

FOR SALE OR LEASE

St. Petersburg Retail or Office

8440 4th St N | St. Petersburg, FL 33702

Colliers

Sale Asking Price: \$2,600,000

Lease Rate: \$28.00 SF/YR NNN

Lease Term: 5 - 20 years

Size: 4,800± SF

Betsy Shafer

Associate Vice President

Tampa Bay

+1 727 742 6392

betsy.shafer@colliers.com

Colliers

4830 W Kennedy Blvd, Suite 300

Tampa, FL 32609

colliers.com/tampa

Property Details

We are pleased to present a for **sale or lease** opportunity at 8440 4th Street North. This spacious stand-alone building is positioned along one of St. Petersburg's most highly trafficked corridors, offering exceptional visibility and accessibility. The open, updated floor plan, high ceilings, and two large ADA restrooms provide versatility for a wide range of potential uses.

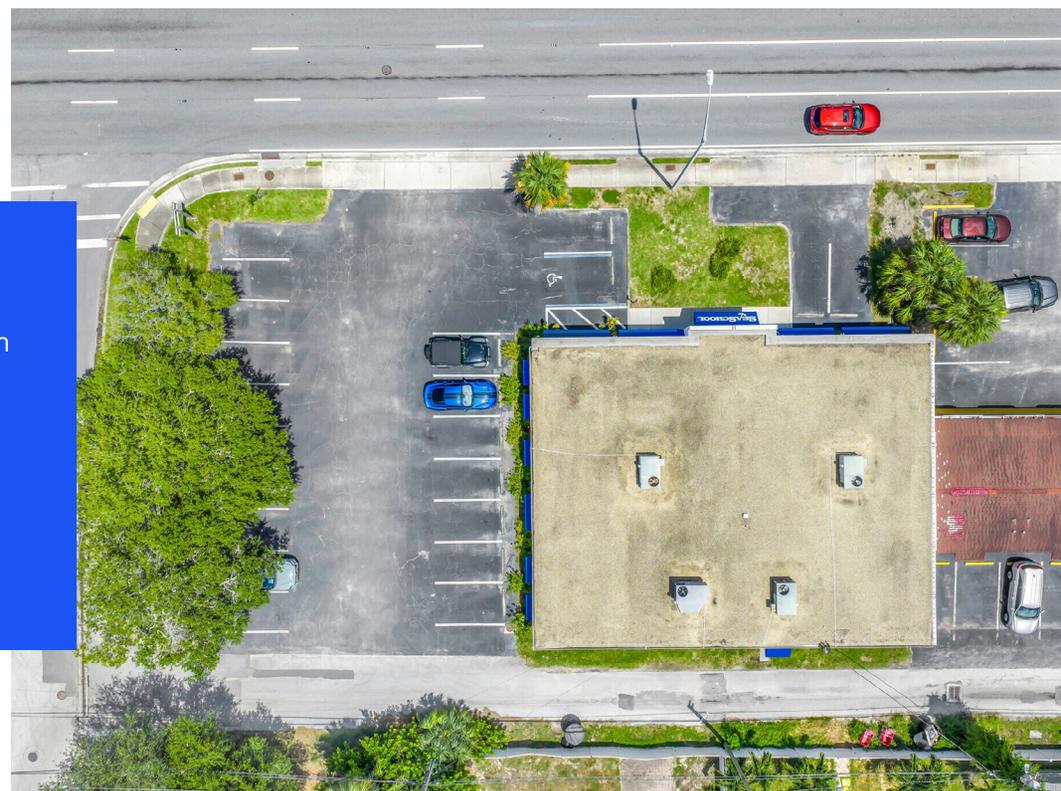
The property features two curb cuts along 4th Street N, alley access at the rear, and a large private parking lot with 22 spaces, supplemented by additional street parking on 85th Avenue N. Zoned CCS-1, the site accommodates a broad mix of uses—including retail, professional office, medical office, service-based businesses, and more.

Surrounded by established neighborhoods, national retailers, and numerous dining options, the property benefits from a strong commercial corridor and convenient access to major thoroughfares.

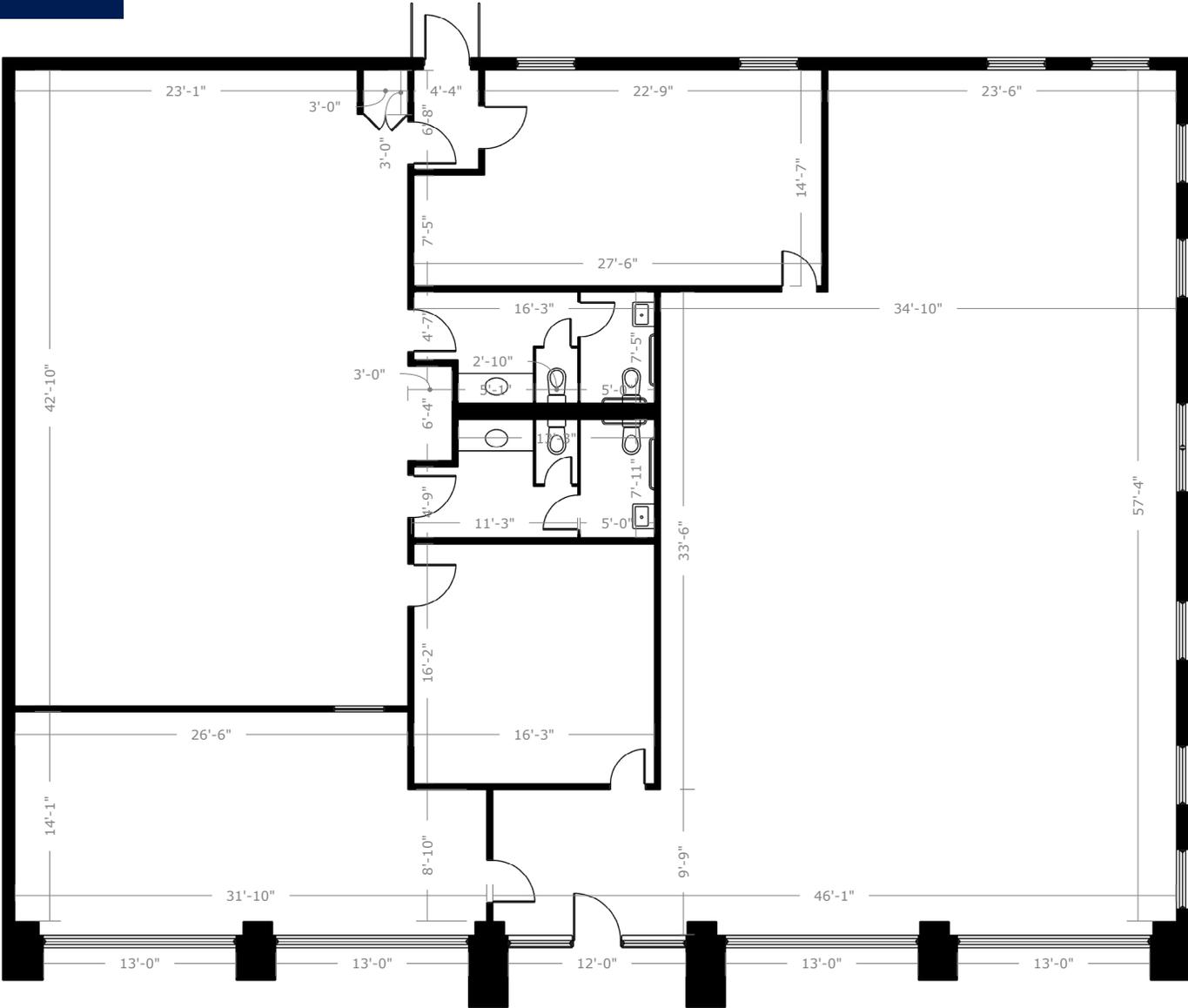
- **Building:** Stand alone 4,800± SF building.
- **Features:** Updated space with open floor plan and high ceilings.
- **Parking:** Large private parking lot with 22 spaces.
- **Location:** Located along the 4th Street corridor with excellent visibility and exposure.
- **Zoning:** CCS-1 zoning offering a wide variety of uses.



Colliers



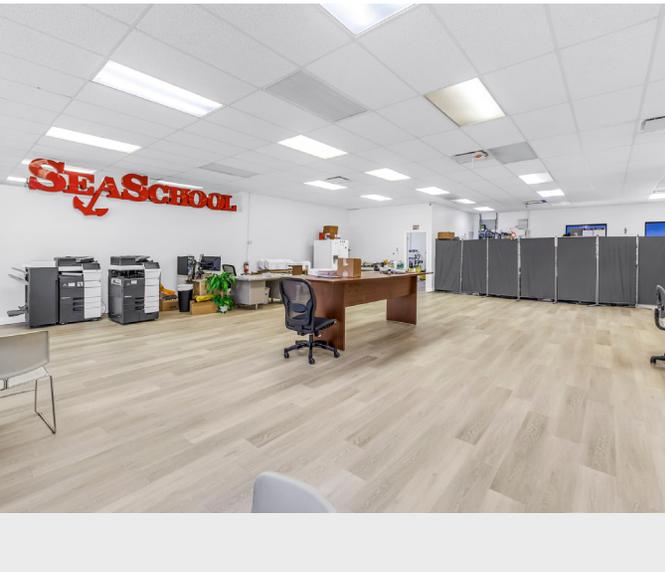
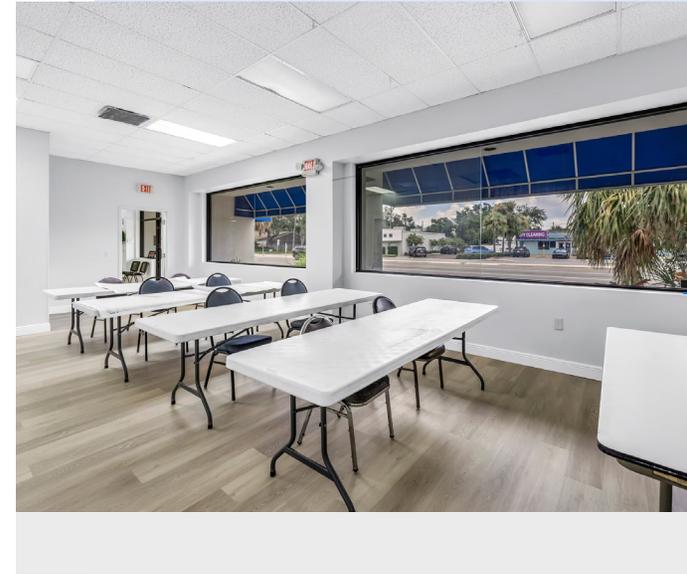
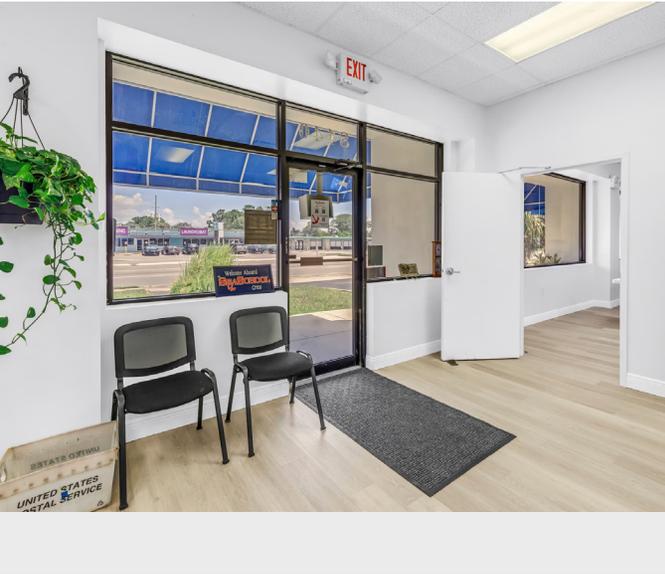
Floor Plan



CAD drawings available upon request

Photo Gallery

Interior



Location

A Strategic Location

Located along one of St. Petersburg's most highly trafficked corridors, 8440 4th Street North provides excellent visibility, accessibility and exposure.





4830 W. Kennedy Blvd., Suite 300
 Tampa, FL 33609
colliers.com/tampa

Contact Me

Betsy Shafer
 Associate Vice President
 Tampa Bay
 +1 727 742 6392
betsy.shafer@colliers.com

Area Demographics

Source: ESRI Market Potential - Retail, 2025



Population (2025)



Population Projection (2030)



Median Household Income (2025)



Projected Median Household Income (2030)

	Population (2025)	Population Projection (2030)	Median Household Income (2025)	Projected Median Household Income (2030)
1 Mile	14,541	14,398	\$62,892	\$72,883
2 Mile	41,692	42,571	\$70,989	\$79,843
3 Mile	78,517	79,828	\$74,561	\$84,116

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC