



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





SECOND FLOOR



SECOND FLOOR

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 |





**LAUREN
CAMPBELL**

Founder &
Managing Broker
813.777.6258
lauren@archergroupe.com

**KYLE
MASTERSON**

Co-Founder &
Principal
727.656.8337
kyle@archergroupe.com

ARCHERGROUPE.COM | INFO@ARCHERGROUPE.COM | 813.463.0163

This marketing material is intended for informational purposes only and does not constitute an offer or solicitation for the purchase or lease of real estate. All properties, prices, and availability are subject to change without notice. The information provided is believed to be accurate but is not guaranteed. Commercial real estate services are provided by Archer Real Estate, a licensed real estate brokerage.