



**LEASE RATE**  
\$27.50 SF/yr (NNN)



**PROPERTY SIZE**  
3,150 +/- SF



**YEAR BUILT**  
1952



**NUMBER OF AVAILABLE UNITS**  
Three



**AVERAGE UNIT SIZE**  
750 +/- SF

**6817 CENTRAL AVENUE,  
ST PETERSBURG, FL 33710**

# PASADENA CENTRAL SHOPS

## Presented By:

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by AXXOS in compliance with all applicable fair housing and equal opportunity laws.

# PROPERTY INFORMATION





# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- Prime location with Frontage on Central Ave
- High visibility with heavy traffic flow
- Close to Beaches and Downtown St Pete
- Modern and attractive exterior design with glass store-fronts
- Central Ave prominent signage
- White Box condition delivery of Space
- Spacious interior layout for flexible use and layouts
- Three 750 +/- SF Units that can be leased separately or combined
- New ADA Restrooms & AC
- Ample parking for tenants and visitors
- Well-maintained and freshly redone parking lot
- ADA-compliant accessibility features
- Energy-efficient heating and cooling systems
- Flexible CCS-1 Zoning allows for numerous uses
- Available immediately
- Walkable location with large neighborhoods nearby and close to Pinellas Trail

## OFFERING SUMMARY

Lease Rate:	\$27.50 SF/yr (NNN)
Available SF:	743 - 2,234 SF
Lot Size:	0.29 Acres
Building Size:	3,150 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	1,102	5,667	20,127
Total Population	2,290	11,372	40,687
Average HH Income	\$113,218	\$100,618	\$99,599

# PROPERTY DETAILS

Lease Rate	<b>\$27.50 SF/YR</b>
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## PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	Corridor Commercial Suburban (CCS-1)
Lot Size	0.29 Acres
APN #	19-31-16-67500-085-0080

## LOCATION INFORMATION

Building Name	Pasadena Central Shops
Street Address	6817 Central Ave
City, State, Zip	St Petersburg, FL 33710
County	Pinellas
Market	Tampa/St Petersburg
Sub-market	South Pinellas
Cross-Streets	Pasadena Ave & Central Ave

## PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	20

## BUILDING INFORMATION

Building Size	3,150 SF
Year Built	1952
Year Last Renovated	2025
Roof	New

## UNIT INFORMATION

Number of Available Units	Three
Unit 1 Size (SF)	743 +/- SF
Unit 2 Size (SF)	748 +/- SF
Unit 3 Size (SF)	743 +/- SF





# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Unlock Your Business Potential!

Step into a world of opportunity with this exceptional commercial space for lease, strategically located on Central Avenue in the vibrant Pasadena neighborhood. This contemporary property is not just a space; it's a canvas for your business dreams, offering a versatile layout that can adapt to a variety of ventures—be it retail, office, or creative pursuits.

### Modern Amenities & Customizable Spaces

Step inside to discover the potential with an interior that will boast modern whitebox amenities designed to enhance your business operations, while providing flexibility for your dream business to be built to your specs. Additionally, the building recently had a brand-new roof installed and as well as the parking lot was seal-coated and striped ensuring the property is not only functional but also visually appealing to draw in customers. The flexible layout allows for customization, ensuring that every square foot can be tailored to meet your unique needs. Whether you envision an inviting retail space or a professional office environment, this property can be transformed to reflect your brand's identity.

### A Thriving Community Awaits

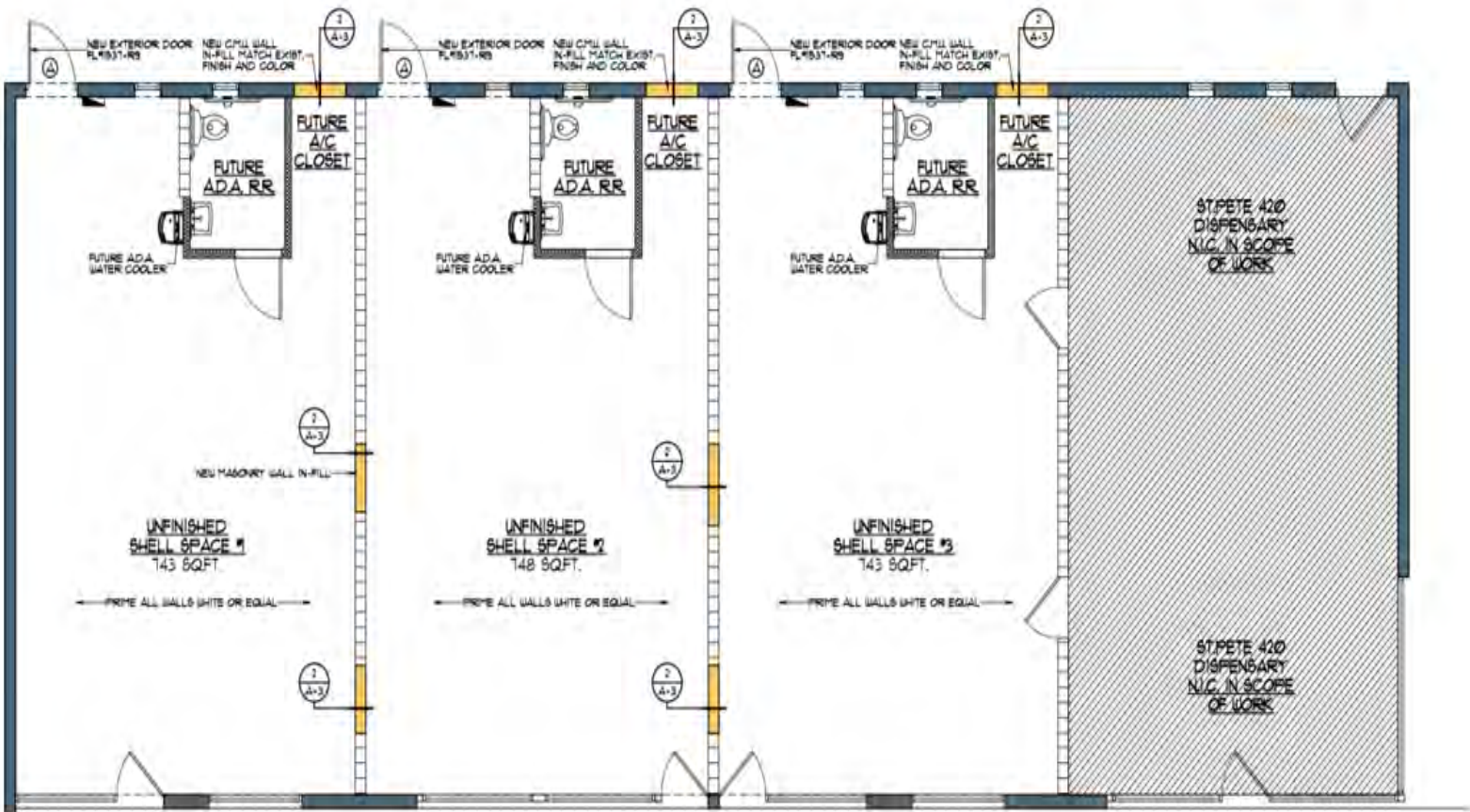
Join a dynamic and thriving community that is ripe for growth. This area is known for its supportive local businesses and engaged residents, providing the perfect backdrop for your enterprise to flourish. With three 750+/- SF units available, you have the option to combine spaces or create a tailored environment that suits your business model.

### Seize the Opportunity

Don't miss out on this chance to establish or expand your business in one of St. Petersburg's most sought-after locations. With its blend of visibility, accessibility, and modern features, this property is poised to be the launchpad for your success.

Please Contact Melinda Kulpa (727) 605-4745 or [melinda@axxoscre.com](mailto:melinda@axxoscre.com) for more information or schedule your tour today!

# SITE PLAN

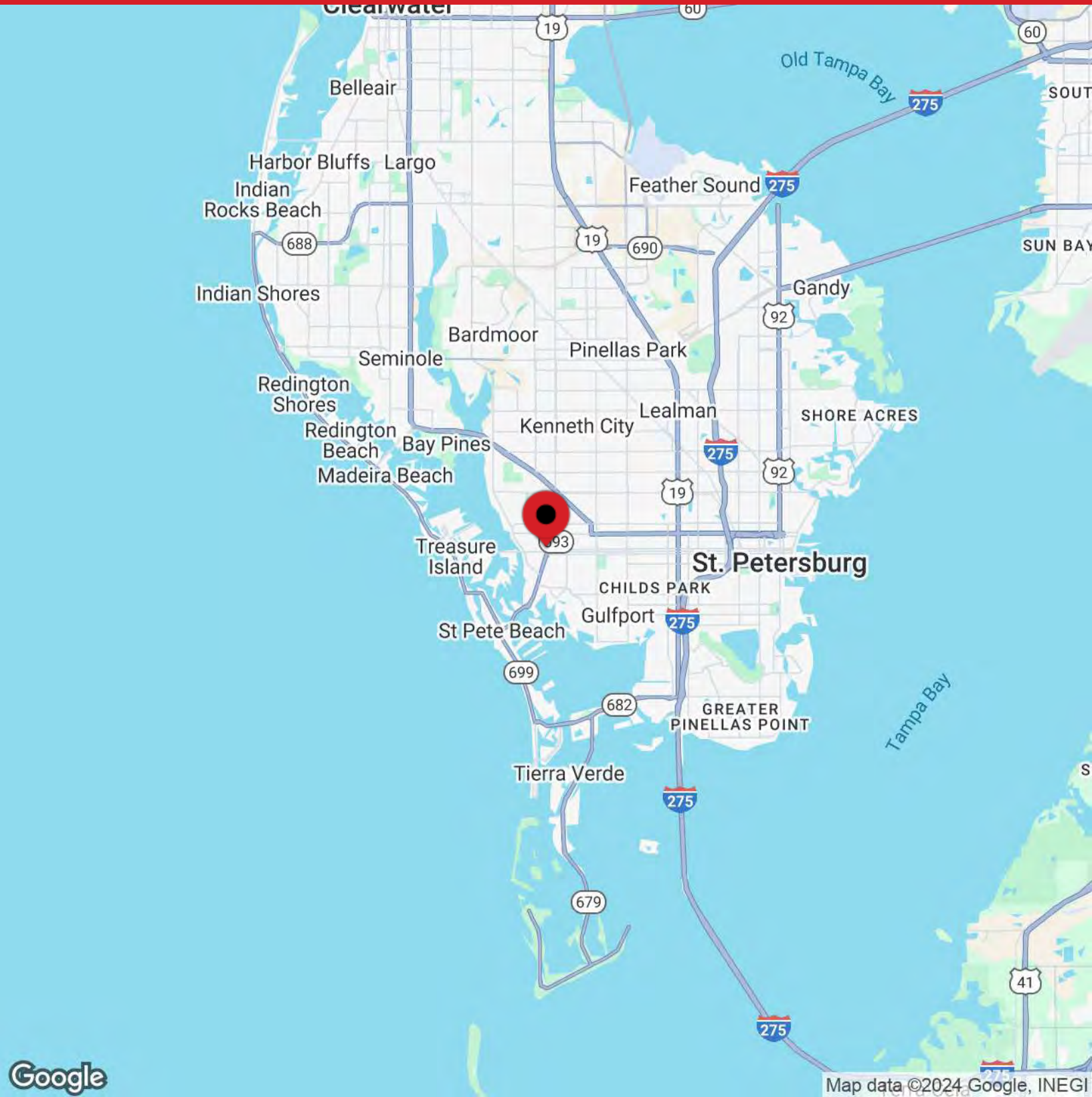


# LOCATION INFORMATION





# REGIONAL MAP



# AERIAL MAP & LOCATION DESCRIPTION



## LOCATION DESCRIPTION

This site is strategically located on the highly traveled Central Avenue, a major thoroughfare that seamlessly connects this site to downtown St. Petersburg and the stunning Southern Pinellas beaches. This prime location benefits from high visibility and excellent accessibility, making it incredibly convenient for retail and office operations. Importantly, this location is not in a flood zone, providing peace of mind for your business.

The site is easily accessible from various parts of the city, from Central Avenue, as well as North and South 1st Avenues providing quick routes to downtown and surrounding areas in just 7 to 11 minutes. This connectivity enhances the appeal for businesses looking to attract locals and tourists alike.

Positioned in a high-traffic area, this property ensures your business will be seen and easily accessible. With ample parking available, both you and your clients will enjoy the convenience of hassle-free visits, making it an ideal spot for attracting foot traffic and building a loyal customer base.

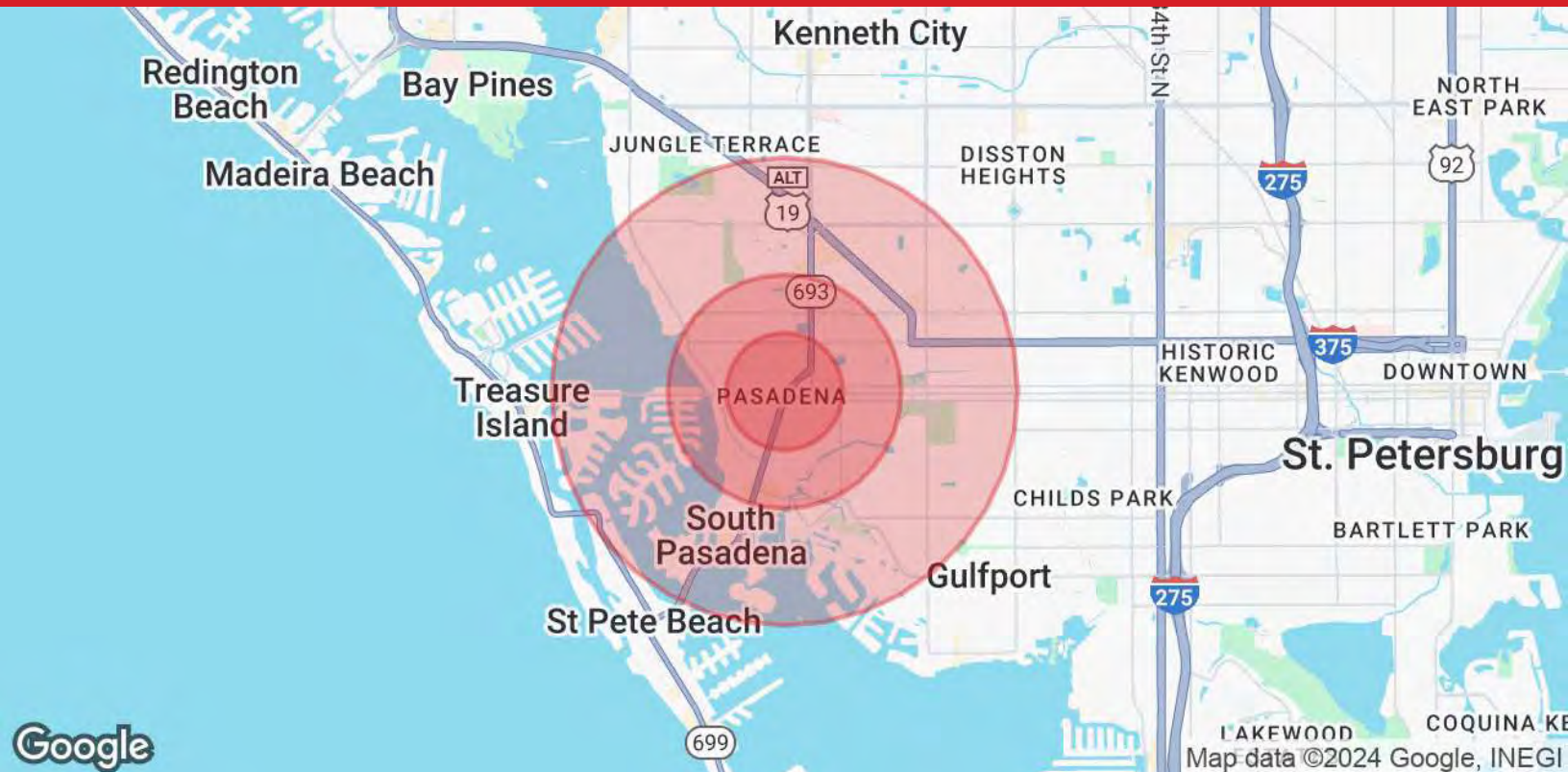


# DEMOGRAPHICS





# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>2 MILES</b>
Total Population	2,290	11,372	40,687
Average Age	47	52	51
Average Age (Male)	47	50	50
Average Age (Female)	47	52	52

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>2 MILES</b>
Total Households	1,102	5,667	20,127
# of Persons per HH	2.1	2	2
Average HH Income	\$113,218	\$100,618	\$99,599
Average House Value	\$461,265	\$458,982	\$468,271

Demographics data derived from AlphaMap

# ADVISOR BIOS



# ADVISOR BIO - MELINDA KULPA



## MELINDA KULPA

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## PROFESSIONAL BACKGROUND

Melinda Kulpa has over a decade of in-depth experience in numerous asset types including multifamily, industrial, retail, office, and land. Her strengths include market analysis, multi-state portfolio transactions, financial analysis, leasing, sale leaseback strategies, and site selection, as well as consulting her clients to strategically manage their real estate portfolios.

At AXXOS, Melinda is a Senior Agent and a Commercial Investment and Leasing Specialist who strives to work closely with her clients to optimize their portfolio and investment goals. With in-depth expertise in numerous asset types, she has a unique ability to help clients maximize their portfolio. Her professional approach is based on consultation – offering best practice insight and holistic support to realize strategic goals by ensuring her clients have a competitive edge in the market. Through her core expertise, she enables investors, companies, and developers to establish, grow, and manage their real estate portfolios.

She has assisted in the transaction of multiple \$20MM+ multifamily portfolio deals as well as closing of over 125+ deals across 8 states, and Argentina that totaled over \$160MM in value including over 700+ multifamily units that were part of multiple different portfolio sales.

Melinda has a Masters Degree in Real Estate and Construction Management from the University of Denver and graduated with a double major BA in Business Accounting and Finance as well as a Certificate in Real Estate from the University of Colorado, Boulder. She has experience, serving more than a dozen mid-country states from North Dakota to Texas as well as Florida, as a property manager, transaction manager, financial analyst, and broker.

She currently holds both a Colorado and Florida real estate license. She is also a member of the National Association of Realtors®, and the Florida Gulf Coast Commercial Association of Realtors (FGCAR).

## AREAS OF EXPERTISE & SERVICES

- Sourcing Off-Market Opportunities
- Acquisitions and Dispositions
- Market Surveys, demographics and analysis
- Broker Price Opinions
- Argus Cash Flow and Valuation Analysis
- Portfolio Optimization & Management
- Excess Property Analysis and Disposition Strategy
- Investment Sales
- Tenant, Buyer, and Landlord Representation
- Site Selection
- Sale Leaseback
- Extensive network of local and national professionals (property management, contractors, engineers, architects, etc.)

## AXXOS

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