

FULLY BUILT-OUT

RESTAURANT IN THE HEART OF DOWNTOWN ST. PETE



180 CENTRAL AVE.
ST. PETERSBURG, FL 33701

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PROPERTY HIGHLIGHTS

7,699 USF indoor space

1,864 USF covered outdoor dining space

\$65/USF NNN (on indoor USF only)

Intersection of Central Avenue and Second Street

15 parking spaces in garage at market rates

Abundant public parking in the on-site garage

Includes all FF&E

1,100 gallon grease trap, hood, 3 walk-in coolers/freezers, and equipment in place

Approved for 288 total occupancy (228 interior & 60 exterior)

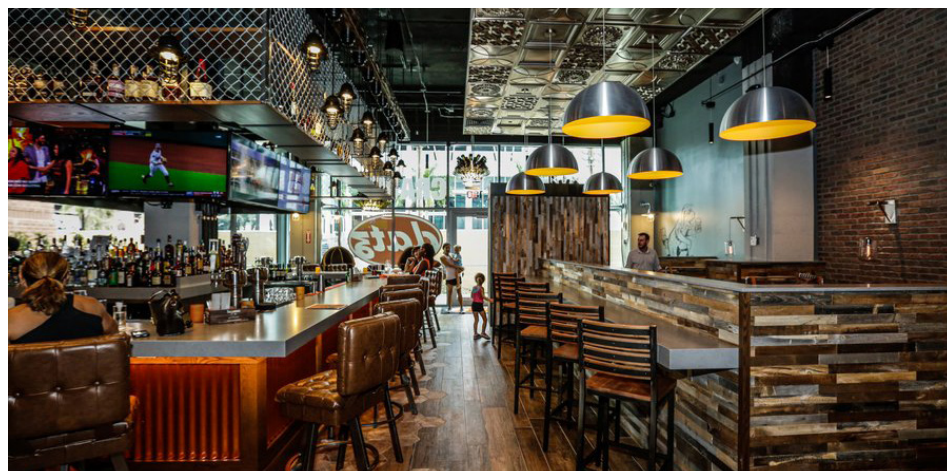
LOCATION HIGHLIGHTS

15,074
WITHIN 5 MILES
HOUSING UNITS

579
WITHIN 5 MILES
RESTAURANTS
(2025)

Within one block of:

- Hyatt Place
- James Museum
- AC Marriott Hotel
- Rowdies Soccer
- Jannus Live
- First Friday
- Hundreds of high-end condo units, office, and retail



DOWNTOWN ST. PETE



180 CENTRAL
ST. PETERSBURG, FL 33701



1. City Hall
2. County Courthouse
3. US Post Office
4. The Vinoy
5. Hyatt Place
6. City Municipal Service Building
7. St. Pete Pier
8. The James Museum
9. Jannus Landing
10. American Stage
11. St. Pete College
12. Chamber of Commerce
13. Palladium Theater
14. St. Pete Yacht Club
15. Saturday Morning Market
16. Museum of Arts & Crafts
17. Publix/CVS
18. Dali Museum/Mahaffey Theater
19. Hilton
20. Sundial/AMC Theaters
21. Museum of Fine Arts
22. Morean Arts Center
23. Publix
24. Chihuly Collection
25. TRU by Hilton
26. Police Department
27. AC Marriott Hotel
28. University of South Florida



98 WALK SCORE
Walker's Paradise



97 BIKE SCORE
Biker's Paradise



56 TRANSIT SCORE
Good Transit

**SITE
PLAN**

LOCAL RETAILERS MAP



BUSINESS DEMOGRAPHICS

Data for all businesses in area	1 Mile	3 Miles	5 Miles
Total Businesses	2,945	6,360	10,216
Total Employees	30,603	57,972	88,508
Total Population	19,910	89,572	218,097
Employee / Population Ratio (per 100 Residents)	153.7	64.7	40.6

Community Demographics	1 Mile	3 Miles	5 Miles
2025 Total Daytime Population	40,754	105,698	206,250
Workers	31,790	63,908	102,040
Residents	8,964	41,790	104,210

Housing Demographics (1 mile)			
2025 Total Population	19,910	2025 Median Household Income	\$73,238



2 M + SF Office Space (180k SF U/C)



9,400 Housing Units (2,100 U/C)



1,928 Hotel Keys (240 U/C)



110+ Restaurants



41 Art Galleries



10 Museums



10 Live Performance Venues

DTSP
STATS



CONTACT INFORMATION

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