



Premium Restaurant / Cafe Space Available for Lease

4950 1st Ave. N, St. Petersburg, FL 33710

Newly Renovated | 1,430 SF plus 250 SF of Outdoor Dining

Available in early 2026

Contact Mike Schultz 727-463-3374 - Insta Real Estate Solutions

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Executive Summary



Restaurant / Cafe Space

This 1,430 SF turnkey restaurant/café, complemented by a 250 SF outdoor dining area, presents an exceptional opportunity to establish a destination in one of St. Petersburg's most dynamic neighborhoods. Recently renovated from top to bottom, the property is fully modernized and ready for occupancy in early 2026.

Complete Interior & Exterior Renovations

- Completely upgraded vanilla shell, ready for your FF&E.
- New HVAC, Electrical, Plumbing
- New covered deck for outdoor dining.
- Exterior fully refreshed with a new roof, window and paint.
- Freshly paved parking lot with striping. There are nine parking spaces including ADA-compliant spot and access.
- Illuminated signage on 1st Ave N for maximum visibility

Leasing Opportunity

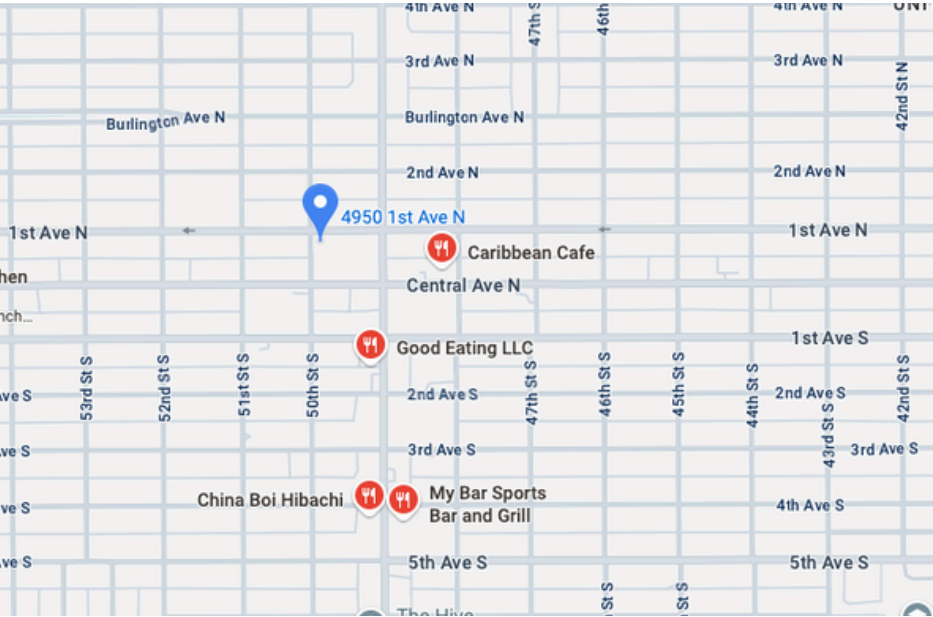
Total Under Roof Space	Lease Rate Range	Lease Term	Move-In Ready
1,430 SF	\$38/SF NNN	3-5 Years	Q2 2026



Prime Location for Food Service



Central Oak Park / Live Oak



- **Centralized Access:** Minutes to Downtown St. Pete, Gulfport Arts District, and beaches. Quick access to U.S. 19 and I-275.
- **High-Traffic Corridors:** 1st Ave North and South, Central Ave, and 49th St. carry steady commuter and visitor traffic.
- **Local Character:** Historic neighborhoods with mid-century charm and strong community engagement.
- **Next to a Sun Runner - Rapid Transit Bus line** with an average of 55,000 rides a month.

Customer Demographics

Population (3-mile radius)	Median Household Income
65,000+	\$68,800
Average Dining Out Monthly	Annual Tourist Visitors
\$300-\$600 household	(Tampa Bay) 15M+

Traffic Counts (AADT):

1st Ave N (east-west corridor): ~18,500–20,000 cars/day
Central Avenue (arts/dining corridor): ~17,000–19,000 cars/day
U.S. 19 (main north-south highway): ~52,000 cars/day
I-275 nearby: ~150,000 cars/day

Why Your Business Will Thrive Here



Located at the crossroads of Central Oak Park and Live Oak, this property benefits from strong visibility and accessibility. Just minutes from Downtown St. Pete, Gulfport Arts District, and the beaches, the site offers unmatched connectivity and character.

Prime Location Advantages

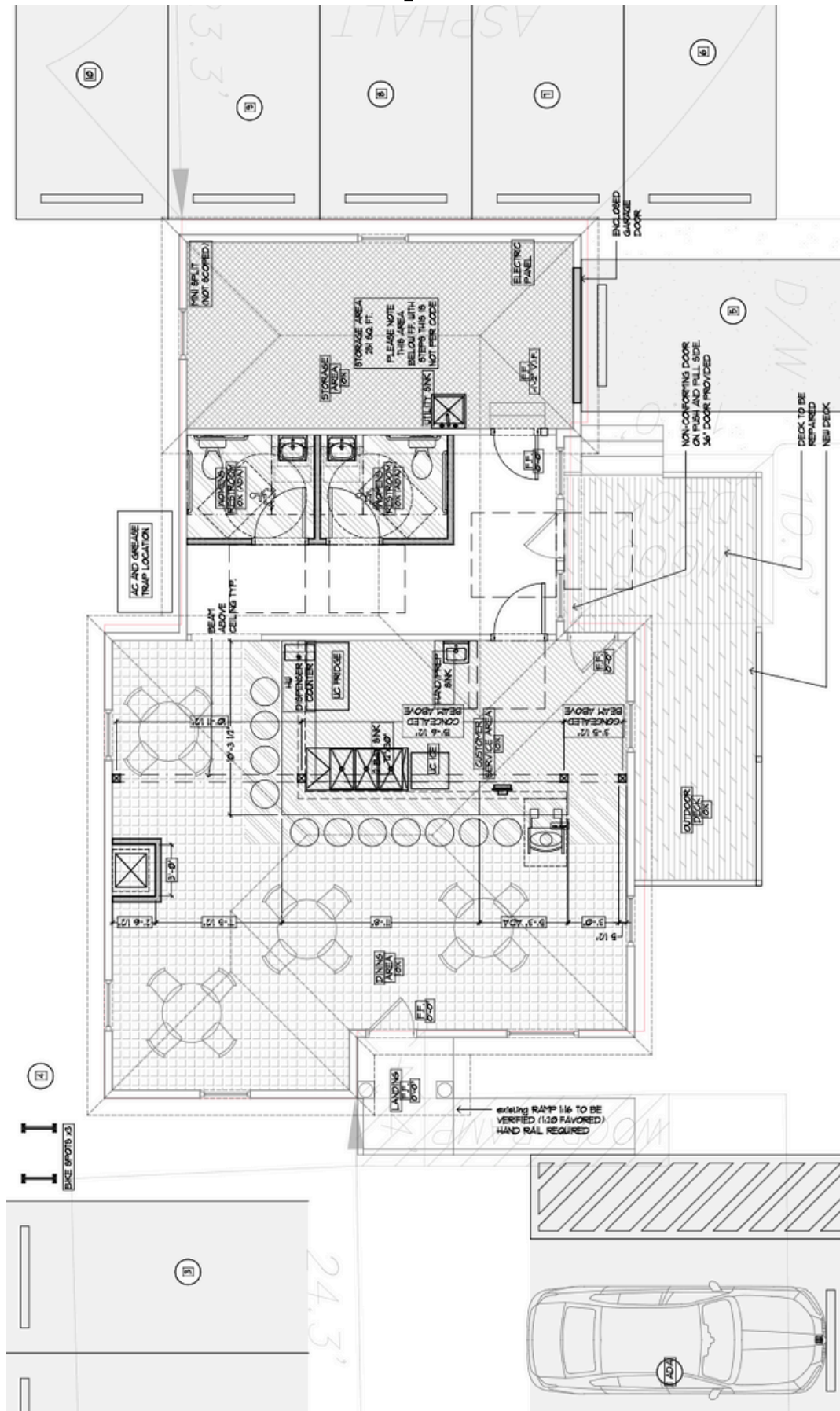
- Growing Population Base: St. Petersburg's population continues to expand, with young professionals, families, and retirees fueling diverse demand.
- Disposable Income: Median household income in nearby blocks ~\$67,000; residents prioritize dining and lifestyle experiences.
- Tourism Impact: 7M+ visitors annually to St. Pete — a steady stream of new customers beyond the residential base.
- Community Support: Strong neighborhood associations champion 'shop and dine local' initiatives, driving consistent support for area businesses.
- Strategically positioned near St. Petersburg's growth hubs—including the Edge District, Warehouse Arts District, and Grand Central District—this location benefits from strong dining and nightlife traffic. In addition, it offers quick access to Treasure Island, Madeira Beach, and Downtown St. Pete.

Floor Plans & Specifications



Layout Features

Area	Features	Size
In-door Dining	Bar, Open Dining	500 SF
Outdoor Dining	Porch	250 SF
Service Area	3 Bay Sink	200 SF
Storage / Other	Utility / Storage	288 SF
Bathrooms	2 Bathrooms	100 SF



Interior & Exterior Renderings



Tenant Requirements & Application Process

Qualification Requirements for Restaurant & Food Service Tenants



Credit & Financial Requirements

Verification of financial stability ensures your business can successfully operate in this premium kitchen space.

- ✓ Minimum credit score of 650 for business owner or guarantor
- ✓ 2 years' business tax returns (for established businesses)
- ✓ 3 months' bank statements showing operational liquidity
- ✓ Proof of funding sources for startup businesses

i Flexible terms available for new businesses with strong business plans



Business Licensing & Permits

All food service businesses must maintain proper licensing and permits to operate legally in Pinellas County.

- ✓ Florida Business License and Pinellas County Local Business Tax Receipt
- ✓ FL Department of Business & Professional Regulation Food Service License
- ✓ Florida Department of Health Food Manager Certification
- ✓ Certificate of Use (CU) and Occupational License

i We provide guidance on permit application process



Insurance Requirements

Comprehensive insurance coverage is required to protect your business and meet lease obligations.

- ✓ General Liability Insurance (\$1M per occurrence, \$2M aggregate)
- ✓ Property Insurance covering tenant improvements and contents
- ✓ Workers' Compensation Insurance (if applicable)
- ✓ Business Interruption Insurance (recommended)

i Orange Belt Investments must be listed as additional insured



Application Process

Our streamlined application process gets qualified tenants into this premium kitchen space quickly.



- ✓ Application processing time: 5-7 business days \$50
- ✓ application fee per applicant (non-refundable)

i Applications available online or in-person

Contact Information & Next Steps



Leasing Contact Information

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Insta Real Estate Solutions

Next Steps for Interested Tenants

- 1 **Schedule Property Tour** - Contact our leasing team to arrange an on-site tour of the kitchen space
- 2 **Submit Business Details** - Provide business plan, concept overview, and financial qualifications
- 3 **Complete Application** - Submit tenant application with references and credit information
- 4 **Discuss Customization** - Review any specific equipment or layout requirements
- 5 **Lease Negotiation** - Finalize terms, rental rate, and improvement allowances
- 6 **Move-In Coordination** - Schedule access for equipment installation and setup