



FOR SALE / FOR LEASE
SPACE AVAILABLE IN BUSY RETAIL CORRIDOR

6400 4th STREET N | ST. PETERSBURG, FL 33702



6400 4TH STREET N IS OFFERED FOR SALE OR FOR LEASE, POSITIONED ALONG THE HIGHLY TRAFFICKED 4TH STREET CORRIDOR, ONE OF ST. PETERSBURG'S PREMIER COMMERCIAL ARTERIES WITH OVER 36,000 CARS PER DAY. THE PROPERTY OFFERS EXCELLENT VISIBILITY AND ACCESS, SURROUNDED BY A DYNAMIC MIX OF NATIONAL, REGIONAL AND LOCAL BUSINESSES THAT GENERATE STEADY CUSTOMER FLOW. THIS OPPORTUNITY IS IDEAL FOR AN OWNER-USER SEEKING TO OCCUPY THE UPSTAIRS SPACE WHILE BENEFITING FROM GROUND-FLOOR RENTAL INCOME OR FOR AN INVESTOR LOOKING TO SECURE THE PROPERTY AT MARKET LEASE RATES. SUITABLE FOR OFFICE, MEDICAL OR SALON USERS, THIS ASSET PROVIDES FLEXIBILITY AND STRONG LONG-TERM POTENTIAL IN A THRIVING CORRIDOR.

**BUILDING | 9,672 SF
LAND AREA | 0.86 AC**

FIRST FLOOR

4,747 SQUARE FEET
LONG-TERM LEASE IN PLACE WITH PET HOSPITAL

SECOND FLOOR

4,925 SQUARE FEET
VACANT- AVAILABLE

EXCELLENT VISIBILITY

ALONG 4TH STREET N WITH PYLON SIGNAGE

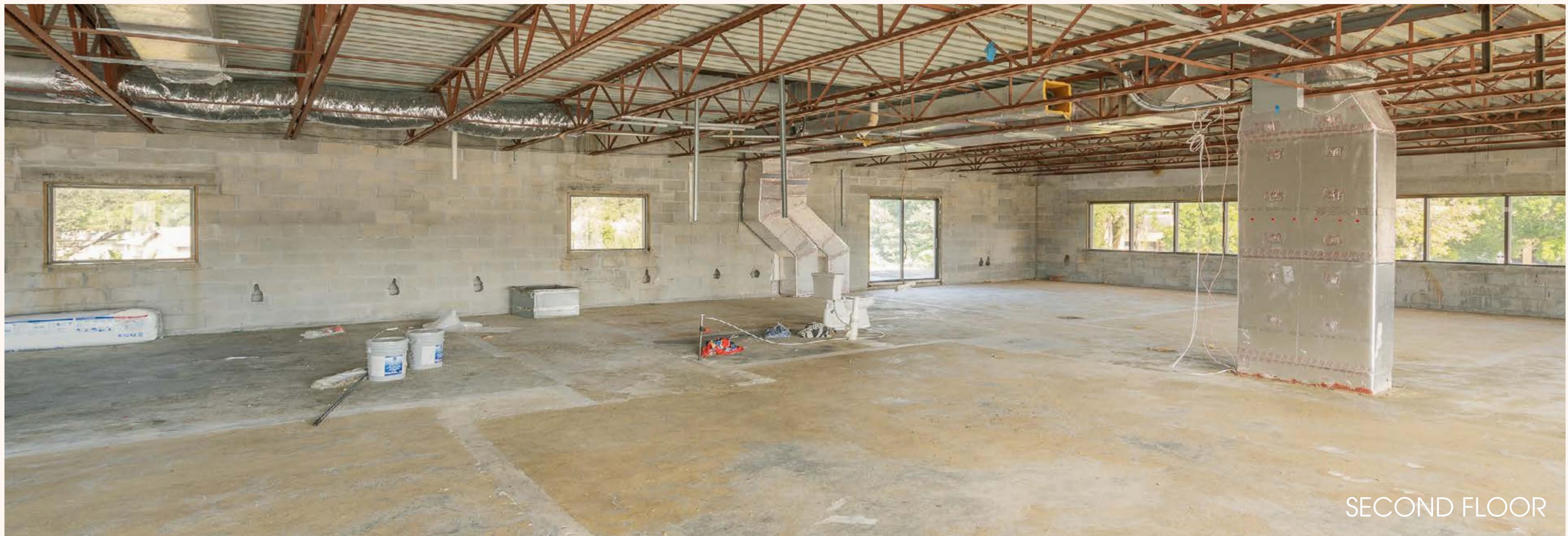
AMPLE PARKING

48 SURFACE PARKING SPACES

IDEAL USES

OFFICE
MEDICAL
SALON





DEMOGRAPHICS

POPULATION

1 MILE	15,375
3 MILES	96,960
5 MILES	212,036

AVG HH INCOME

1 MILE	\$100,481
3 MILES	\$114,971
5 MILES	\$106,431

DAYTIME POPULATION

1 MILE	14,247
3 MILES	90,134
5 MILES	239,293

MEDIAN AGE

1 MILE	44.4
3 MILES	44.7
5 MILES	44.3





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