



DOWNTOWN ST. PETERSBURG DEVELOPMENT SITE

125 5TH STREET S
ST. PETERSBURG, FL
33701

VECTOR
COMMERCIAL REAL ESTATE SERVICES



EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Positioned in the heart of one of the nation's most coveted markets, this 30,839 SF parcel offers unparalleled development potential. Zoned DC-1, the property allows for significant density and flexible mixed-use development.

Strategically located adjacent to the iconic Residences at 400 Central—the tallest building on Florida's Gulf Coast—this site is steps away from St. Pete's vibrant dining, shopping, and arts scene. It's also a short walk to the renowned St. Pete Pier and premier outdoor amenities, and is in equally close proximity to the 83 Acre Tropicana Redevelopment Site.

ZONING

The DC-1 zoning district in St. Petersburg, FL, offers significant development potential, supporting mixed-use projects with a Floor Area Ratio (FAR) Base of 3.0 with streamline bonus FAR of 7.0 or greater with public hearing. Buildings can reach heights of 375 feet with streamline approvals, with increases through public hearing. The district allows for a vibrant mix of office, retail, residential, and cultural uses, creating a dynamic urban environment.



LOCATION

125 FIFTH STREET SOUTH
ST. PETERSBURG, FL
33701



PARCEL ID

19-31-17-74541-001-
0020



LAND SIZE

0.71 AC
30,839 SF



ZONING

Downtown Core
DC-1 



PRICING

ACCEPTING OFFERS



USE

Mixed Use
Development



THE BAY IN THE RANKINGS

32,000

DOWNTOWN
JOBS

56%

JOBS EXCEEDING
U.S. MEDIAN EARNINGS

15%

JOB GROWTH
IN PAST 5 YEARS

#1

BEST RUN CITY IN FLORIDA
WalletHub

CITY FOR OUTDOOR
ENTHUSIASTS TO LIVE & WORK
SmartAsset

TOP 15

CITY FOR NEW NORMAL
CORPORATE HQ
WalletHub

#2

CITY'S ECONOMIC PERFORMANCE
WalletHub

#3

FISCALLY FIT MSA IN NATION
Sperling's BestPlaces

#4

ECONOMIC GROWTH IN U.S. MID-
SIZED CITIES
CoworkingCafe

POPULATION & INCOME

	2 MILE	5 MILES	10 MILES
2024 POPULATION	53,676	222,000	440,940
2021 HOUSEHOLDS	12,814	102,655	207,767
AVERAGE AGE	42.6	43.1	45.1
AVERAGE HOUSEHOLD INCOME	\$90,129	\$87,176	\$88,517

ST. PETE TAKES THE LEAD...

St. Pete came up on top compared to its neighbors and nationally, making it the #5 Best Place to Live in the U.S. based on the job market, safety, and wellness metrics. Here's how we stacked up based on the Tampa Bay Business Journal's published research:

- HIGHEST PER CAPITA INCOME
- SMALLEST INCOME DISPARITY BY GENDER
- SMALLEST INCOME DISPARITIES BETWEEN AFRICAN AMERICANS AND CAUCASIANS
- LARGEST MIDDLE-CLASS SHARE
- LOWEST SHARE LIVING BELOW POVERTY
- LOWEST UNEMPLOYMENT
- LARGEST SHARE OF FEMALES WITH BACHELOR'S DEGREES

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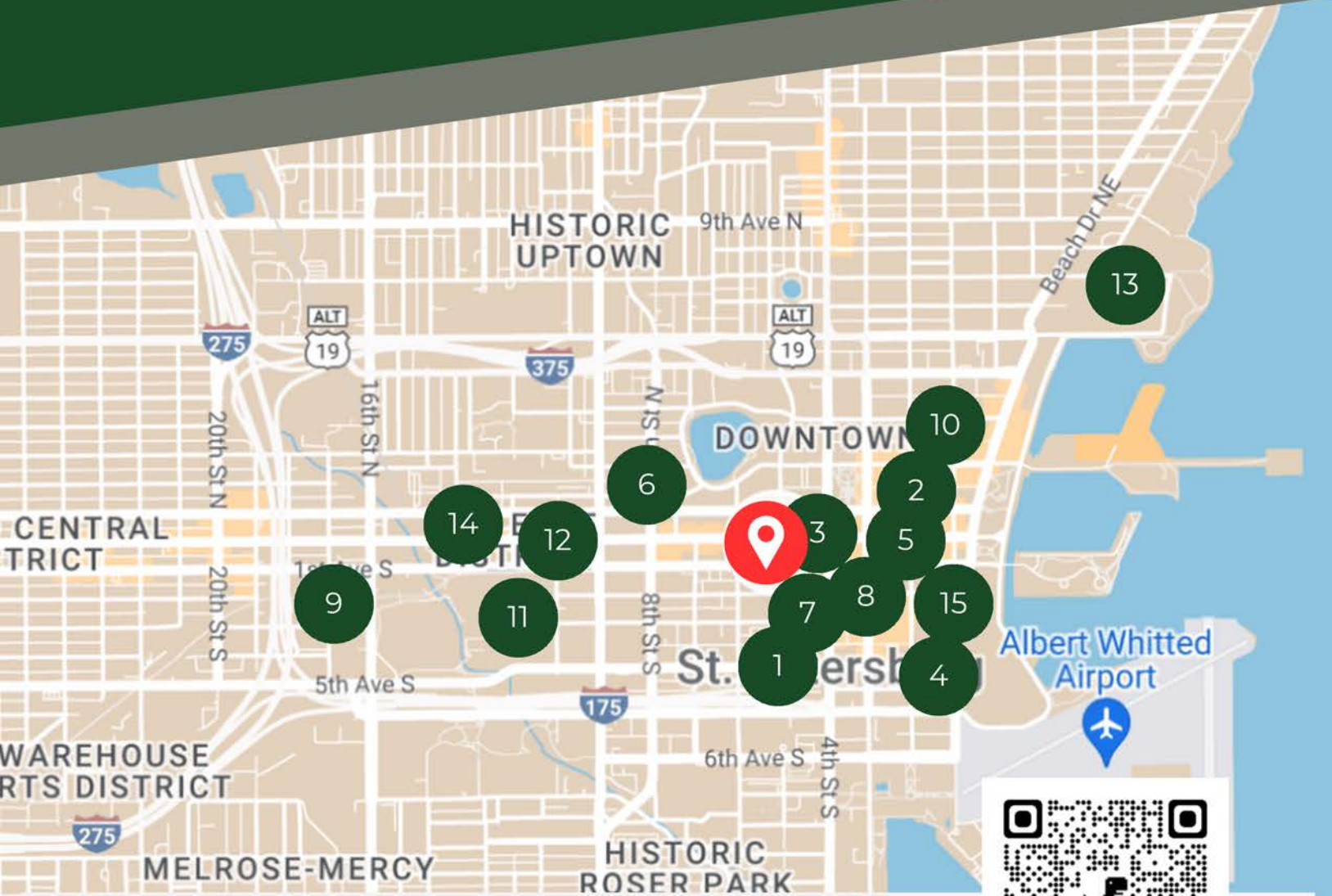
PARCEL MAP



0.71 AC
30,839 SF



MARKET MAP

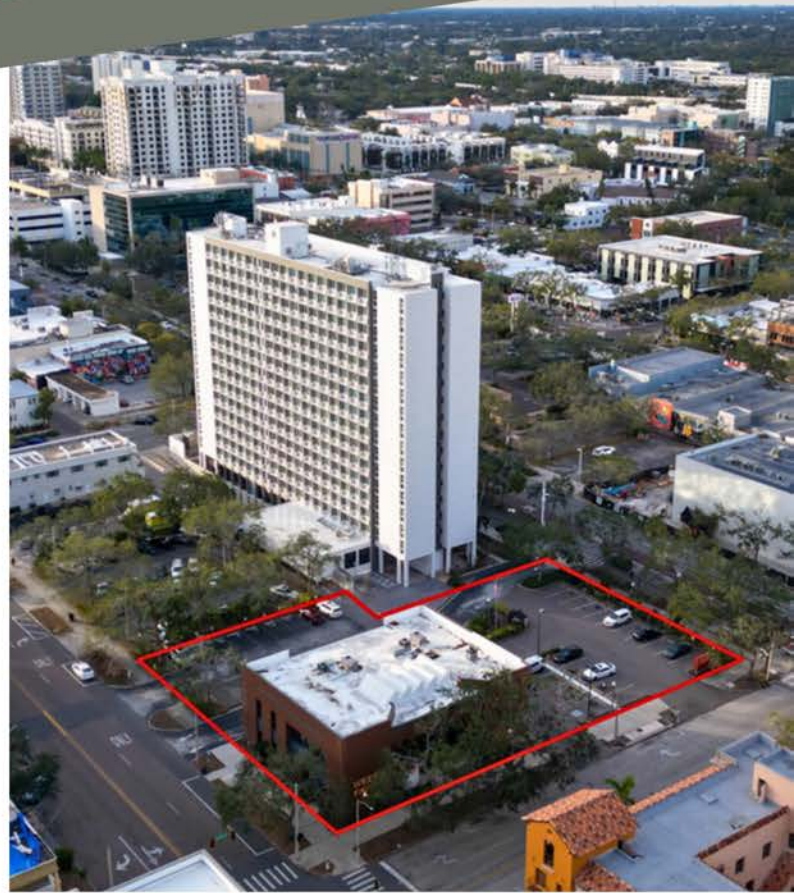


MAP KEY

- | | |
|---|--|
| 1. Beacon - 326 units | 8. Evo - 220 units |
| 2. Ascent - Apartments/Hotel, 357 units/172 rooms | 9. Modera St Petersburg - 383 units |
| 3. 400 Central - 301 units | 10. Sundial Redevelopment |
| 4. Saltaire - 192 units | 11. Tropicana Redevelopment |
| 5. Art House - 248 units | 12. Moxy Hotel by Marriott - 163 rooms |
| 6. Gravel Road - 200 units | 13. Vinoy - Marriott Autograph |
| 7. Avanti - 366 units | 14. Orange Station - 103 units/150 rooms |
| | 15. Modera Prime - 309 units |

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PHOTOS





CONTACT US



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We look forward to working with you



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