

# RESTAURANT FOR SALE / LEASE



WITTNER WOLLMAN GROUP



2451 CENTRAL AVE, SAINT PETERSBURG, FL 33713

**\$1,995,000**

LEASE RATE  
AVAILABLE  
UPON REQUEST

**KW ST PETE**  
KELLERWILLIAMS®

**NICOLE HART**  
727- 409-3237

**JAKE WOLLMAN**  
727-280-5592



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**PROPERTY TYPE: RESTAURANT**

**LAND SIZE: 0.23**

**AVG FLOOR SIZE: 3,420 SF**

**YEAR BUILT/RENOVATED: 1950/2023**

**PARKING: 10+ SPOTS**

**SUITES AVAILABLE: 2**

## **PROPERTY HIGHLIGHTS**

- INDOOR OUTDOOR RESTAURANT SPACE WITH ~3,400+ SF USABLE AREA
- ~1,100 SF COVERED PATIO ENABLING YEAR-ROUND SERVICE IN FLORIDA
- ON-SITE PARKING, A RARE FEATURE ALONG CENTRAL AVENUE ST PETERSBURG
- HIGH-TRAFFIC GRAND CENTRAL DISTRICT LOCATION WITH ESTABLISHED OPERATORS NEARBY
- SURROUNDED BY THOUSANDS OF RESIDENTIAL UNITS AND GROWING HOTEL DEMAND

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- PRIME GRAND CENTRAL DISTRICT LOCATION IN ST. PETERSBURG
- HIGH-VISIBILITY FRONTAGE ALONG CENTRAL AVENUE WITH STRONG FOOT & VEHICLE TRAFFIC
- SURROUNDED BY TOP DINING & NIGHTLIFE INCLUDING WILD CHILD AND GRAND CENTRAL BREWHOUSE
- DENSE, WALKABLE AREA WITH RAPID RESIDENTIAL & HOTEL GROWTH DRIVING DAILY DEMAND
- DIRECT ACCESS TO THE SUNRUNNER (DOWNTOWN ↔ BEACHES)
- RARE ON-SITE PARKING + 0.23-ACRE SITE ALONG CENTRAL AVE CORRIDOR
- FLEXIBLE CCT-2 ZONING SUPPORTS RESTAURANT, BAR & ENTERTAINMENT USES

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