



Retail Property For Lease

Downtown St. Pete Central Ave. Retail w/ Parking
1610 Central Ave, Saint Petersburg, FL 33712

For More Information:

813-254-6756 | EXT

Michael Braccia, P.A. | mike@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF:	850 SF
Lease Rate:	\$45.00 per year (NNN)
Lot Size:	5,001 SF
Year Built:	1955
Building Size:	2,550 SF
Renovated:	2020
Zoning:	CBD-4
Market:	Tampa-St. Petersburg- Clearwater
Traffic Count:	9,600

PROPERTY OVERVIEW

This 850 SF retail space is now available in the heart of Downtown St Pete along busy Central Avenue. There are 5 parking spaces which is a rarity in an area that is traditionally starved for patron parking and additional parking is available along the street. The space was formerly home to a salon but the open floorplan makes it ideal for a host of other retail uses. The space has a small office in the back and a restroom. Conveniently located east of I-275 at the intersection of Central Avenue and 16th Street N across from the Fusion Complex offering great visibility in a thriving, high vehicular and pedestrian traffic environment surrounded by high density residential development.

Estimated CAM: \$7.00
Initial estimated monthly rent: \$3,683 (includes base rate + CAM) plus applicable sales tax

LOCATION OVERVIEW

Located in St. Petersburg just east of I-275 with easy access to surrounding areas.

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Additional Photos



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Additional Photos



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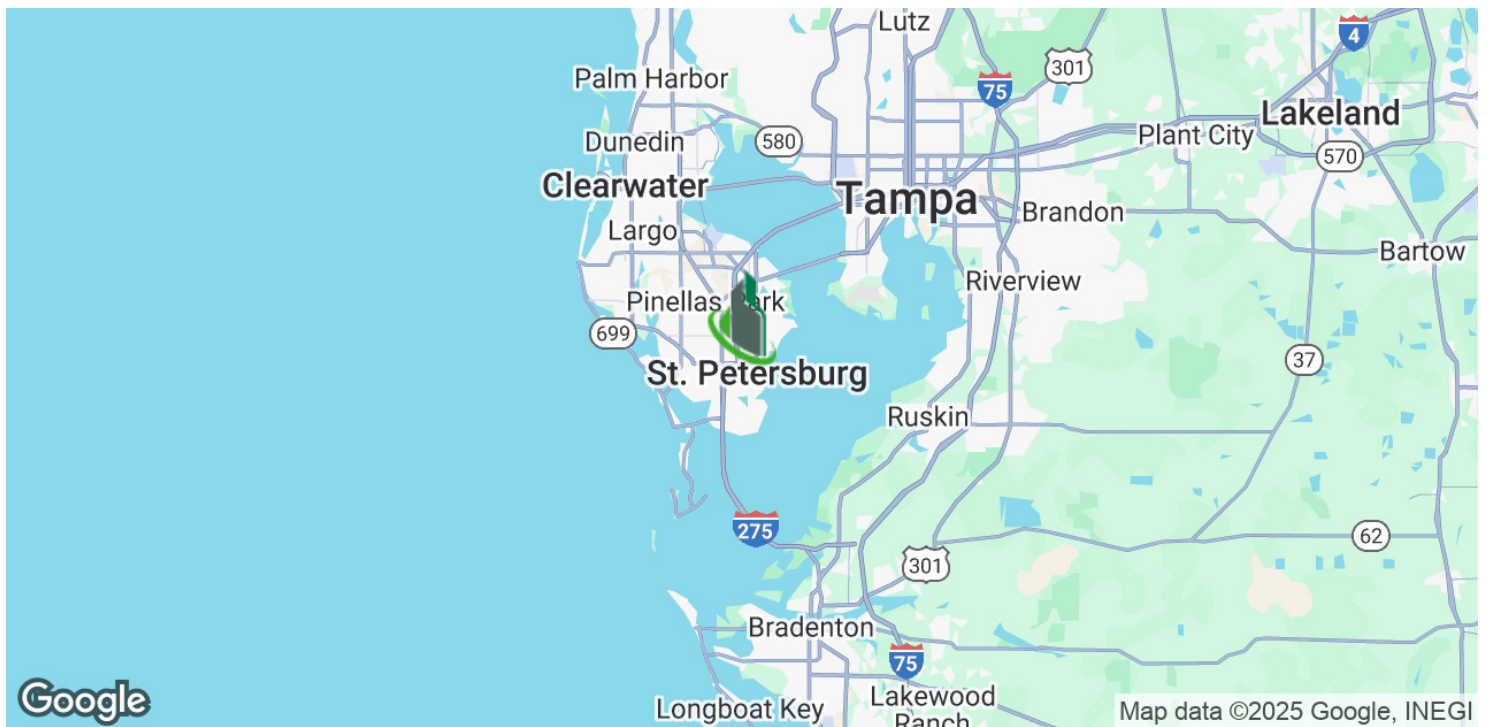
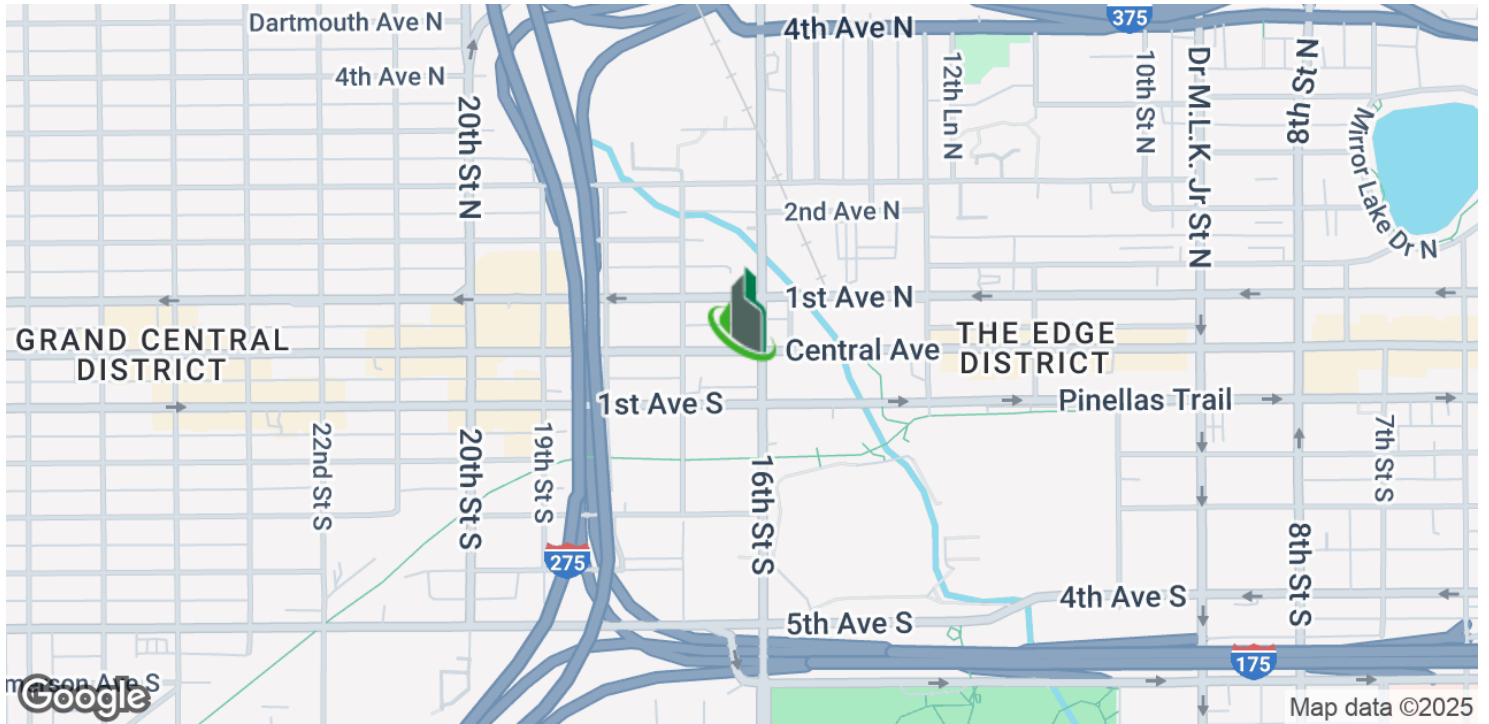




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Location Map



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Retailer Map



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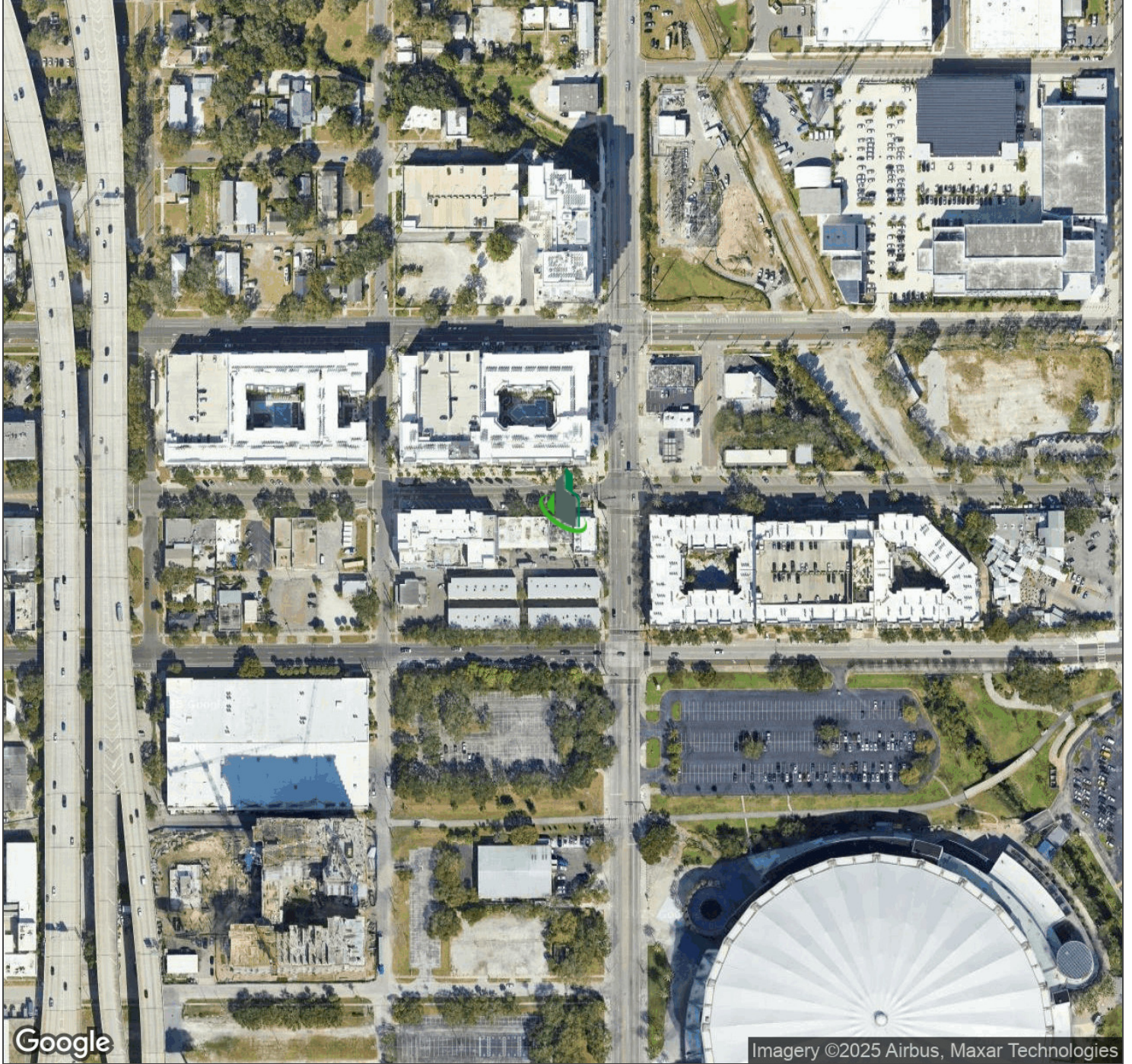




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Aerial Map



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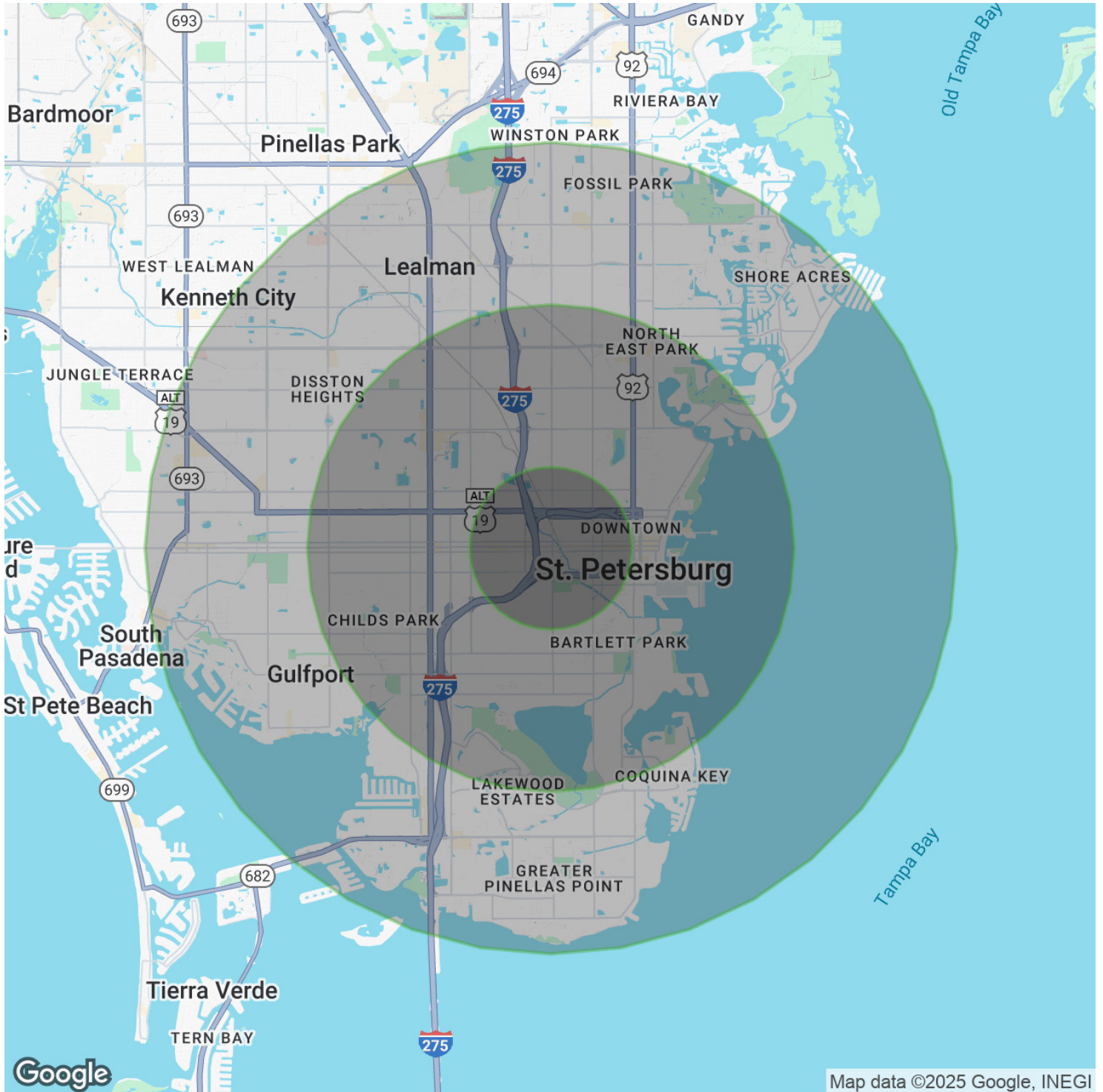
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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,247	115,504	261,634
Average Age	43	43	45
Average Age (Male)	43	43	44
Average Age (Female)	43	44	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,723	54,000	120,748
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$79,344	\$94,658	\$97,116
Average House Value	\$438,321	\$433,370	\$415,914

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	9.7%	9.6%	10.2%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	9,063	64,569	166,534
% White	55.8%	55.9%	63.7%
Total Population - Black	4,919	33,519	52,288
% Black	30.3%	29.0%	20.0%
Total Population - Asian	336	4,000	10,329
% Asian	2.1%	3.5%	3.9%
Total Population - Hawaiian	3	52	182
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	58	381	869
% American Indian	0.4%	0.3%	0.3%
Total Population - Other	452	3,077	7,400
% Other	2.8%	2.7%	2.8%

TRAFFIC COUNTS

Central Ave & 16th St N 9,600/day

Demographics data derived from AlphaMap