

# Warehouse Arts Retail

## Property Summary

502 28th St S, Saint Petersburg, FL 33712

**502 28<sup>th</sup> Street** is prime retail space on a high traffic, hard corner, with available sizes from the entire 4,624 SF to smaller units, of approximately 1,100 SF. New condo construction next door and 4 blocks north on Central selling for the mid \$700k.

High ceilings and 10' glass storefront provide excellent exposure on 5<sup>th</sup> Avenue South and 28<sup>th</sup> Street.

- 2 Blocks to I-275
- 16 Parking Spaces
- Walk to the Trop
- 2 Blocks to Pinellas Trail

### Warehouse Arts Retail

502-526 28th St S, Saint Petersburg, FL undef

Presented By:  
Properties by BLR, LLC.



Rental Rate: \$32.50 SF/YR  
 Property Type: Retail Property Subtype: Retail, Services, Restaurant, Salon, Coffee/Breakfast/Bakery  
 Gross Leasable Area: 4,624 SF  
 Year Built: 2023  
 Status: completion 12/01/23  
 Walk Score: 52  
 Transit Score: Excellent  
 Rental Rate per SQ/FT per month: \$2.65

## Zoning

Zoning for **502 28<sup>th</sup> Street** is **CCT-1**, allowing a large number of uses including fitness and wellness center, retail, medical and professional offices.

# Warehouse Arts Retail

## Property Summary

502 28th St S, Saint Petersburg, FL 33712

### Property Details

4,624 SF Retail Center COMING DECEMBER 1, 2023. Signalized corner at 5th Ave South and 28th Street South. Easy access to I-275. High visibility and traffic with 24,000 AADT on 5th Ave S and 8,200 AADT on 28th Street South. Zoned CCT-1. Zoning allows for restaurant & brewpub, studio, microbrewery, Gym, retail sales, and more!

Located in the exciting Warehouse Arts District, home to numerous breweries, distilleries and art studios. Close to the future 86-acre Tropicana redevelopment. In the path of tremendous neighborhood redevelopment. Younger families and millennials flocking to this Palmetto Park neighborhood.

**Price: \$32.50 /SF/YR**

View the full listing here:

<https://www.loopnet.com/Listing/502-526-28th-St-S-Saint-Petersburg-FL/27705819/>

# Warehouse Arts Retail

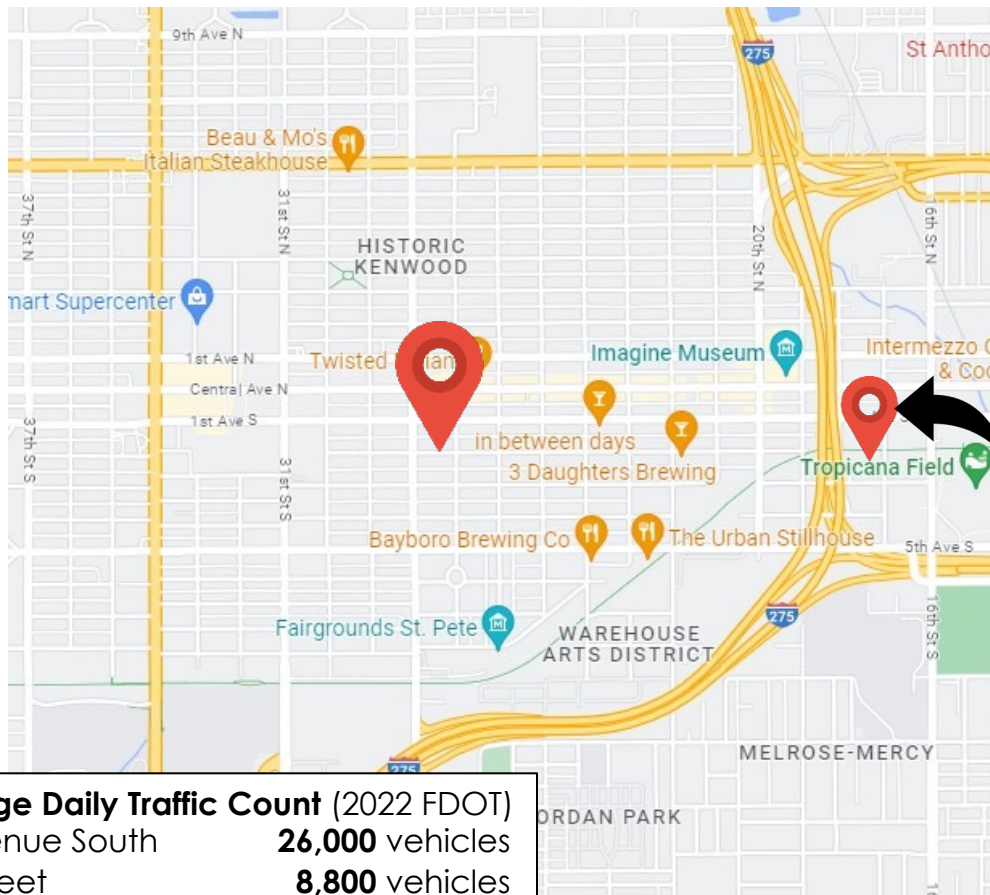
## Property Summary

502 28th St S, Saint Petersburg, FL 33712



## Location, Location, Location!

**502 28<sup>th</sup> Street** is extremely well positioned between the Grand Central District and Warehouse Arts District, providing excellent access to all major transportation networks including Interstates 175, 275 and 375 as well as US Highway 19.



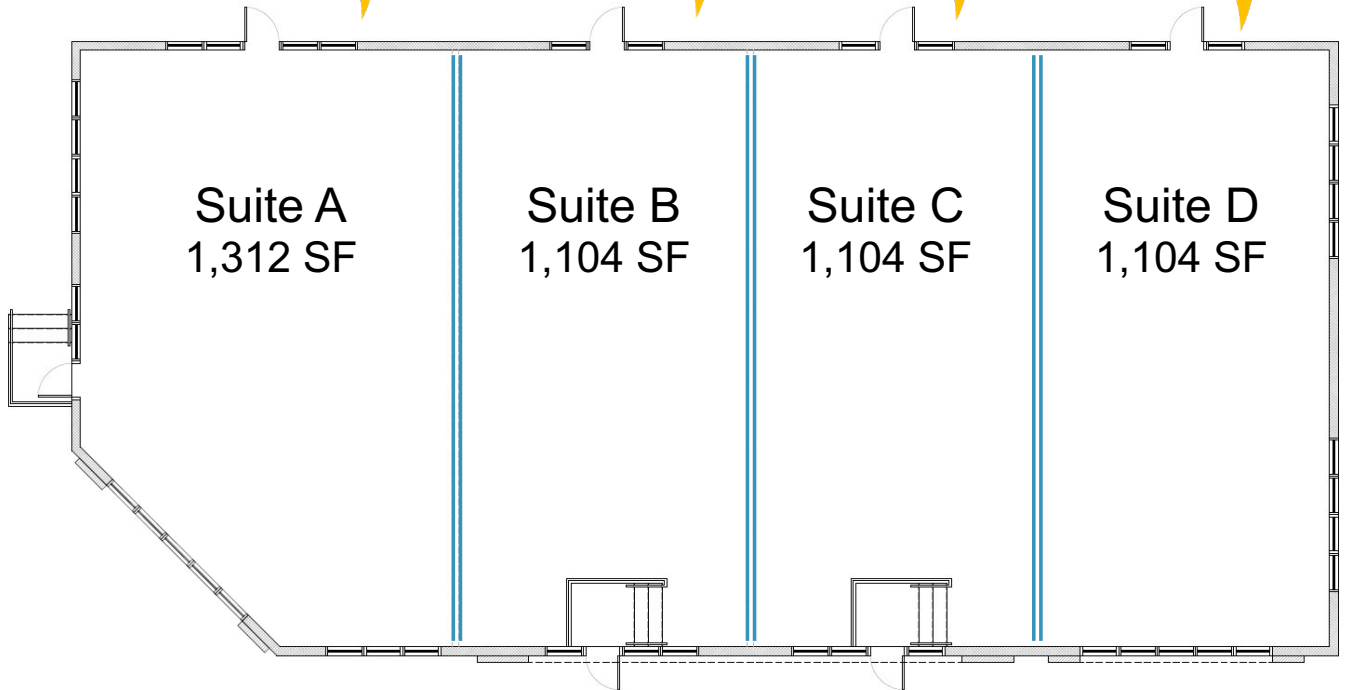
**Tropicana Field**

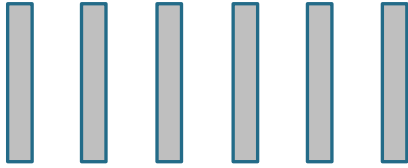
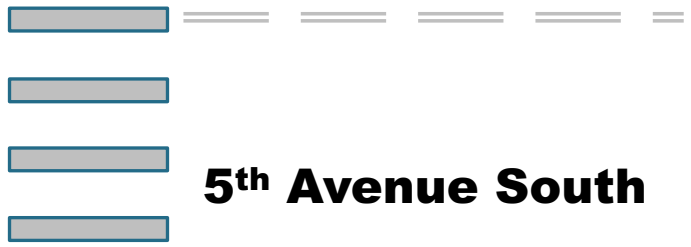
<b>Average Daily Traffic Count (2022 FDOT)</b>	
5 <sup>th</sup> Avenue South	<b>26,000</b> vehicles
28 <sup>th</sup> Street	<b>8,800</b> vehicles

# Warehouse Arts Retail

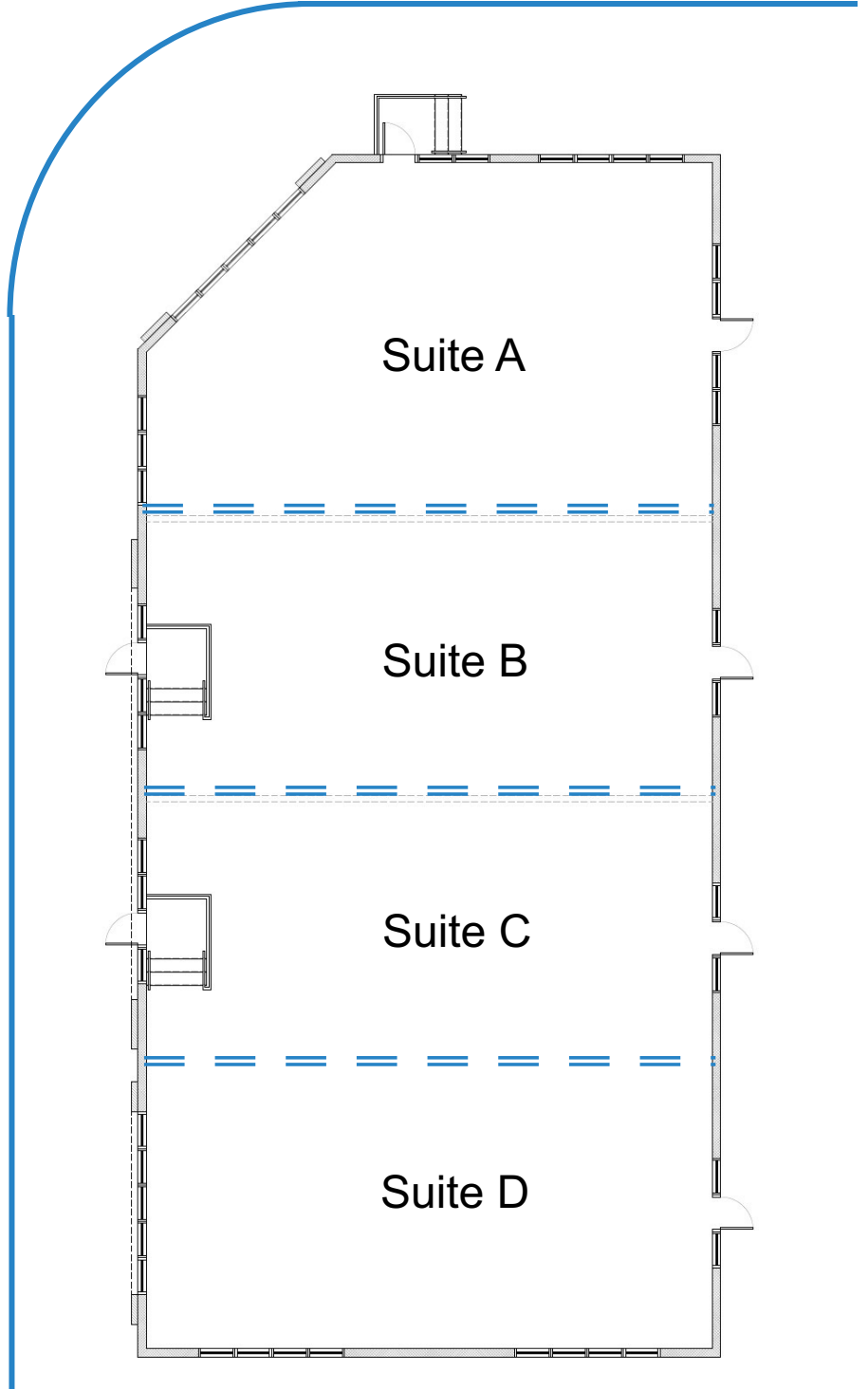
## Property Summary

502 28th St S, Saint Petersburg, FL 33712





**28th Street South**



# Warehouse Arts District Retail

502 28<sup>th</sup> Street South

## Additional Photos



Corner Aerial (28<sup>th</sup> & 5<sup>th</sup> corner)  
(New construction behind building are  
condo units)



28<sup>th</sup> Street Aerial



Rear Parking Aerial



Building Birds Eye View