

DOWNTOWN DEVELOPMENT LAND

357 3RD ST S ST. PETERSBURG, 33701



WITTNER WOLLMAN GROUP

WALDORF
ASTORIA SITE

ROCHE BOBOIS
SITE

FOR SALE \$6,250,000

**15,000 SF | 0.34 ACRES
DC-2 ZONING**

KW ST PETE
KELLERWILLIAMS

JON WITTNER
813-610-9777

JAY WITTNER
941-586-8885



FOR SALE

DOWNTOWN DEVELOPMENT LAND

4TH AVE S & 3RD ST S | 357 3RD ST S ST. PETERSBURG, 33701

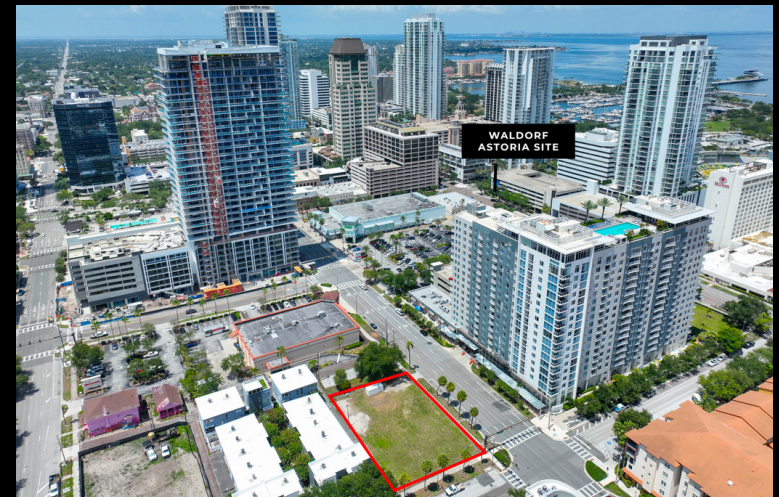


WITTNER WOLLMAN GROUP

LOCATION

357 3rd St S presents a compelling development opportunity in the heart of Downtown St. Petersburg. The site offers immediate access to the city's vibrant downtown core, surrounded by acclaimed restaurants, cafés, entertainment, waterfront parks, cultural attractions. The surrounding area is experiencing significant investment and transformation of luxury residential developments such as Roche Bobois and Waldorf Astoria sites.

- 94 Walkability score & 90 bikeability score
- Walkable to 10+ parks and beaches
- Blocks from upcoming development projects: Waldorf Astoria & Roche Bobois
- Epicenter of St Pete arts and culture: The Dalí Museum, Mahaffey Theater & James Museum
- Within a 15 minute walk of Downtown's 10 best restaurants (Tripadvisor)
- Just blocks from Central Ave nightlife



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DC-2 Zoning

- DC-2 zoning: Designed for intense residential development or hospitality while allowing complementary retail, office and other supporting uses.
- Up to 7.0 FAR: DC-2 provides a 3.0 base FAR, with the potential to reach 7.0 FAR through applicable bonuses/approvals.
- Approximately 105,000 SF at 7.0 FAR: Based on the approximately 15,000-SF parcel, 7.0 FAR equates to roughly 105,000 SF of gross floor area before accounting for exclusions, design requirements, parking and other applicable regulations.
- Residential-forward zoning: DC-2 specifically emphasizes multifamily residential development, making the site well suited for **hotel/hospitality, condominiums, apartments or other multifamily concepts.**
- Mixed-use flexibility: **Supporting retail, restaurants, services and office uses can be incorporated** into qualifying projects.



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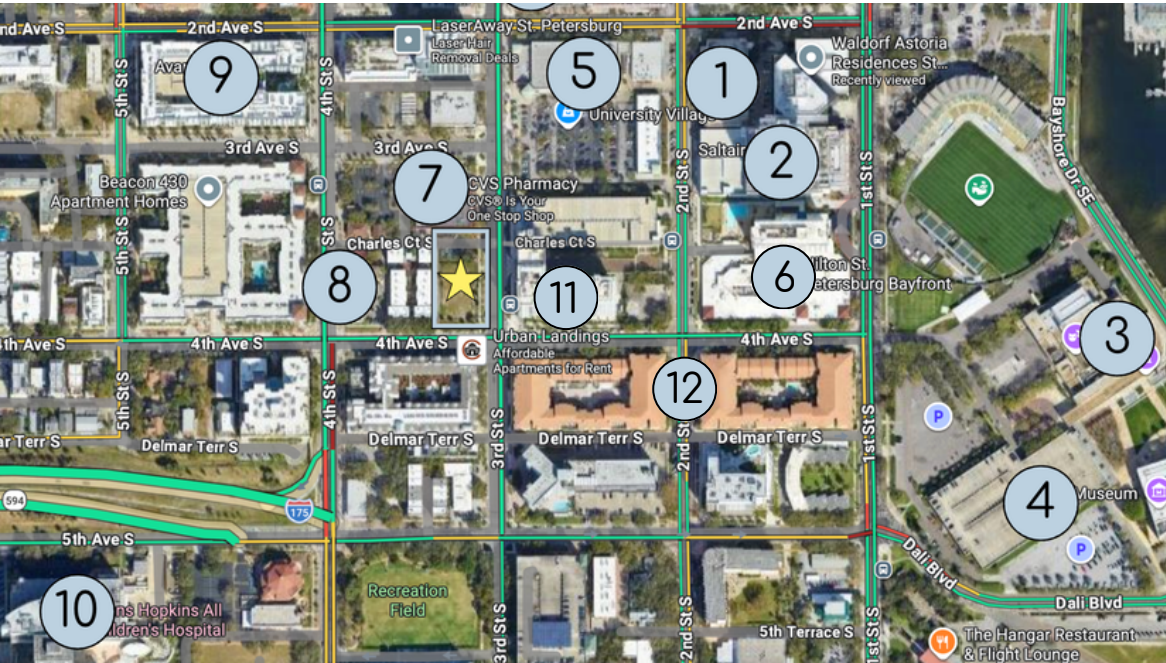
4TH AVE S & 3RD ST S | 357 3RD ST S ST. PETERSBURG, 33701



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LOCATION

4TH AVE S & 3RD ST S



WALKING DISTANCE FROM 357 3RD ST S

- | | | |
|----|-------------------|---------|
| 1 | Waldorf Astoria | 3 mins |
| 2 | Saltair | 3 mins |
| 3 | Mahaffey Theater | 9 mins |
| 4 | Dalí Museum | 12 mins |
| 5 | Publix | 3 mins |
| 6 | Hilton St. Pete | 3 mins |
| 7 | CVS | 1 min |
| 8 | Roche Bobois | 1 min |
| 9 | Avanti | 5 mins |
| 10 | Hospital | 10 mins |
| 11 | Camden Apartments | 1 min |
| 12 | Madison Condos | 2 mins |

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CONCEPTUAL RENDERINGS



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