



1900 Central Ave, St. Petersburg, FL 33712



\$ Lease Rate: \$41.50/SF NNN

Unit 100: 1536 SF | Unit 101: 1536 SF

Available: Now

Frank Bozikovich

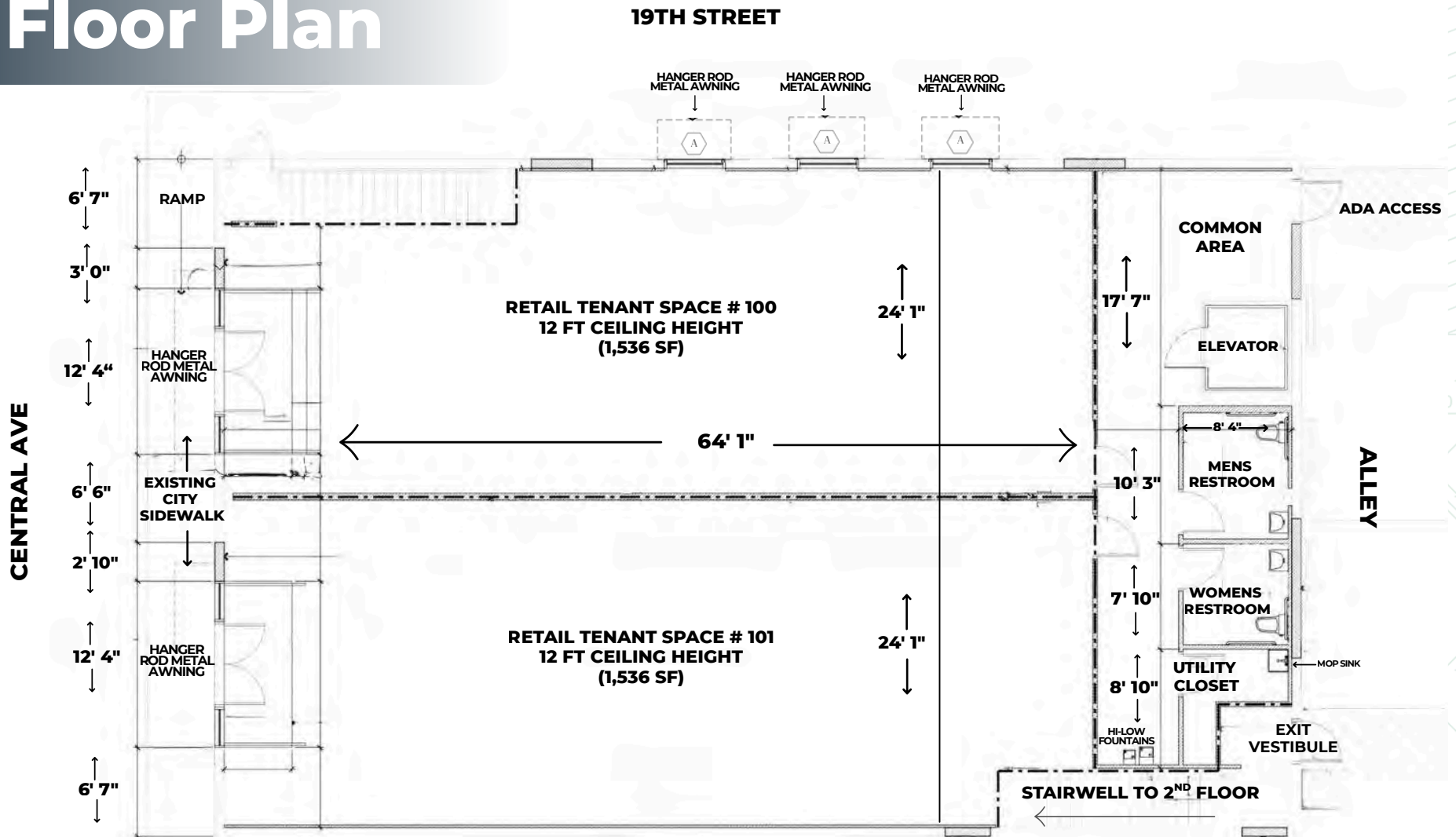
Retail & Land Specialist

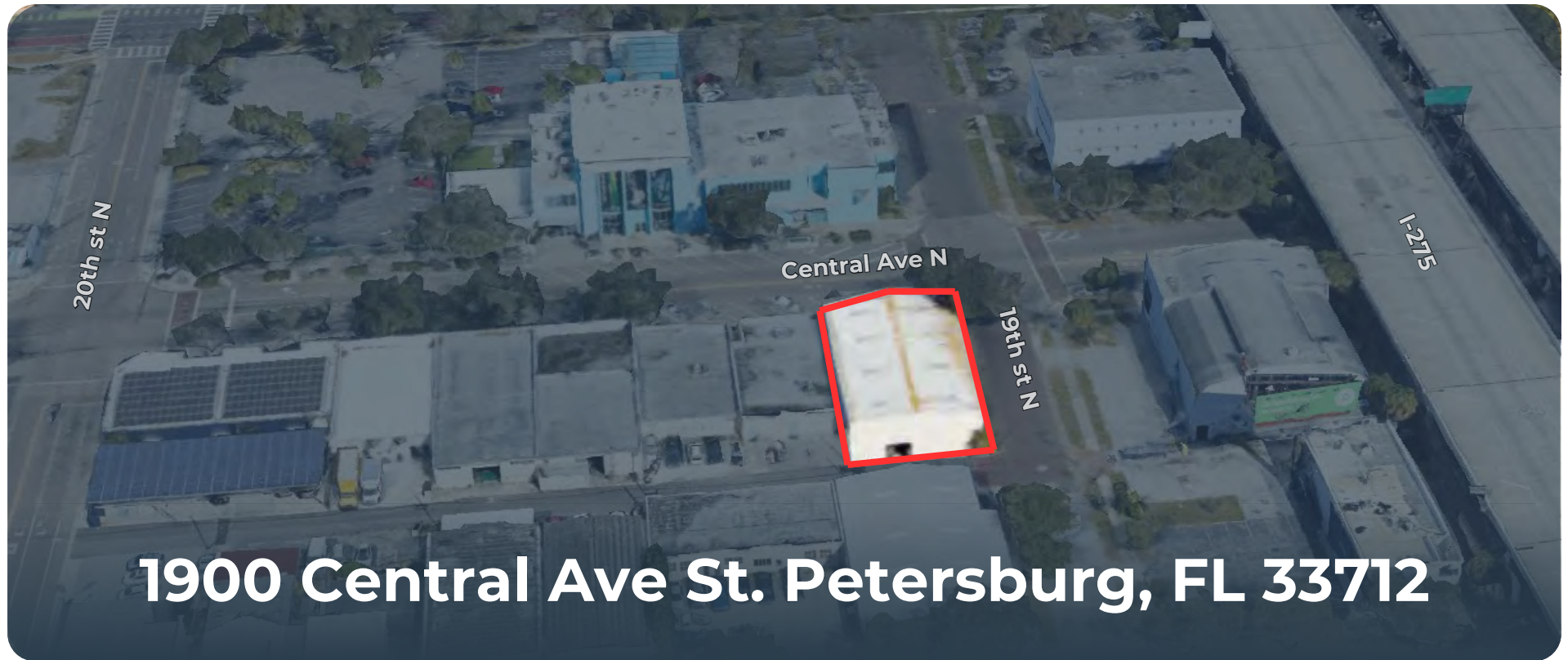
(727) 501-2844

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Floor Plan





This iconic hard-corner building delivers **50 feet of total frontage, with over 22 feet of prime storefront exposure each**, directly on walkable Central Avenue in the Grand Central District. No City parking requirements provide added flexibility for your concept. **Convenient nearby parking includes five free two-hour spaces on each side of Central Avenue heading east, along with a ParkMobile public lot easily accessible from 18th Street.**

Property Includes:

- Two ADA restrooms are included, new exterior stucco, and a new roof.
- New 2.5-ton HVAC unit with ductwork and 200-amp electrical panels.
- CCT-2 zoning allows a wide variety of uses:
 - Restaurant or café, Retail, Fitness, Health and beauty, Office, MMTC/Pharmacy, and more.

Location Advantages

- Just blocks from the Tropicana Field redevelopment, surrounded by thousands of nearby residents.
- Directly across from the renowned Imagine Museum, offering exceptional visibility and steady visitor traffic
- Close to the Warehouse Arts District, along the Central Avenue Trolley line.
- SunRunner stop located only one block away.
- High foot traffic and strong connectivity in one of St. Pete's fastest-growing corridors.

Market Area Highlights



Being directly across Central Avenue N from the Imagine Museum places this property in one of the most culturally active stretches of St. Petersburg. The museum draws consistent foot traffic, tourists, and art enthusiasts year-round, giving businesses enhanced visibility and exposure to a steady stream of visitors who are already exploring the neighborhood. This proximity creates natural synergy for restaurants, cafés, boutique retail, and experiential concepts that thrive among destination-driven crowds.

Just minutes away, the Warehouse Arts District further amplifies the appeal, anchoring a vibrant creative community filled with galleries, studios, maker spaces, and monthly art events. This thriving district attracts locals and visitors alike, generating continuous energy and activity. Being positioned between these two major cultural destinations places your business in the center of St. Pete's artistic pulse, **the ideal environment for brands seeking foot traffic, identity, and connection to the city's growing creative economy.**

Highlights



**Iconic building + hard-corner exposure
= maximum visibility for your business**



**Deep sidewalk for Cafe Seating or
Display area**



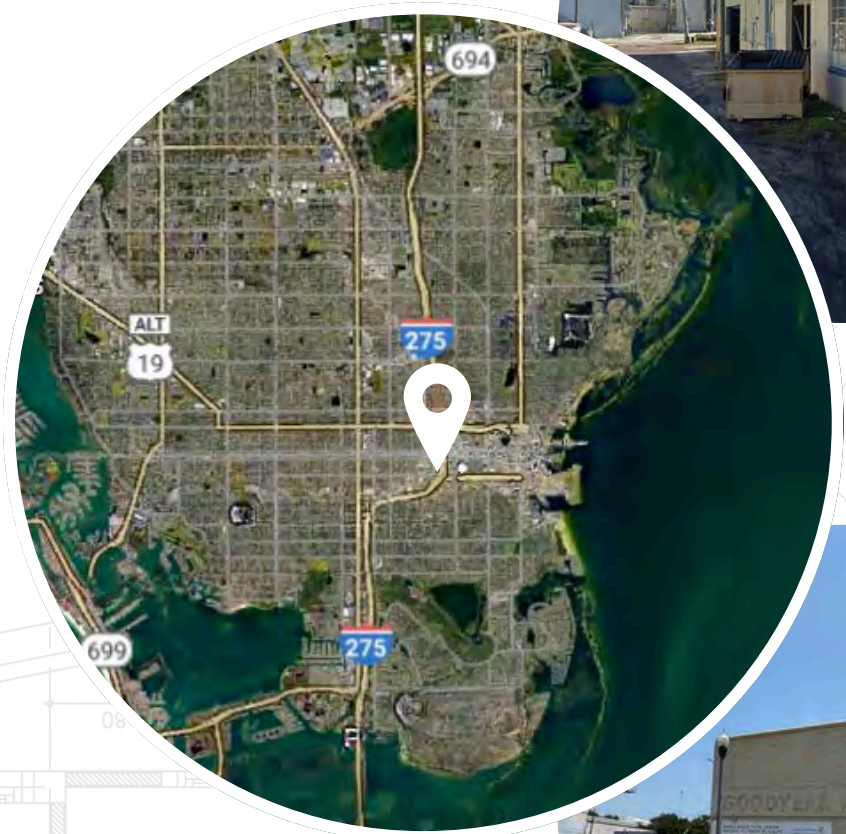
**Storefront Space features over 50' of
prime frontage - No City Parking
requirements!**



Each Unit is 1,536 SF With 12' Ceilings



**CCT-2 Zoning allows for MOST uses:
Restaurant or Cafe, retail, fitness, health
& beauty concepts, office, MMTC and/or
Pharmacy and more**



*Information herein is not warranted and subject to change without notice.
We assume no liabilities for errors and omissions.*

Listing Agent



Frank Bozikovich

Retail & Land Specialist

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Frank Bozikovich serves as the Retail and Land Specialist at Commercial Partners Realty, bringing over 20 years of experience in the Greater Tampa Bay market. Over the course of his career, he has built long-standing relationships with key government and municipal decision-makers, giving his clients a strategic advantage when navigating complex real estate transactions.

Throughout his career, Frank has **specialized in site location analysis, land assemblage, investment sales, and commercial lease negotiations.** He has collaborated with many of the nation's top 100 retailers, franchise operators, developers, and investors—both nationally and locally. **Thanks to his expertise and results-driven approach, Frank earned the Top Producer Pinnacle Award for the highest transaction volume in the Regional Investment Division from the Florida Gulfcoast Commercial Association of Realtors (FGCAR).**

Before entering the real estate industry, Frank built a vibrant career as a music and movie producer, collaborating with celebrities and creatives across multiple industries. Today, when he's not assisting clients or scouting new opportunities, Frank enjoys golfing, boating, and ballroom or Latin dancing with his wife.

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