



# Brick Street Farms

199 20th St S, St. Petersburg, FL 33712

 727-822-4715


 [www.cprteam.com](http://www.cprteam.com)



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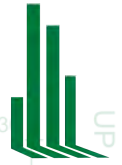
01

# PROPERTY OVERVIEW

PROPERTY  
OVERVIEW

DEMOGRAPHIC  
DATA

LISTING  
TEAM





**SUBJECT  
PROPERTY**

**2ND AVE S**

**1ST AVE S**

**20TH ST S**



**WAREHOUSE  
ARTS DISTRICT**

**3 DAUGHTERS  
BREWING**

**GRAND CENTRAL  
BREWHOUSE**

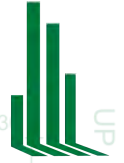
**SUBJECT  
PROPERTY**

CENTRAL AVE

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# GENERAL SUMMARY

BUILT IN  
**1968**

SITS ON A  
**.28**  
ACRE PARCEL

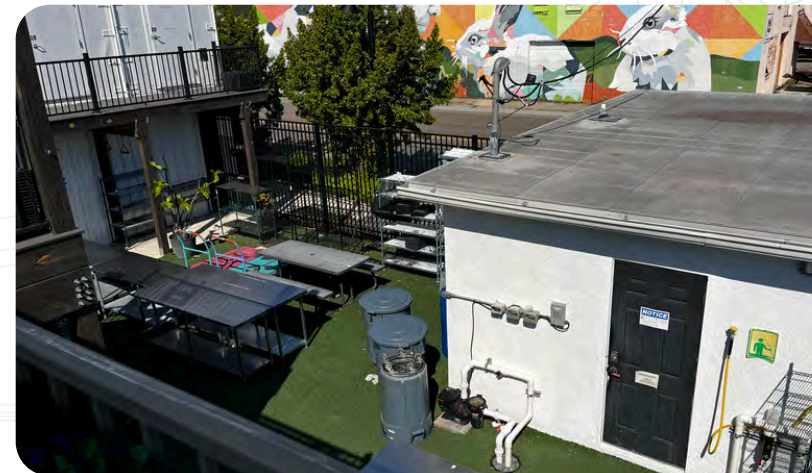
Approximately  
**416**  
SF

Positioned in the rapidly evolving Warehouse Arts District of St. Petersburg, this unique industrial property offers a rare opportunity to acquire a flexible site in one of the city's most creative and transforming corridors. Surrounded by a dynamic mix of studios, breweries, and redevelopment projects, the area continues to see strong demand for adaptive industrial and mixed-use space, making this an ideal opportunity for investors, owner-users, or redevelopment-minded buyers.

This property, **located at 199 20th St S in St Petersburg, is 100' x 124' (0.28 acres) with a 416 SF concrete block, one-story building.**

Formerly operating as a hydroponic farm, Brick Street Farms was extremely efficient in its use of water. **Using only 15 gallons of water per day**, for each container, they grew the equivalent amount of produce that a traditional farm generates on 2-3 acres. **This property also benefits from the Sunrunner TEC Overlay, which permits multifamily up to a maximum building height of 86ft.**

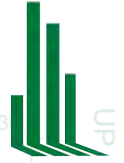
With its compact structure and usable lot size, the property offers potential for continued agricultural innovation, outdoor storage, or future redevelopment in a high-growth district. Its proximity to Downtown St. Pete and the Grand Central District further enhances its appeal, positioning it within a corridor known for its ongoing revitalization and long-term upside.



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# HIGHLIGHTS



416 SF Concrete Block On  
.28 AC Of Land



AADT: 10,900



28 Shipping Containers  
On The Premises. 4 Of  
Which Are Combined To  
Be A Store/Prep Area



Shipping  
Container  
Dimensions:  
40' L x 8' W x 8.5'H



3-Phase Power +  
Advanced Ozonated  
Water Filtration System



Zoned IT:  
Industrial Traditional



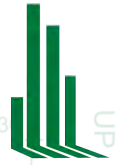
\$4 Million+ Invested Into  
Purchase And  
Retrofitting Containers



+ Additional  
Property  
Improvements



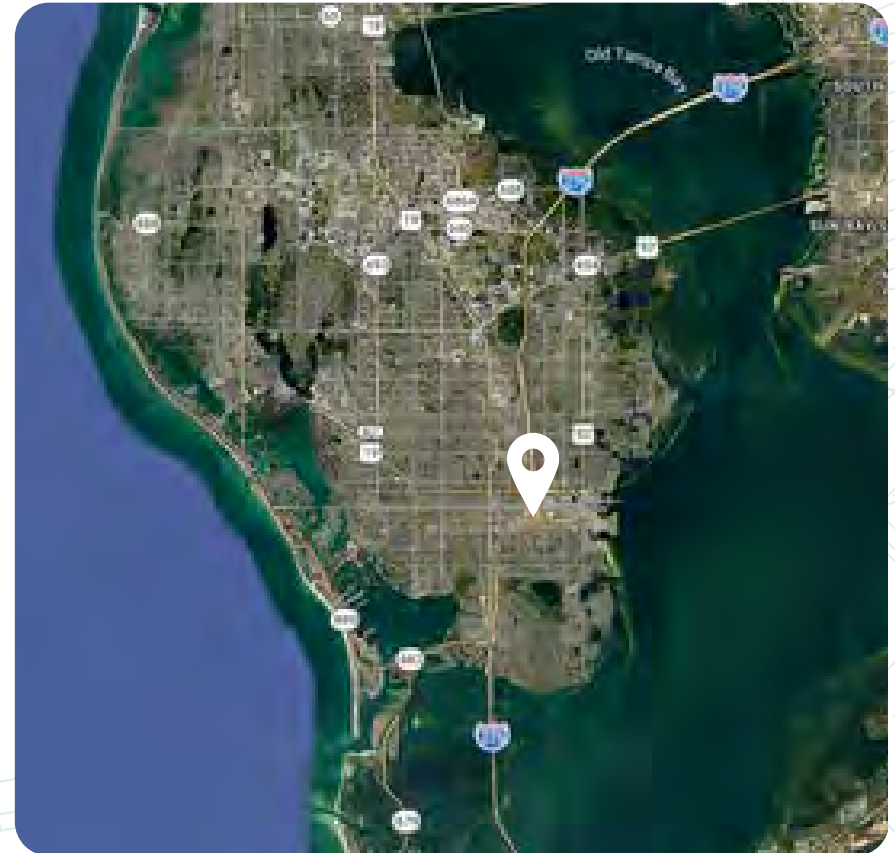
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We assume no liabilities for errors and omissions.



## ZONING MAP & DESCRIPTION

### BRIEF DESCRIPTION OF CURRENT ZONING

Industrial Traditional (IT) zoning allows for a wide range of industrial and commercial uses, making it ideal for both owner-users and investors seeking flexibility. This designation typically supports manufacturing, warehousing, distribution, and service-oriented industrial operations, while also accommodating certain commercial and office functions. With strong redevelopment potential, IT zoning is well-suited for adaptive reuse, repositioning, or ground-up development in evolving markets where industrial demand continues to grow.





# 02

# DEMOGRAPHIC DATA

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DEMOGRAPHIC DATA

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# DEMOGRAPHIC SUMMARY

199 20th St S St. Petersburg, FL 33712  
RING OF 1 MILE



## KEY FACTS

**14,958** Population  
**39.7** Median Age

**7,519** Households  
**\$53,400** Median Disposable Income



## EDUCATION

**8.7%** No High School Diploma  
**24.5%** Some College/Associate's Degree

**20.2%** High School Graduate  
**46.6%** Bachelor's/Grad/Prof Degree



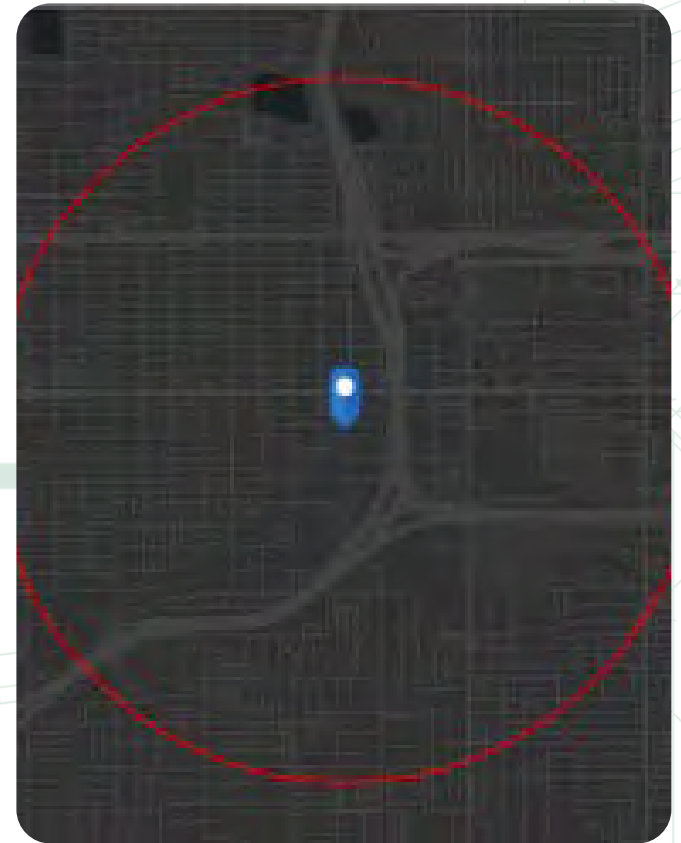
## INCOME

**\$63,207** Median Household Income  
**\$46,083** Per Capita Income  
**\$37,436** Median Net Worth



## EMPLOYMENT

**72.9%** White Collar  
**13.9%** Blue Collar  
**20.1%** Services  
**5.7%** Unemployment Rate



Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

PROPERTY OVERVIEW

DEMOGRAPHIC DATA

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# DEMOGRAPHIC SUMMARY

199 20th St S St. Petersburg, FL 33712  
RING OF 3 MILES



## KEY FACTS

**121,763** Population  
**43.4** Median Age  
**58,529** Households  
**\$61,070** Median Disposable Income



## EDUCATION

**6.3%** No High School Diploma  
**28.4%** Some College/Associate's Degree  
**23.6%** High School Graduate  
**41.7%** Bachelor's/Grad/Prof Degree



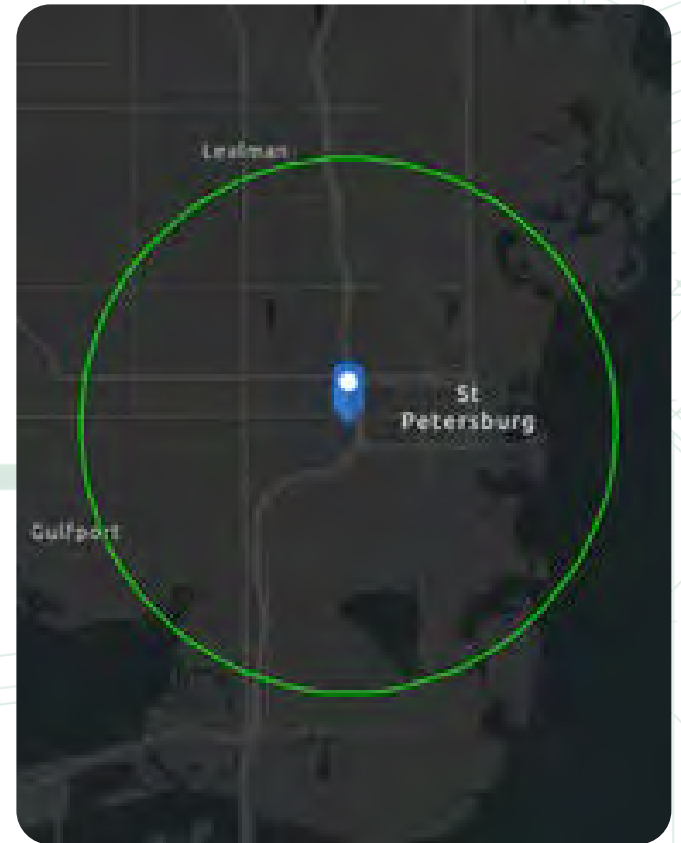
## INCOME

**\$74,160** Median Household Income  
**\$50,779** Per Capita Income  
**\$142,799** Median Net Worth



## EMPLOYMENT

**69.6%** White Collar  
**16.1%** Blue Collar  
**19.5%** Services  
**4.9%** Unemployment Rate



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PROPERTY OVERVIEW

DEMOGRAPHIC DATA

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# DEMOGRAPHIC SUMMARY

199 20th St S St. Petersburg, FL 33712  
RING OF 5 MILES



## KEY FACTS

**262,355** Population  
**46.1** Median Age

**123,705** Households  
**\$62,315** Median Disposable Income



## EDUCATION

**6.5%** No High School Diploma  
**28.6%** Some College/Associate's Degree

**24.1%** High School Graduate  
**40.8%** Bachelor's/Grad/Prof Degree



## INCOME

**\$75,336** Median Household Income

**\$50,790** Per Capita Income

**\$197,972** Median Net Worth



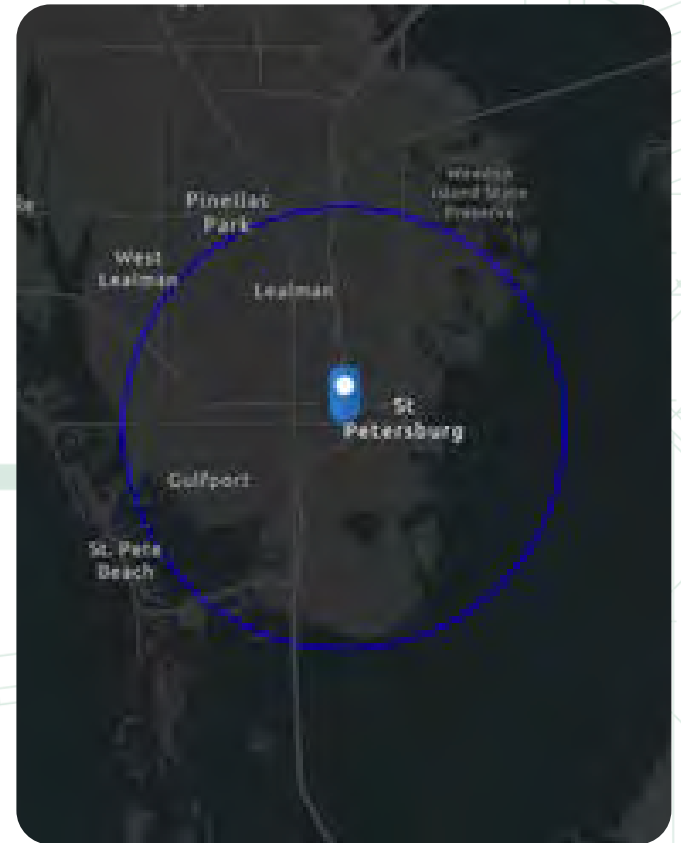
## EMPLOYMENT

**69.7%** White Collar

**16.4%** Blue Collar

**18.2%** Services

**4.4%** Unemployment Rate



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PROPERTY OVERVIEW

DEMOGRAPHIC DATA

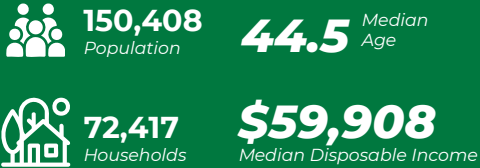
LISTING TEAM

# DEMOGRAPHIC SUMMARY

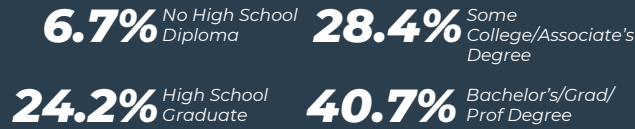
199 20th St S St. Petersburg, FL 33712  
DRIVE OF 10 MINUTES



## KEY FACTS



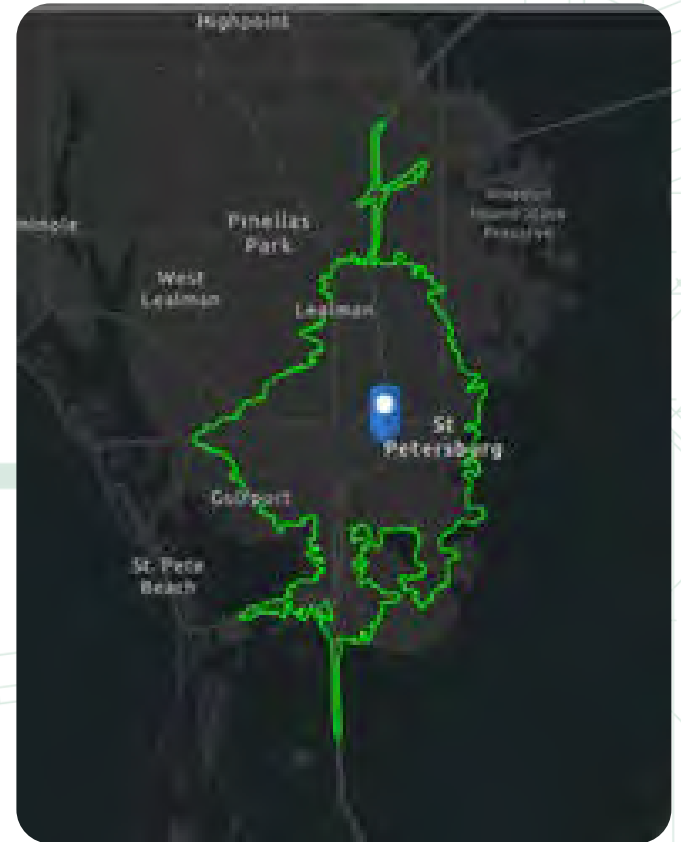
## EDUCATION



## INCOME



## EMPLOYMENT



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PROPERTY OVERVIEW

DEMOGRAPHIC DATA

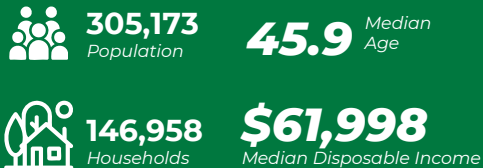
LISTING TEAM

# DEMOGRAPHIC SUMMARY

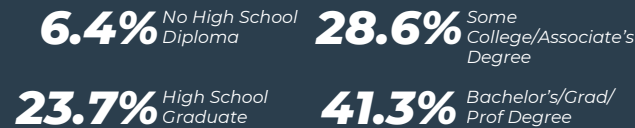
199 20th St S St. Petersburg, FL 33712  
DRIVE OF 15 MINUTES



## KEY FACTS



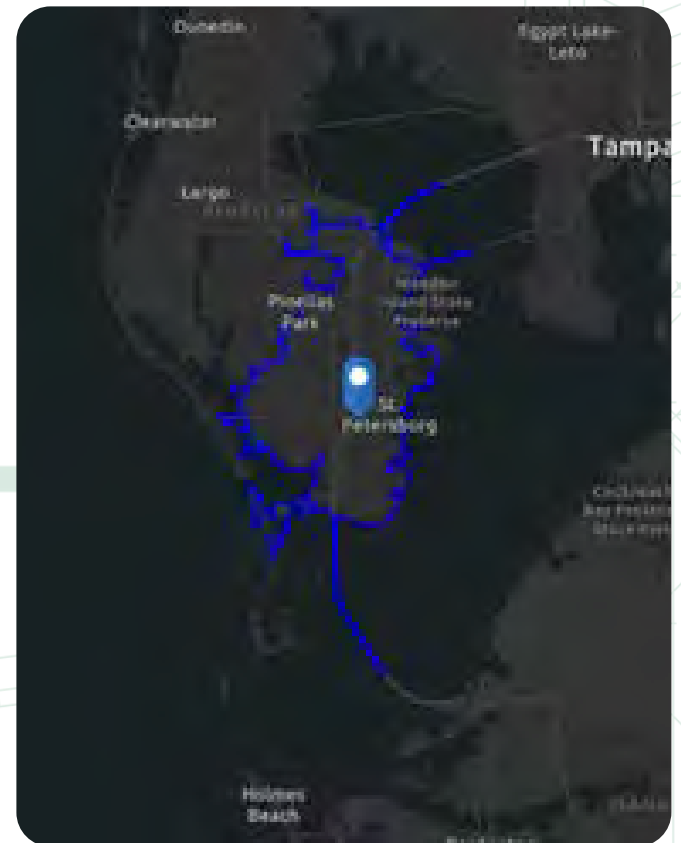
## EDUCATION



## INCOME



## EMPLOYMENT



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PROPERTY OVERVIEW

DEMOGRAPHIC DATA

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# DEMOGRAPHIC SUMMARY

199 20th St S St. Petersburg, FL 33712  
DRIVE OF 30 MINUTES



## KEY FACTS

**977,212** Population  
**45.8** Median Age

**454,515** Households  
**\$64,146** Median Disposable Income



## EDUCATION

**6.8%** No High School Diploma  
**27.4%** Some College/Associate's Degree  
**24.9%** High School Graduate  
**40.9%** Bachelor's/Grad/Prof Degree



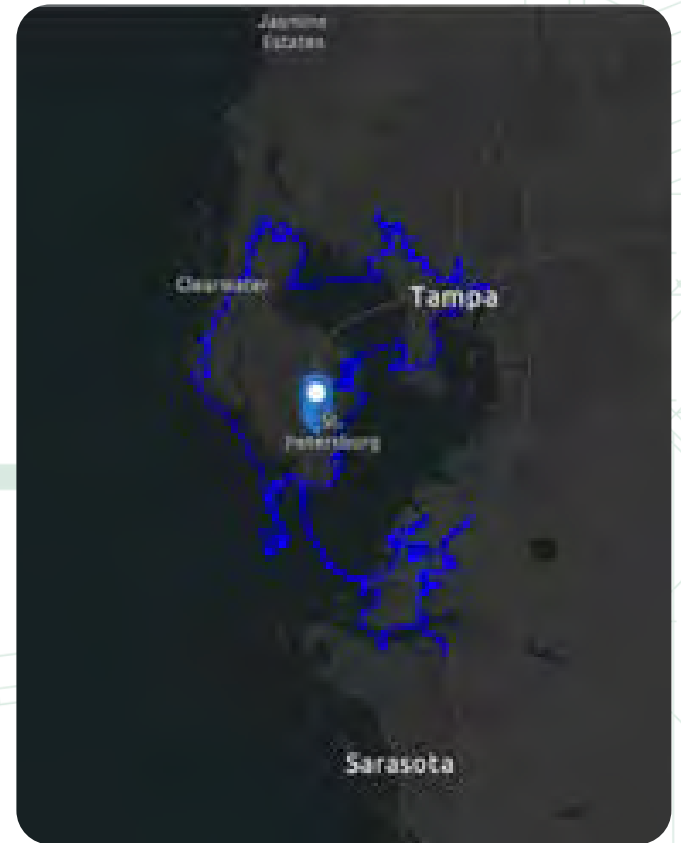
## INCOME

**\$77,124** Median Household Income  
**\$52,876** Per Capita Income  
**\$216,937** Median Net Worth



## EMPLOYMENT

**70.8%** White Collar  
**15.9%** Blue Collar  
**16.7%** Services  
**4.1%** Unemployment Rate



Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

An aerial photograph of a city street intersection, overlaid with a semi-transparent architectural blueprint. The blueprint features various lines, rectangles, and numerical values such as 0.50, 1.10, 0.80, and 0.22. A large white rounded rectangle is positioned on the left side of the image, containing the text '03 LISTING TEAM'. In the top right corner, there is a small white bar chart icon. The background shows a multi-lane road with a red-paved bike lane, crosswalks, and buildings.

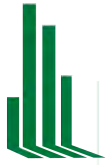
03

**LISTING  
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## Debbie Reeser

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Debbie Reeser has been a resident of Pinellas County since 1976 and actively involved in commercial real estate since 2007. She is a licensed Broker with a comprehensive background in Commercial Brokerage and Property Management.

Her focus is commercial real estate in Acquisition/Disposition/Leasing/Investment transactions, most noted for her work in the St. Petersburg Downtown market. Her expertise also extends to other areas of the Tampa Bay region, including North Pinellas and Manatee counties. Her local market knowledge of land development codes, zoning, processes, and key players provides an important advantage for her clients.

Debbie is known as a motivated professional who is very active in business, professional, and philanthropic communities. She serves on the board of the EDGE Business District Association and is a member of the St. Petersburg Downtown Partnership, with a strong dedication to supporting small local businesses and the Arts.

727-822-4715

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