



4TH STREET RETAIL FOR LEASE

2610 4TH STREET N
ST. PETERSBURG, FL 33704



PROPERTY HIGHLIGHTS

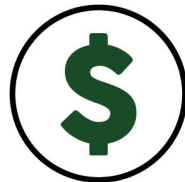


- **Prime Retail Corridor** – Opportunity to occupy space along one of St. Petersburg's most sought-after retail destinations
- **High Visibility & Signage** – Prominent pylon and façade signage available for maximum brand exposure. 32,000 vehicles per day
- **Exceptional Location** – Just minutes from Downtown St. Pete, surrounded by dense residential neighborhoods and strong daytime population
- **Desirable Demographics** – High-income trade area with steady year-round traffic from locals and tourists alike
- **Easy Access** – Convenient ingress/egress for customers and employees



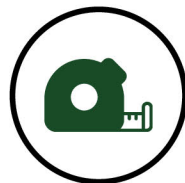
ADDRESS

2610 4th St. N.
St. Petersburg, FL 33704



LEASE RATE

\$35-36/SF NNN



SQUARE FEET

Building: 1,250 – 2,500 SF



ZONING

CCT-1



USE

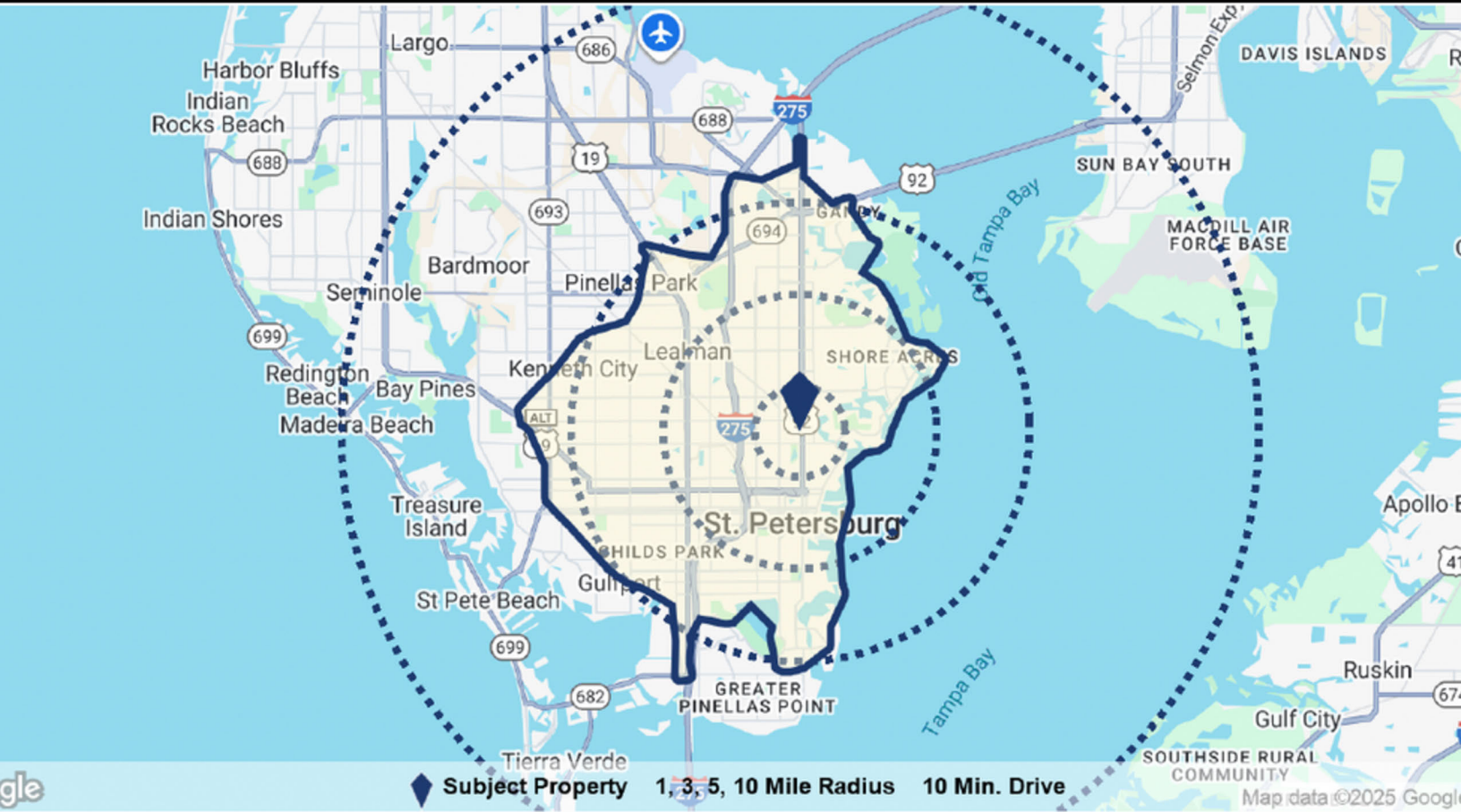
Retail



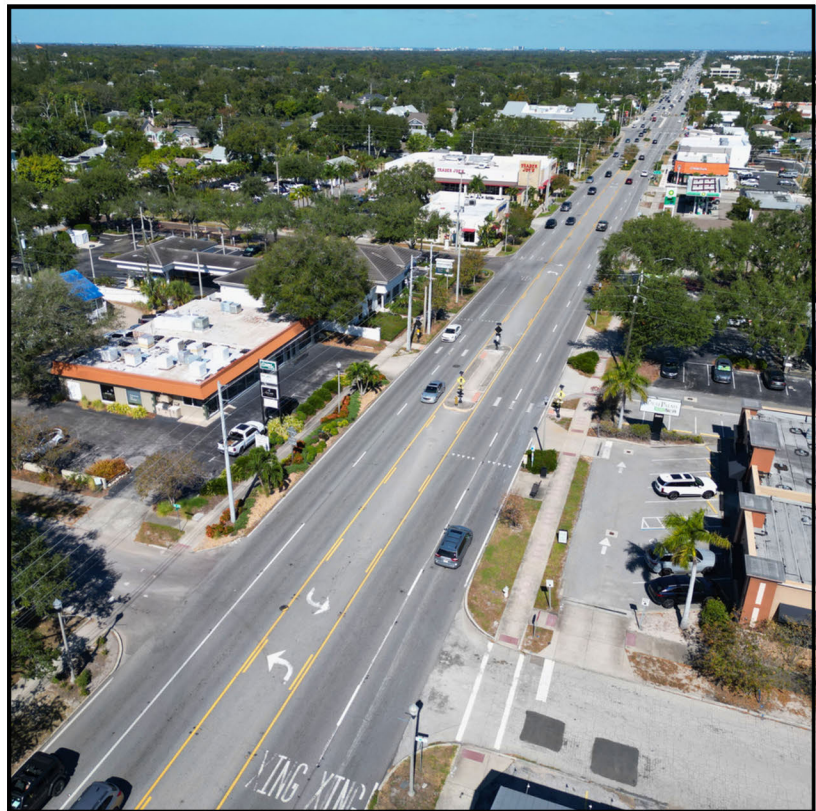
PARKING

3.5 / 1,000

DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE	10 MILE	10 MIN DRIVE
POPULATION	14,772	108,092	221,154	496,490	238,350
EMPLOYMENT	6,484	71,430	122,820	287,168	122,476
BUYING POWER	\$603.9M	\$3.4B	\$6.2B	\$14.8B	\$7.7B
HOUSEHOLDS	7,205	51,956	100,879	231,676	108,868
AVG HOUSEHOLD INCOME	\$122,318	\$94,369	\$85,613	\$87,886	\$95,451





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We look forward to working with you



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