

# 2160 Central Avenue St. Petersburg, FL 33713

FOR LEASE | RETAIL | VACANT



Central Ave.



## ABOUT THE PROPERTY

Location at it's finest! This new construction multi-tenant retail strip in St. Pete's Grand Central neighborhood, is surrounded by some of the city's most anticipated development and steps away from high-end apartments, hotels, restaurants, bars, breweries and shops. On the corner of Central Avenue and 22nd Street with more than 100 feet of frontage along Central, business will gain from traffic counts in excess of 22,000 per day.

One space left - featuring high ceilings with bright floor to ceiling store front glass. CCT-2 zoning is extremely business/development friendly, allowing for a wide range of uses, including retail, restaurant, gym, bar, coffee shop, etc. Co-Tenants include Balance House, Harbour Threads, Cleopatra Ink and Gold Flower.

SPACE AVAILABLE :	1,440 SF
AVAILABLE:	IMMEDIATELY
PARKING:	NON-DEDICATED
RENT:	\$45/ PSF NNN
CAM:	\$10.13/ PSF
DELIVERY CONDITION:	VANILLA SHELL





Artistry Apartments

1701 Apartments

Tru Hilton Hotel

Dirty Laundry

Good Intentions

Cage Brewery

Pinellas Ale Works

Trophy Fish

Summer Camp

2160 CENTRAL AVENUE

Black Crow Coffee

22nd Street

Coastal Creative

Par Bar

Dog Bar

Tropicana Field

Moderia Apartments

Central Avenue



## GRAND CENTRAL DISTRICT

### ECONOMY

The Grand Central District boasts diverse dining, entertainment, and local businesses, providing a dynamic urban experience. It features trendy coffee shops, culinary delights, and vibrant nightlife, catering to various tastes. The neighborhood's thriving independent businesses, like boutiques and vintage stores, enhance its unique identity and shopping experience, setting it apart from mainstream retail and adding to its appeal.

### LIFESTYLE

Grand Central District is a walkable and bike-friendly district, which encourages residents to explore the area without the need for a car. Its central location in downtown St. Petersburg also means easy access to the city's amenities. In recent years, Grand Central has undergone urban revitalization efforts, leading to improved infrastructure, public spaces, and a general enhancement of the district's overall appeal.

### DESIRABILITY

The Grand Central District in downtown St. Petersburg is desirable due to its artistic and eclectic atmosphere, diverse dining and entertainment options, support for local businesses, community engagement, historic architecture, accessibility, events, and urban revitalization. These factors combine to create a neighborhood that appeals to residents looking for a vibrant and culturally rich urban experience.



**KEY FACTORS**

POPULATION : 243,212  
 AVG HOUSEHOLD : 2.2  
 MEDIAN AGE : 44.9  
 AVG INCOME : \$79,988

**BUSINESSES**

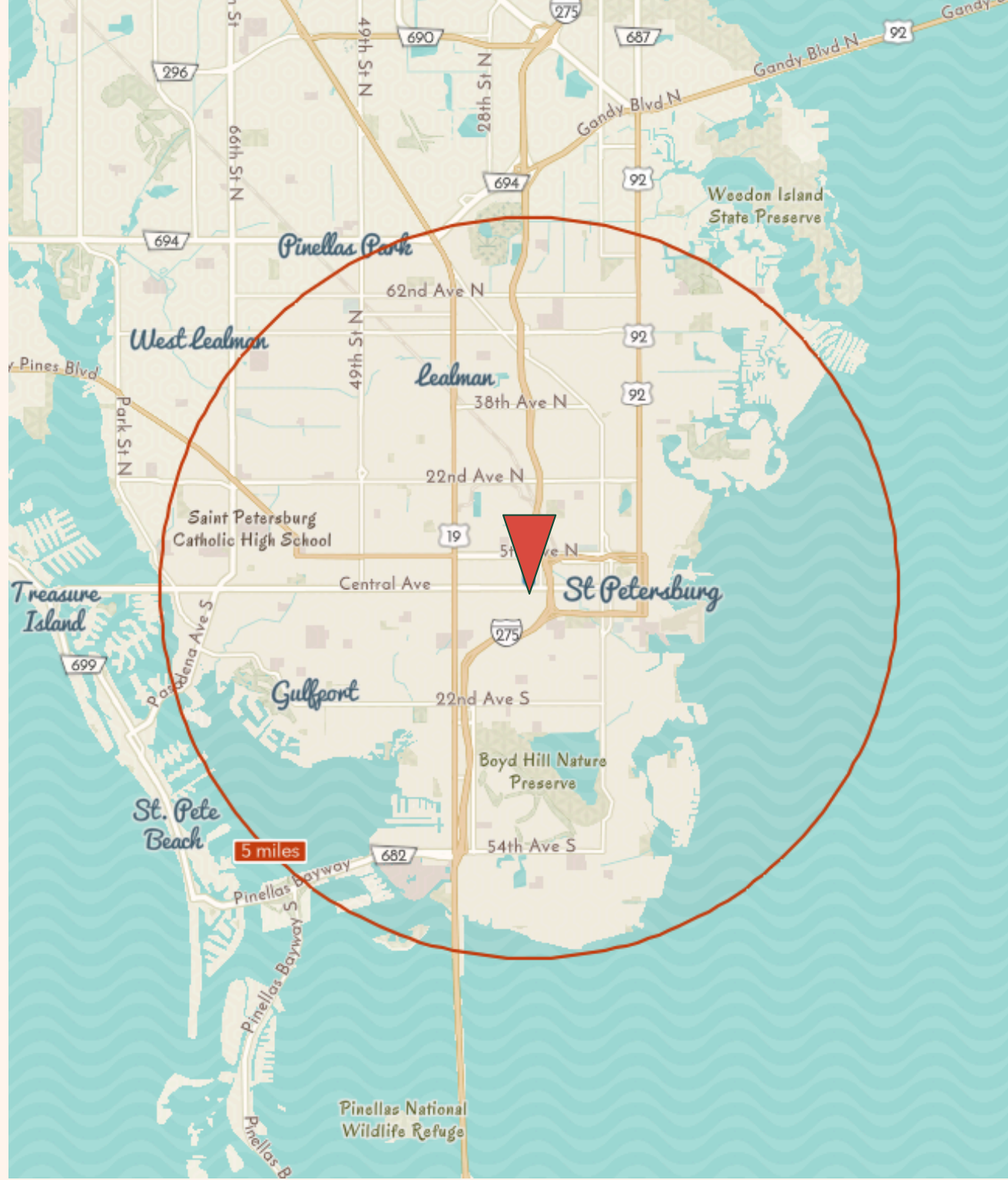
TOTAL BUSINESSES: 15,186  
 TOTAL EMPLOYEES : 123,994

**HOUSEHOLDS**

OWNER OCCUPIED: 65,196  
 RENTER OCCUPID : 40,232  
 CONSUMER SPEND : \$3B

**TRAVEL TIME**

60+ MINS : 4%  
 30 – 60 MINS : 25.6%  
 <30 MINS : 70.4%



2160 CENTRAL AVENUE

AERIAL



## GRAND CENTRAL MASTER PLAN

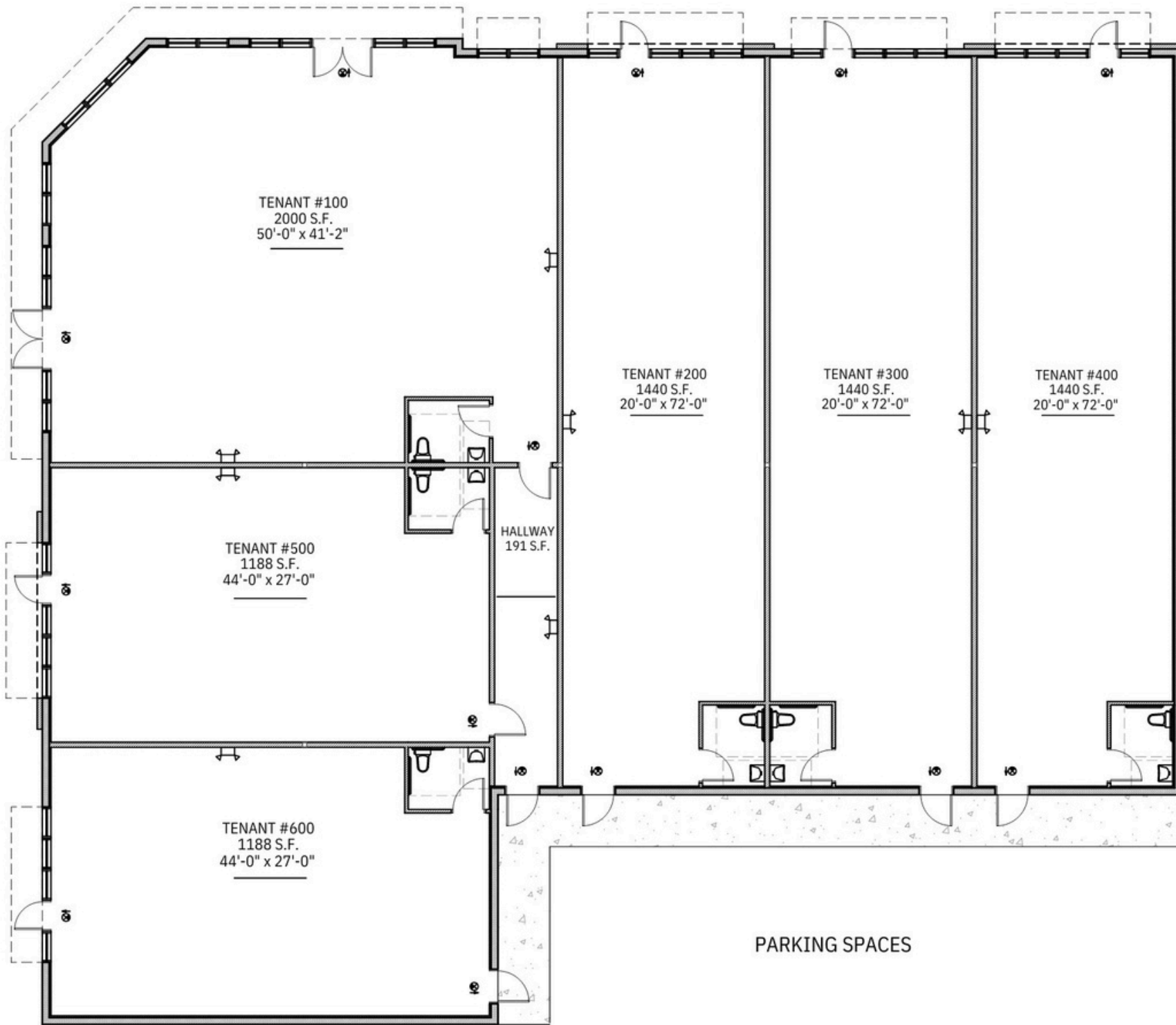
The Grand Central District is one of the largest districts in Downtown St. Pete. Running from 16<sup>th</sup> Street west to 31<sup>st</sup> street and bound between 1st Avenue N and 1st Avenue S. The district has more than 450 locally owned and operated businesses. The surrounding neighborhood, just steps away, are home to over 35,000 residents.

As St Pete continues to grow westward and both visitors and locals look outside of the downtown core for things to do and places to eat, the city partnered with WSP to complete a full Master Plan. Covering design, transportation, economic development, safety and more.









## CONTACT US

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