

# 3656 1<sup>st</sup> Avenue North

St. Petersburg, FL 33713

FOR SALE

LAND/OFFICE



## DESCRIPTION

Strategically located along St. Petersburg's growing 1st Avenue North corridor, 3656 1st Ave N offers prime redevelopment potential. This high-visibility site is ideal for mixed-use, retail, office, or multifamily projects, with strong zoning flexibility and access to I-275, downtown, and the Grand Central District. Surrounded by new developments and thriving businesses, this property is perfectly positioned for those looking to capitalize on St. Pete's rapid growth.

## PROPERTY HIGHLIGHTS

- **Price:** \$525,000
- **Lot Size:** 11,347 SF (0.26 AC)
- **Zoning:** CRT-1 (Activity Center)
- **Municipality:** City of St. Petersburg
- **Uses:** Multifamily, office, retail, medical, and more
- Signalized Corner Lot
- Activity Center allows for 60 residential units per acre
- 1,433 SF Block Building



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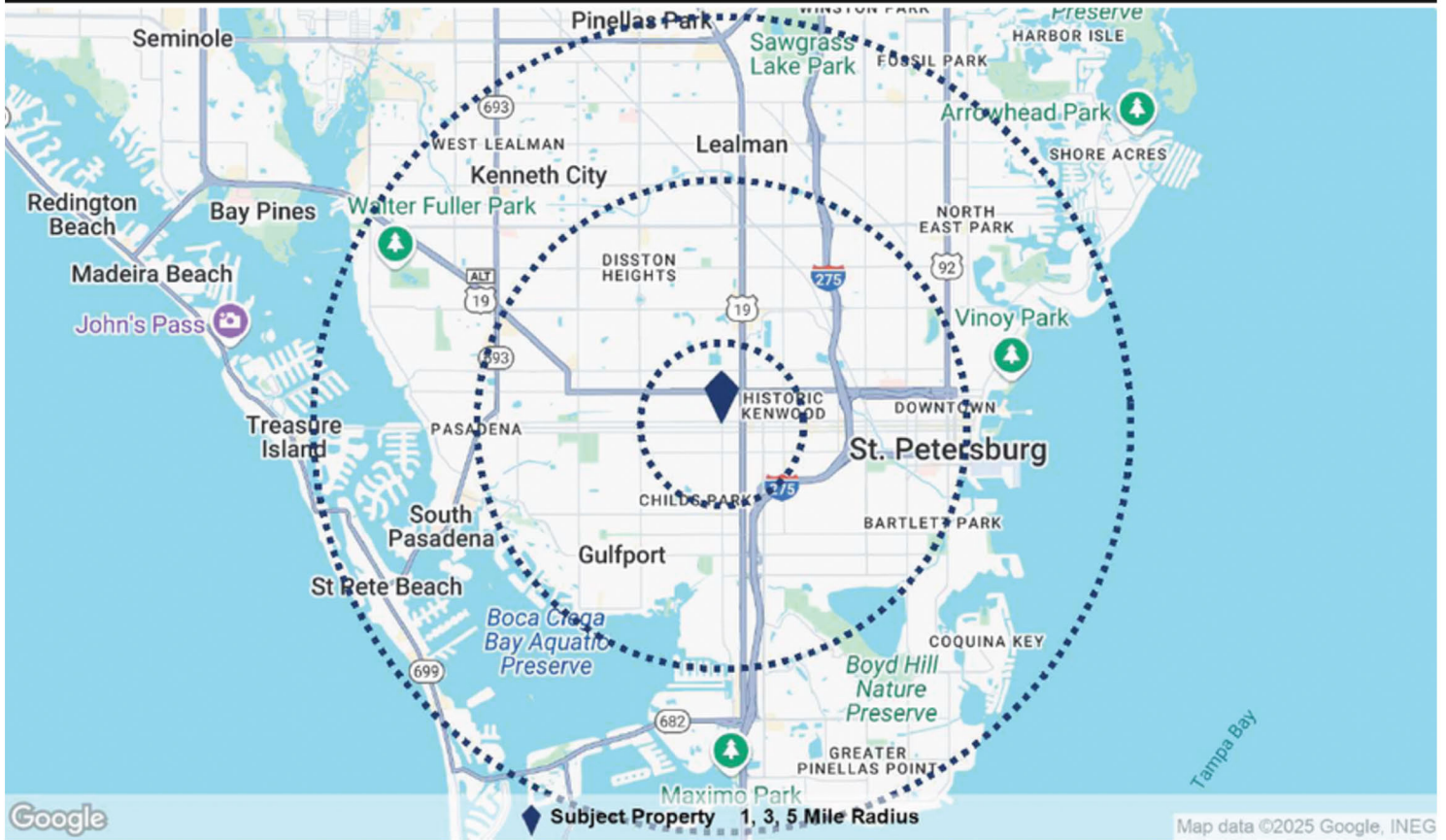


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Population (1 mi)	Avg. HH Size (1 mi)	Avg. Age (1 mi)	Med. HH Inc. (1 mi)
<b>13,650</b>	<b>2.1</b>	<b>40</b>	<b>\$65,932</b>

#### DEMOGRAPHIC RADIUS RINGS



#### DEMOGRAPHIC SUMMARY

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Population	13,650	128,368	286,428
2029 Population	13,615	128,756	288,475
Pop Growth 2024-2029	(0.3%)	0.3%	0.7%
2024 Average Age	40	43	45
<b>Households</b>			
2024 Households	6,008	58,246	132,418
2029 Households	5,976	58,318	133,321
Household Growth 2024-2029	(0.5%)	0.1%	0.7%
Median Household Income	\$65,932	\$59,653	\$62,411
Average Household Size	2.1	2.1	2.0
Average HH Vehicles	1	2	2
<b>Housing</b>			
Median Home Value	\$263,855	\$265,648	\$287,240
Median Year Built	1955	1959	1966



