

## 4TH STREET RETAIL

2901 4th Street North, Saint Petersburg, FL 33704



### OFFERING SUMMARY

|                       |                     |
|-----------------------|---------------------|
| <b>AVAILABLE SF:</b>  | 1,560 SF            |
| <b>LEASE RATE:</b>    | \$32.00 SF/yr (NNN) |
| <b>BUILDING SIZE:</b> | 5,000 SF            |

### PROPERTY OVERVIEW

This five unit strip center sits just south of the 4th Street North and 30th Ave North intersection. On the edge of Historic Old Northeast, the property sits directly across the street from Fresh Market, just two blocks from Coffee Pot Bayou. Property is within close proximity to Crescent Heights, Allendale/Five Points, and Snell Isle, all of which are well established neighborhoods here in St. Pete. This building has tons of parking, great signage, and quick access to Downtown St. Pete and I-275. The space currently available in this building is approximately 1,560 SF and was previously a yoga studio. Wide open floor plan with entry from both the 4th Street side as well as the parking lot side. The back entrance has two rooms that could be used as office, or storage, one of which has a sink and cabinet built out. The main space also has a bathroom and a changing room built out. Full mirrors on side walls of the main space and super high ceilings make this space open and inviting. The huge windows fronting 4th street bring in tons of light. The building was recently repainted, a new roof, new awnings, parking lot resurfaced, and new signage all added. The transformation looks stunning and this space would make a great location for any retail use. Don't miss a chance at a 4th street address for your business.

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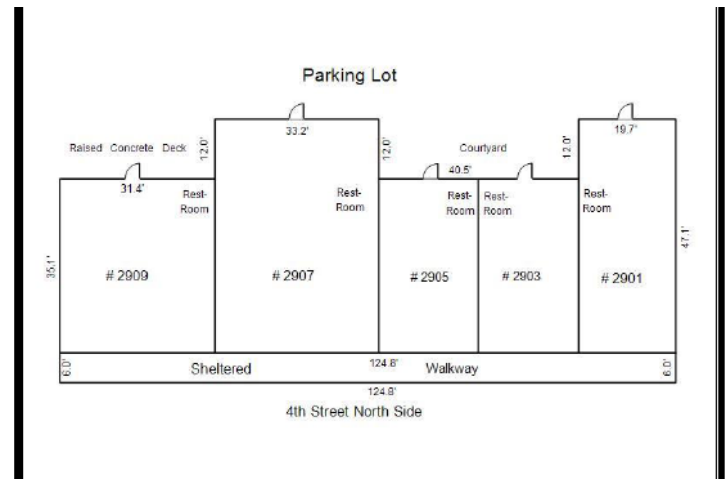
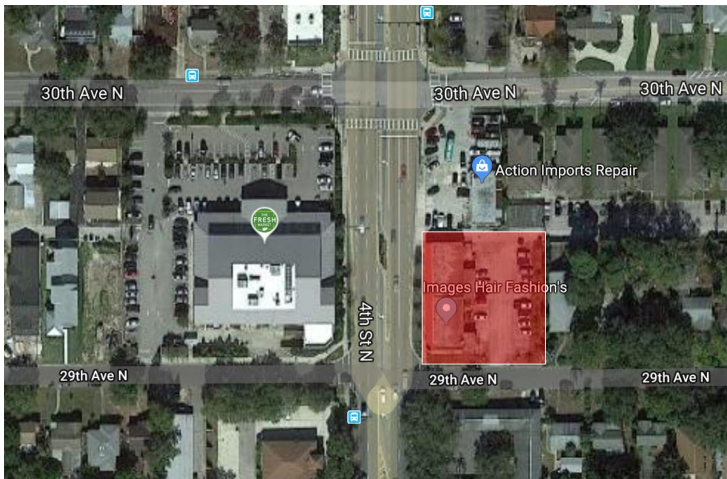
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## RETAIL FOR SALE & LEASE



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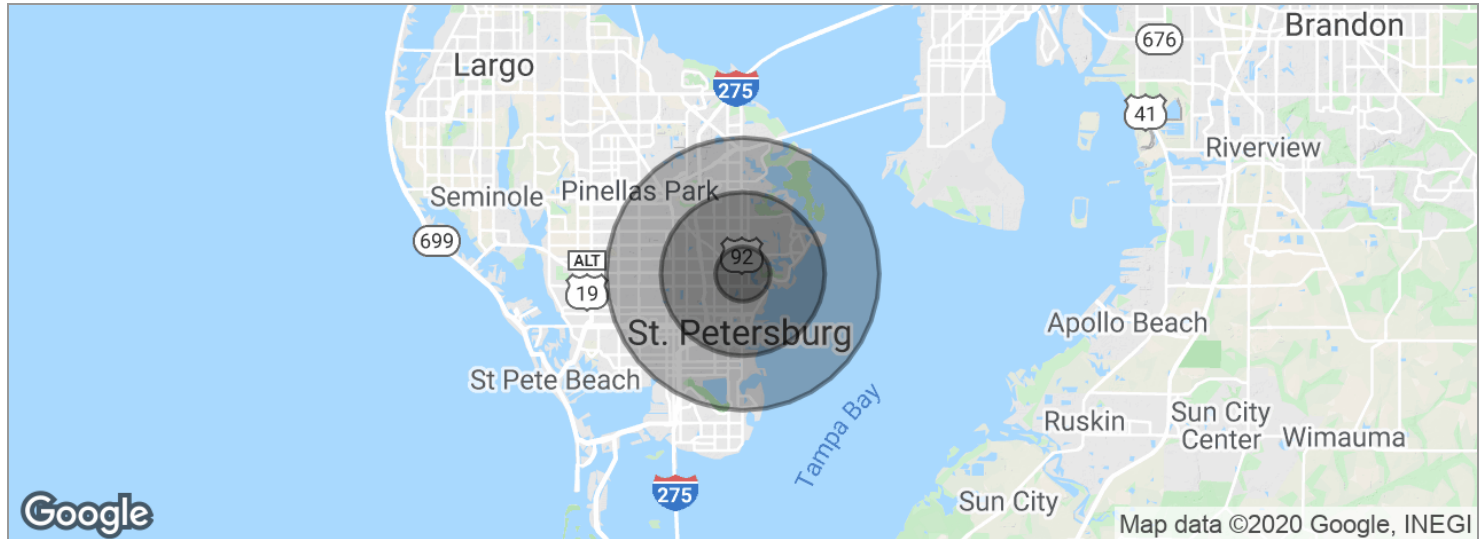
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| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 13,735    | 96,482    | 209,116   |
| Median age          | 44.2      | 43.2      | 41.4      |
| Median age (male)   | 43.8      | 41.5      | 39.7      |
| Median age (Female) | 44.3      | 44.1      | 42.6      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households    | 6,822     | 43,849    | 90,525    |
| # of persons per HH | 2.0       | 2.2       | 2.3       |
| Average HH income   | \$71,023  | \$59,129  | \$55,075  |
| Average house value | \$255,619 | \$267,636 | \$212,856 |

\* Demographic data derived from 2010 US Census

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