



ASKING PRICE

\$899,000



LEASE RATE

\$25.00 PSF
(\$6 PSF NNN)



**YEAR BUILT /
RENNOVATED**

1964 / 2022



PROPERTY SIZE

2,850 +/- SF



LOT SIZE

0.46 +/- Acres

**4059 5TH AVENUE NORTH
ST. PETERSBURG, FL 33710**

**PREMIUM 5TH AVENUE NORTH
RETAIL OPPORTUNITY**

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TABLE OF CONTENTS

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
COMPLETE HIGHLIGHTS	5
ADDITIONAL PHOTOS	6
LOCATION INFORMATION	7
CITY INFORMATION	8
RETAILER MAP	9
AERIAL MAP	10
DEMOGRAPHICS	11
DEMOGRAPHICS MAP & REPORT	12

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PROPERTY INFORMATION



PROPERTY SUMMARY



PROPERTY DESCRIPTION

FOR SALE OR LEASE! Dream big in the versatile 2,850 +/- SF concrete building with high 14' vaulted ceilings and an open-concept floor plan. Whether you want to open a gym, a studio, a bank, or any other retail/office business, this space can accommodate your vision. You'll enjoy the convenience of ample parking on the half-acre lot, as well as the potential of extra outdoor space for your customers and employees.

This site could also be an investor's dream to bring in a new tenant and start cash flowing or re-develop this impressive half-acre site. Re-development possibilities include multifamily with possible additional density when workforce housing is provided. CRT-1 Zoning allows for 24 units per acre and bonus workforce housing density bonus of 8 units per acre.

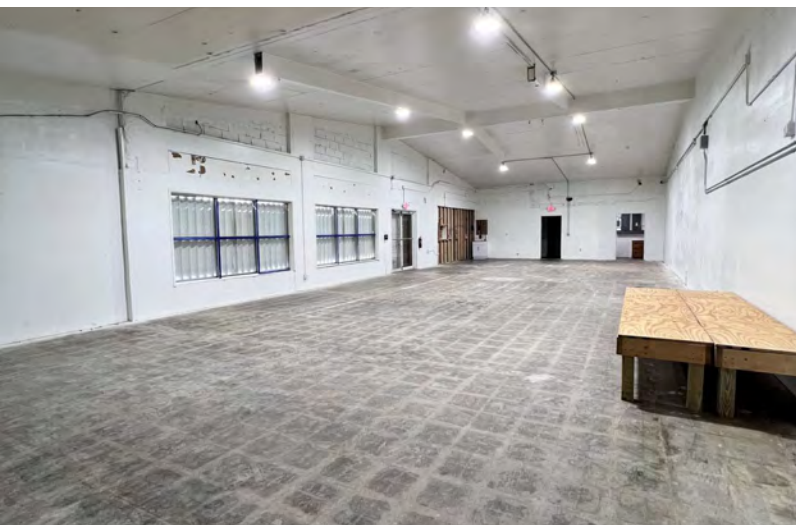
Don't miss this prime location on the busy 5th Ave N, with a large monument sign that will attract attention and customers. You'll love the natural light that floods the space through the large front windows and overhead door, as well as the newly built-out two bathrooms. BONUS fenced back area that allows for additional outside use or storage!

This property is zoned CRT-1, which allows for a variety of uses, including office, medical, veterinary, personal service, bank, event space, health club, and more. Don't let this opportunity pass you by - Contact us today to schedule a showing!

OFFERING SUMMARY

Sale Price:	\$899,000
Lease Rate:	\$25.00 SF/yr (\$6 psf NNN)
Number of Units:	1
Available SF:	2,850 SF
Lot Size:	0.46 Acres
Building Size:	2,850 SF
Parking:	18 +/- Spaces + 1 ADA Space
Zoning:	CRT-1
Year Built:	1964
Year Renovated:	2022
Building Condition:	Open Concept
Bathrooms:	3 Bathrooms including 1 ADA Bathroom
Clear Height:	14' Vaulted Ceilings

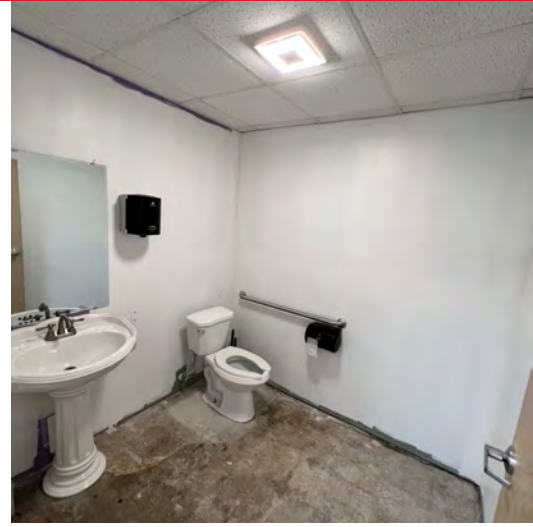
COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 23,000 +/- Traffic Counts on 5th Ave N
- Huge 175' Frontage Along 5th Ave N
- 10 Minutes from DTSP
- High Vaulted 14' Ceilings
- New Concrete Floors
- Zoned CRT-1
- Huge Parking Lot with 18+ Spaces and 1 ADA Space
- Large Front Windows
- Monument Sign for Maximum Visibility
- Overhead Door
- 3 Bathrooms including 1 ADA Bathroom
- Large Open Concept Floor Plan
- Fenced/Secured Outdoor Space
- Shaded Wooden Deck in Front for Outdoor Seating
- 2,850 SF space
- 0.46 +/- Acres Lot
- Perfect for a Fitness Studio
- Great Office Space Setting
- Bank without a Drive-Thru
- Collaborative Work Space
- Music Studio
- Professional Office Opportunity
- Medical Office
- Veterinarian Office
- Newer Roof and HVAC system
- Concrete Structure
- Non-Flood Zone
- Newly Renovated in 2022

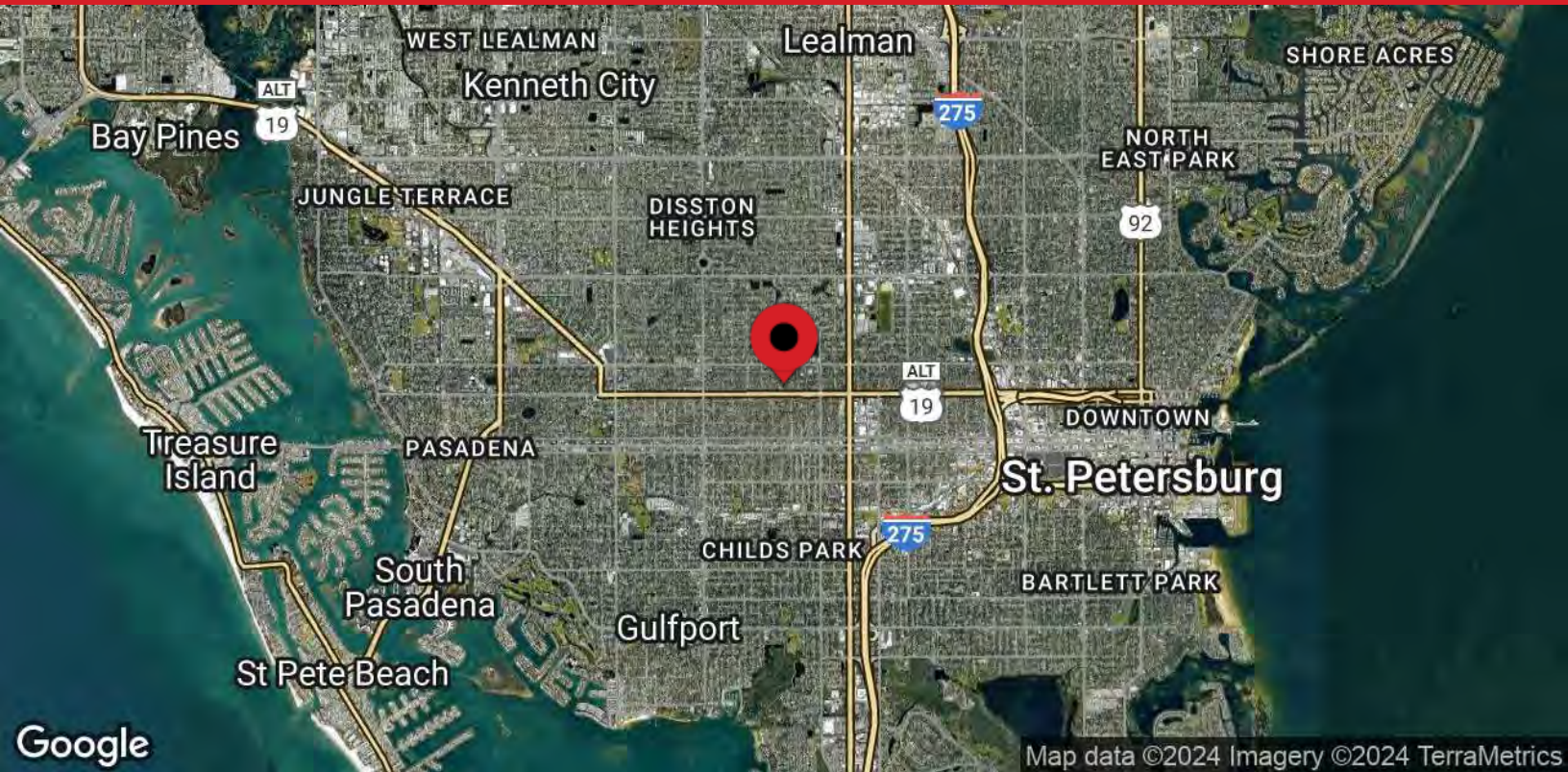
ADDITIONAL PHOTOS



LOCATION INFORMATION



CITY INFORMATION



LOCATION DESCRIPTION

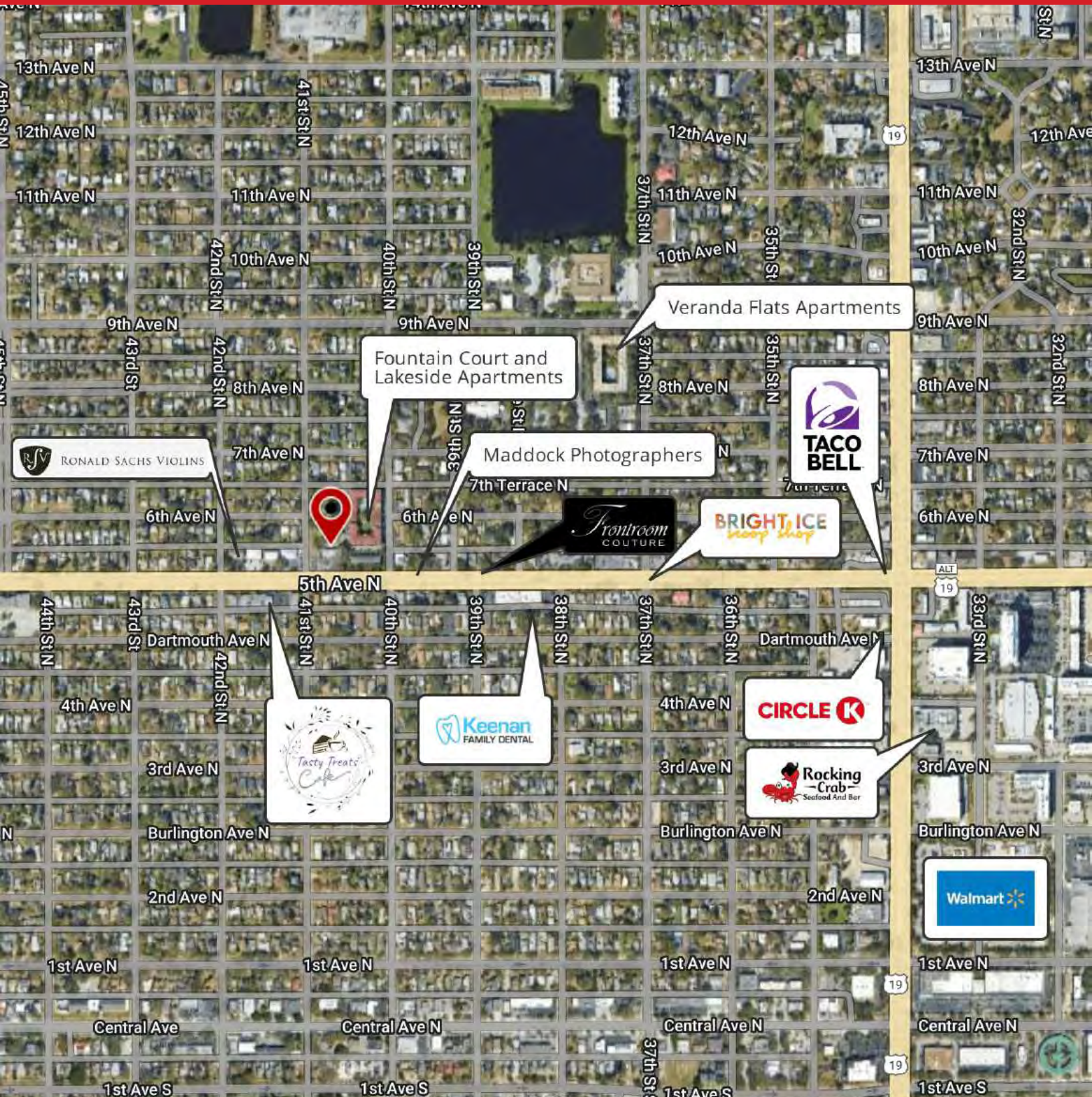
Located in the heart of St Petersburg this property is near the Central Oak, North Kenwood, and Harshaw Lakes neighborhoods. Close to Downtown St Pete and the US-19 (34th St N) corridor.

Would be the perfect location for a local Grocery Market with a Deli, Office General and Medical, Vet, Dental, Bank without Drive-Thru, Service Office, Personal Services, Art/Design Studio, Class Driven Health Club (such as CrossFit, spin gym, yoga, Pilates, personal training gym, etc.), Health Club, Art Gallery or more! Possible retail grandfathered use as well with 25% accessory use for food.

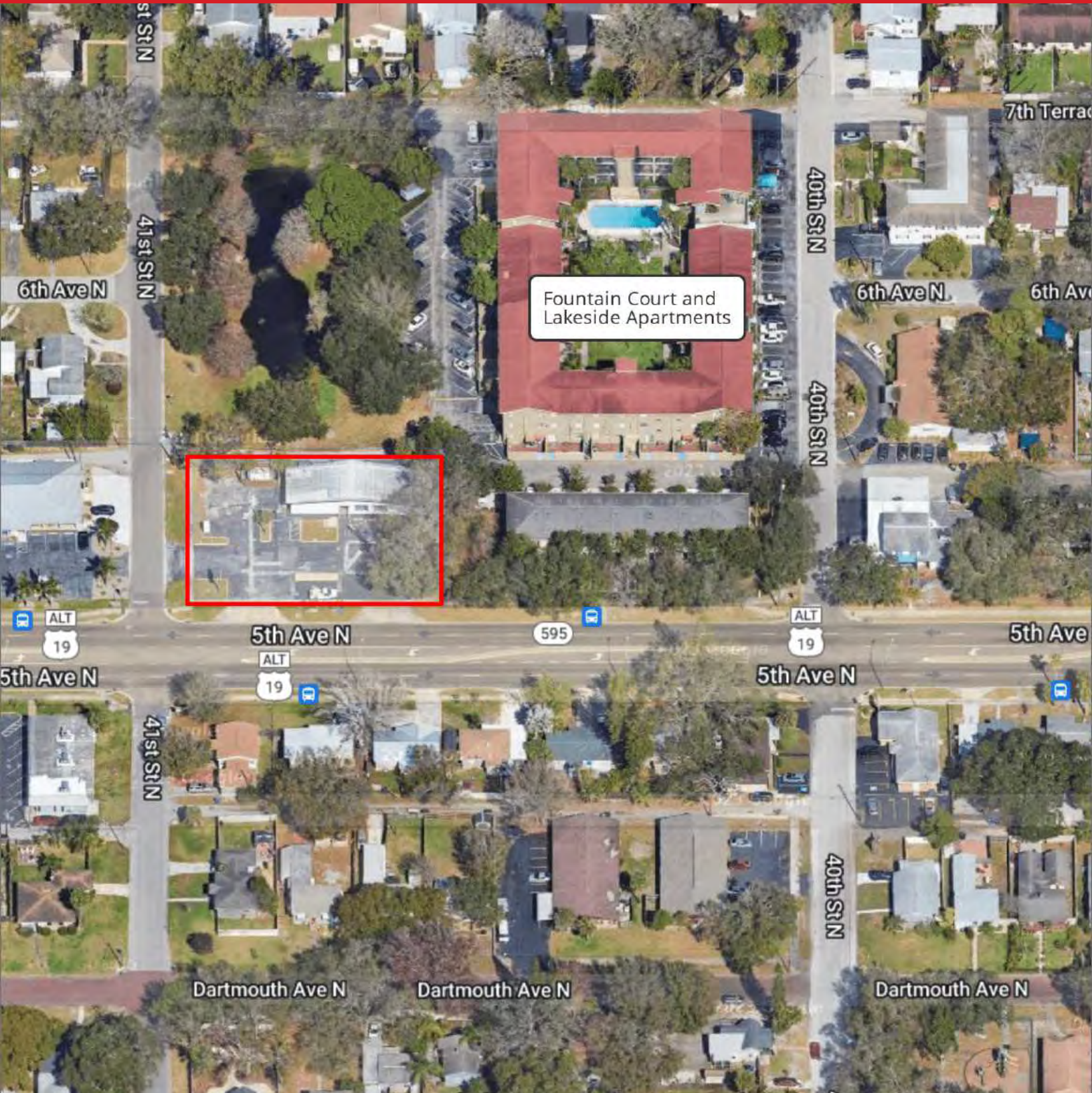
LOCATION HIGHLIGHTS

- Servicing the Kenwood, North Kenwood, Harshaw Lakes, and Central Oak Neighborhoods.
- A few minutes from I 2-75, 8 minutes from downtown, 10 minutes to the local beaches.
- With an abundance of single-family homes and apartments nearby, this area is underserved and ready for a unique office, commercial, or retail concept.
- The lot is nestled in a quaint setting on a hard corner with plenty of outdoor space.
- 175' Frontage along 5th Ave N.

RETAILER MAP



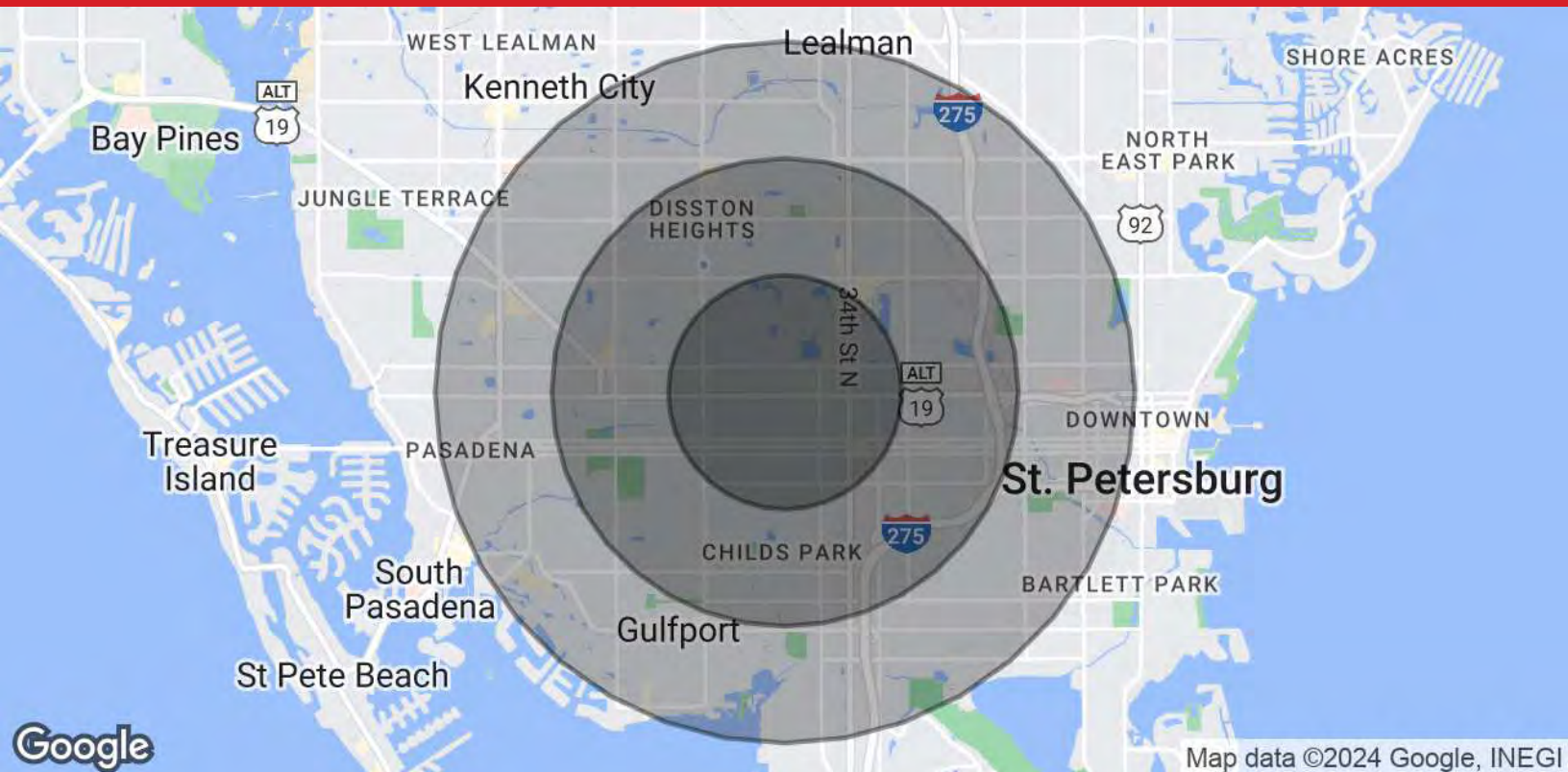
AERIAL MAP



DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	14,895	57,990	136,078
Average Age	43	43	44
Average Age (Male)	42	42	43
Average Age (Female)	44	43	45
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,878	25,207	61,993
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$94,049	\$84,048	\$83,608
Average House Value	\$332,698	\$308,154	\$342,392

Demographics data derived from AlphaMap