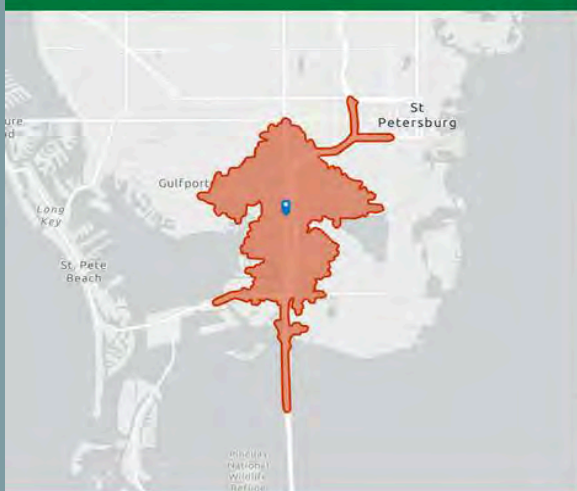




DEMOGRAPHIC PROFILE

2800 34th St S

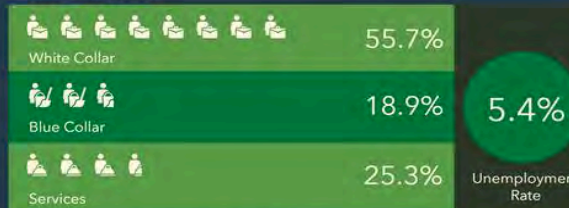
Drive time of 5 minutes



EDUCATION



EMPLOYMENT



KEY FACTS

27,251

Population

44.3

Median Age

11,560

Households

\$56,878

Median Disposable Income

INCOME



HOUSEHOLD INCOME (\$)



Listing Agent



Frank is the Retail and Land Specialist for CPR in the Greater Tampa Bay market. Frank guides clients through site location analysis, land assemblage, investment sales and commercial lease negotiations. Throughout his experience, He has worked with many of the nation's 100 largest retailers, the franchise industry, developers, and investors both nationally and locally.

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