

# PRIME PAD SITE OPPORTUNITY

2575 54<sup>th</sup> Ave N | St. Petersburg, Pinellas County, FL

OM VENTURES



## 0.5-ACRE OUTPARCEL FOR LEASE OR BTS

Signalized Corner Location Off I-275

The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.

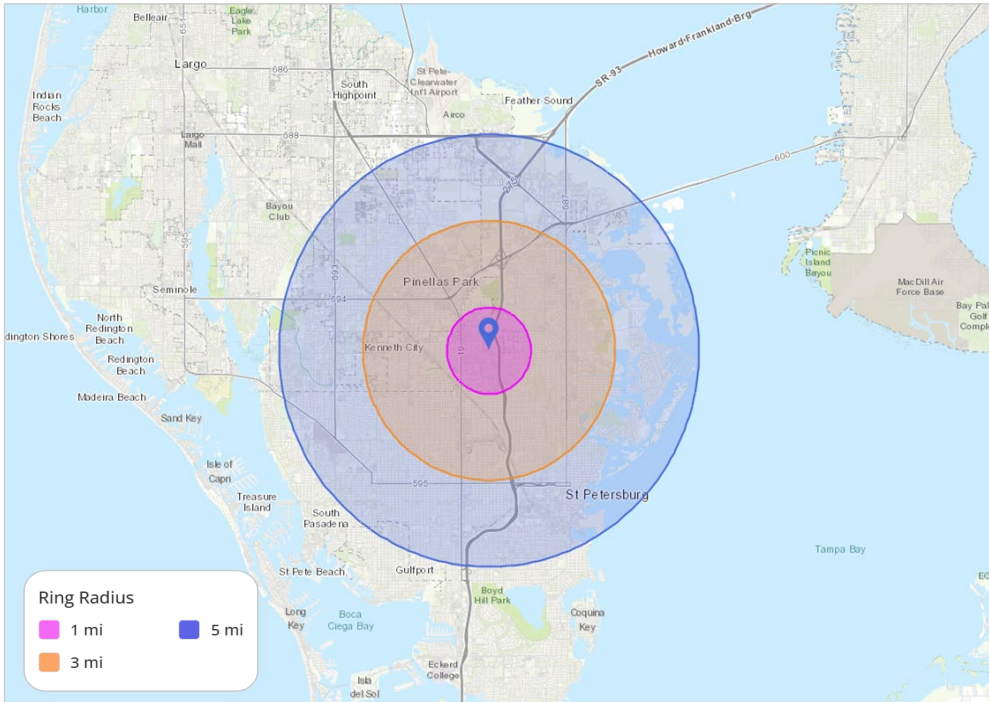
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## 2025 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Total Population	16,951	123,653	294,368
Daytime Population	13,633	113,845	320,418
Total Households	7,708	57,530	139,536
Average HH Income	\$69,120	\$96,840	\$102,191



### LOCATION

NEC 54<sup>th</sup> Ave N & Haines Rd N, St. Pete, FL 33714  
Parent Parcel # 35-30-16-00000-430-2200



### AVAILABLE

0.5 ± acres | 8,700 ± SF pad  
Ground lease or build-to-suit



### RATE

TBD



### HIGHLIGHTS

- Signalized corner offering strong visibility and easy access
- Positioned along 54th Ave N, a well-traveled east-west corridor
- Centrally located in St. Petersburg, providing convenient access to I-275
- Established hotel and commercial area
- Dense surrounding population with steady daily traffic counts

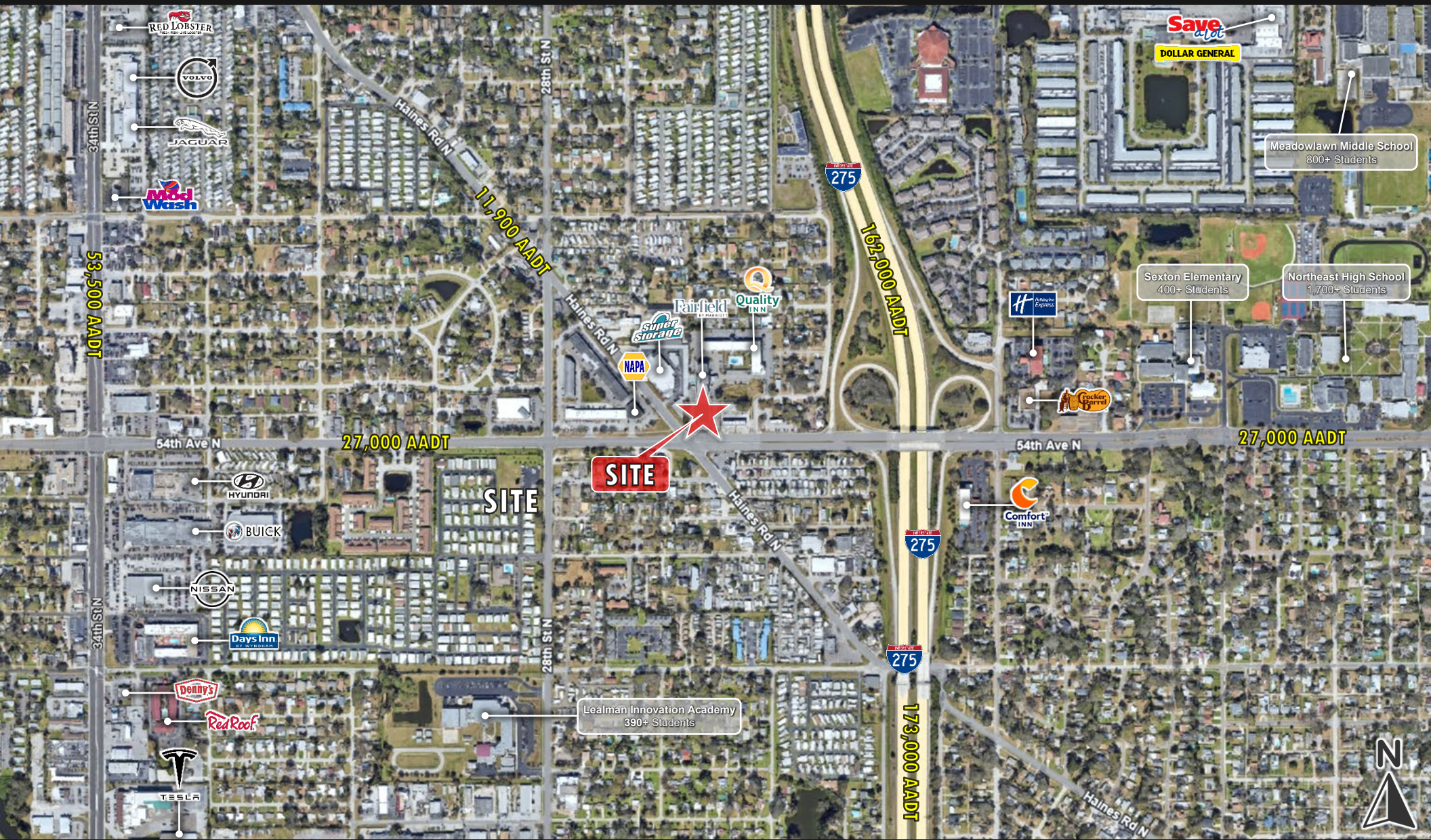


### TRAFFIC COUNTS (FDOT)

54<sup>th</sup> Ave N: 27,000 VPD  
Haines Rd N: 11,900 VPD  
I-275: 173,000 VPD

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