

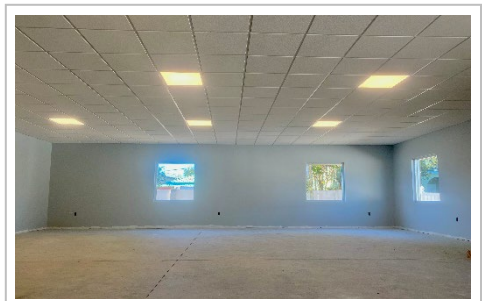
FOR LEASE

7855 38th Ave N, St. Petersburg, FL 33710

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



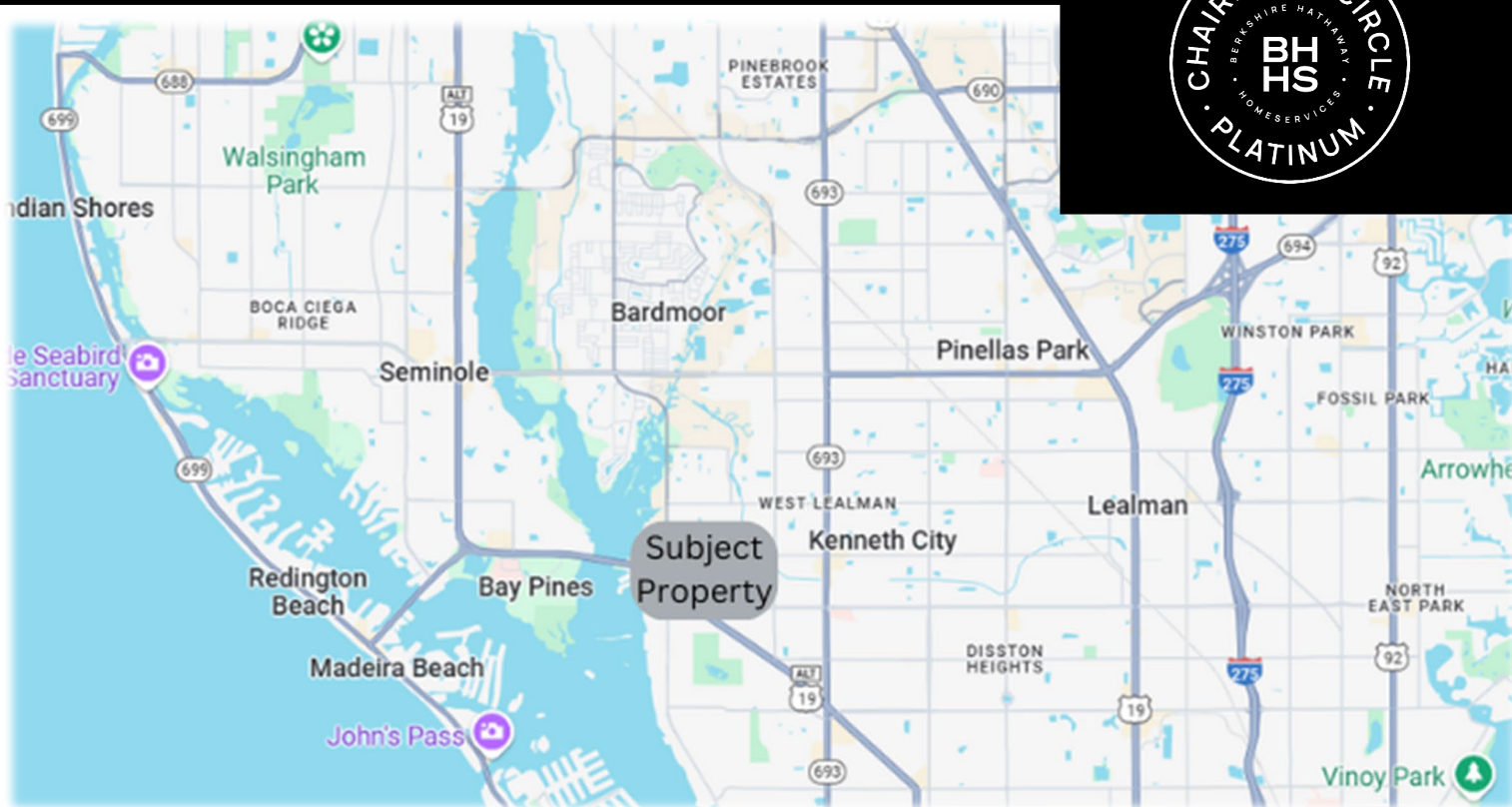
- 1,517± SF Office Space
- Dedicated Walkway and Entrance
- Excellent Location with High Visibility
- Zoned CRS-1
- 287± Feet Road Frontage
- 17,900± AADT 38th Ave N
- Lease Price \$26.50 PSF MG



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RENEE  LANDES
COMMERCIAL REAL ESTATE



DEMOGRAPHICS BY MILE

| | 1 MILE | 3 MILES | 5 MILES |
|------------------|----------|-----------|-----------|
| Total Population | 11,201 | 93,804 | 244,235 |
| Avg. HH Income | \$77,601 | \$102,857 | \$100,018 |
| Median Age | 52.1 | 50.5 | 50 |
| Total Households | 5,388 | 43,141 | 112,629 |

DEMOGRAPHICS BY DRIVE TIME

| | 5 MIN | 10 MIN | 15 MIN |
|------------------|----------|----------|-----------|
| Total Population | 24,321 | 134,845 | 297,574 |
| Avg. HH Income | \$86,388 | \$99,276 | \$100,590 |
| Median Age | 51.4 | 49.4 | 49 |
| Total Households | 1,902 | 13,752 | 41,499 |

Medical/Professional Office Space

WARM SHELL | BUILD TO SUIT

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Fantastic opportunity to lease a 1,517± SF warm shell build to suit space in a high traffic, highly visible medical complex with ample parking. With 287± feet of frontage on 38th Ave N. and a traffic count of 17,900±, your business will be sure to get noticed.

This fully customizable, blank canvas has its own dedicated walkway and entrance, providing a professional and exclusive atmosphere for your clients. Plus, with its proximity to HCA Florida St. Petersburg Hospital (just a mile away) and Tyrone Square (two miles away), your business will be in the heart of a thriving community.

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