

FOR LEASE Iconic St. Petersburg Restaurant Space

250 Dr MLK Jr St N | St. Petersburg, FL 33705

Lease Rate: \$37.00/SF/YR (MG)
Size: 2,080± SF
Term: 5 - 10 years

Colliers



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Property Details

We are pleased to offer 2,080 SF of prime restaurant space near downtown St. Petersburg. Excellent visibility at the highly traveled intersection of Dr. MLK Jr. St N and 2nd Ave N, just two blocks North of Central Avenue. Bring your restaurant to this desirable and well known location previously occupied by the historic Coney Island restaurant. The space has an open layout, high ceilings, newer roof, updated HVAC, and electric. Parking is abundant on-site as well as free street parking. Signage on the building is also available. Neighbors include Rare Body Pilates, Fire Flow, Haus of Chantel and Central Oak Barber Co. Outdoor area is available for possible patio seating. This space is in need of some TLC and the Landlord will provide TI and other incentives for highly qualified restaurant tenants.

Property Highlights

- **Building:** 2,080± SF
- **Features:** Great visibility, signage, high ceilings, new roof, updated HVAC and electric. Indoor/outdoor areas with abundant parking.
- **Parking:** 5/1,000
- **Location:** Located at a highly traveled intersection of Dr. MLK Jr. St N and 2nd Ave N, just two blocks North of Central Avenue.
- **Zoning:** CCS-2



Floor Plan

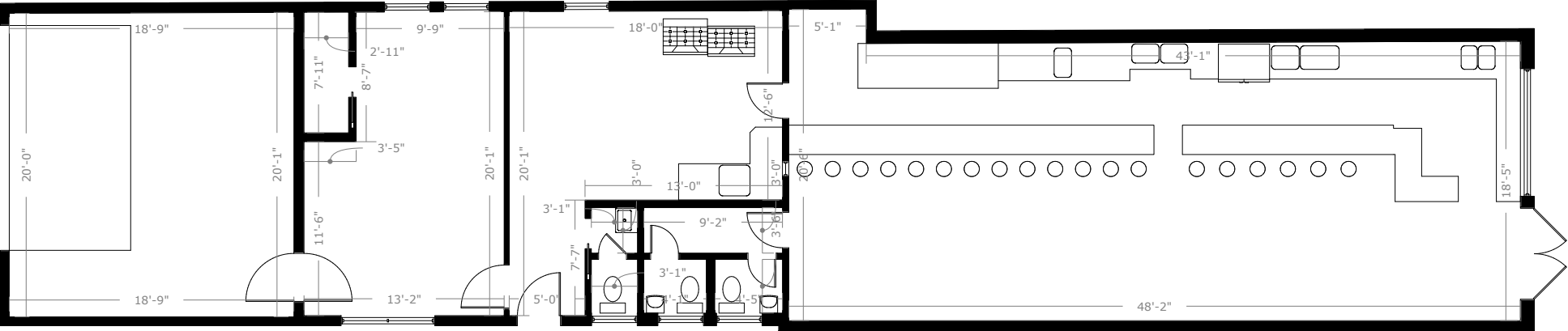
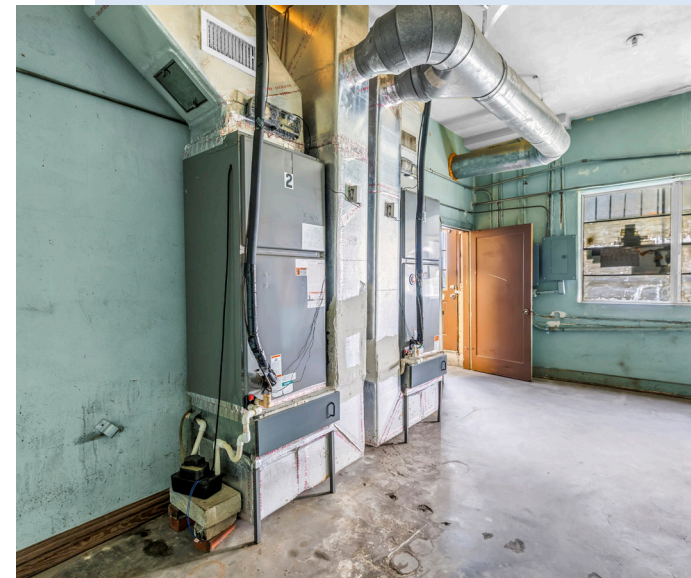


Photo Gallery

Interior

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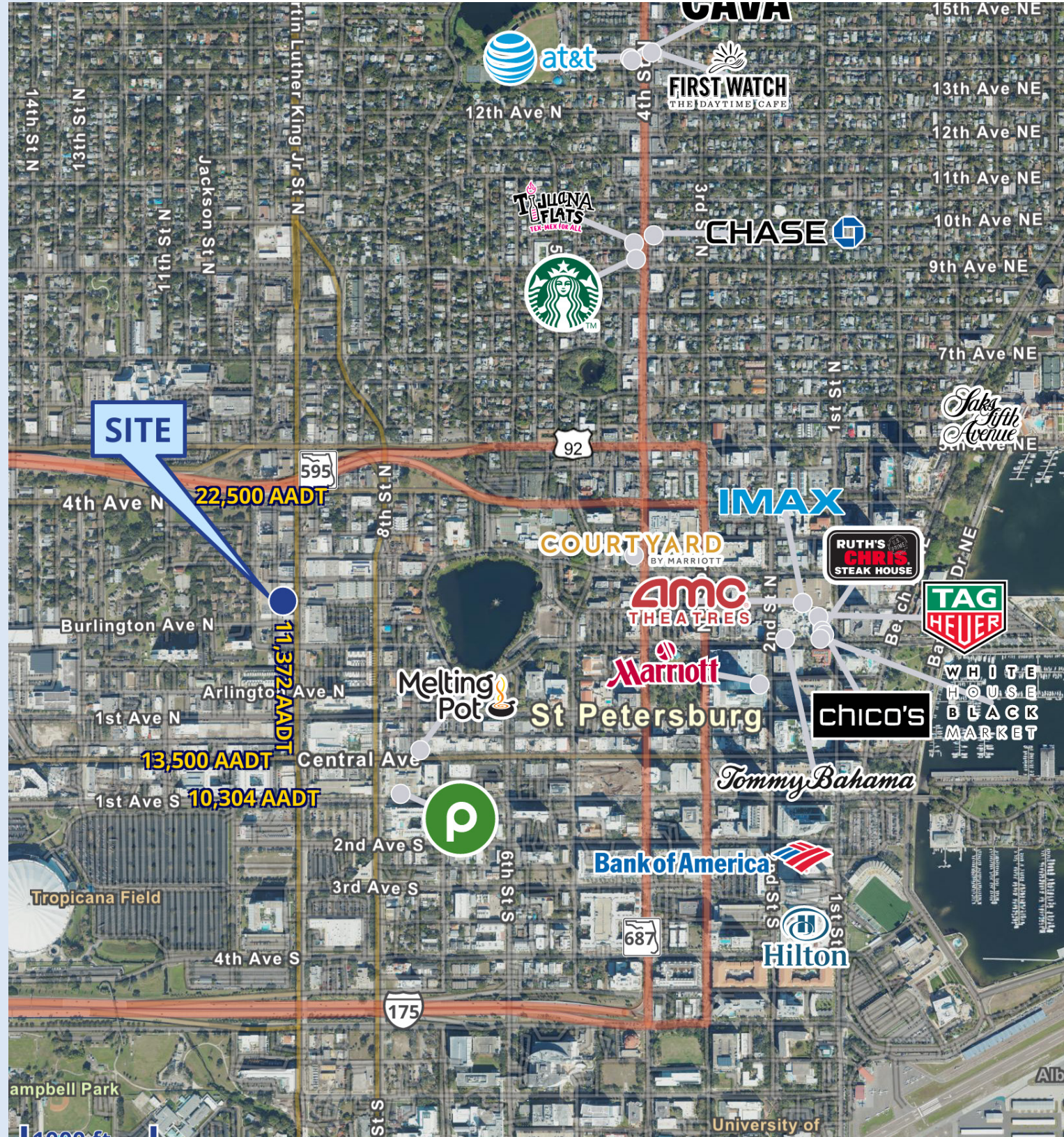


Location

A Strategic Location

- Prime downtown location, two blocks from Central Avenue
- Walkable area with vibrant retail, dining, and cultural spots
- Over 5,500 nearby multi-family units and condos
- Household incomes exceed \$113K within 1 mile
- Tenants include Rare Body Pilates, Fire Flow Yoga, and Central Oak Barber Co.
- Dr. MLK Jr St is a major corridor boasting traffic counts of more than 11,000 cars per day

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Contact Me

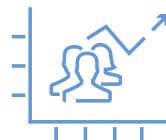
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Area Demographics Source: ESRI Demographic Comprehensive Report, 2025



**Population
(2025)**

1 Mile 24,784
2 Mile 60,843
3 Mile 109,395



**Median Age
(2025)**

45.3
43.4
43.4



**Total Households
(2025)**

15,033
31,770
53,029



**Average Household
Income (2025)**

\$113,660
\$113,358
\$112,820

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