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Iconic restaurant space for lease

The former Coney Island restaurant space returns to the market following $150,000 in updates and renovations. This 2,080± SF space offers an open layout and high ceilings near downtown St. Petersburg, with prominent visibility at Dr. MLK Jr. St N and 2nd Ave N, two blocks north of Central Avenue.

Asking rate

$40.00

PSF MG

2,080± SF

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Entryway and dining counter



New kitchen-area



Renovated restroom

Renovated & Upgraded Restaurant Space

The historic space has been brought up to code including two new ADA restrooms with ADA fixtures, new flooring, plumbing and electric.

Opened kitchen area with new framing, drywall and ceiling grid in rear kitchen and storage area.

New plumbing connections, updated electrical and HVAC drops, plus a new 40-gallon electric water heater.

The space is in vanilla shell condition awaiting specific tenant required improvements.

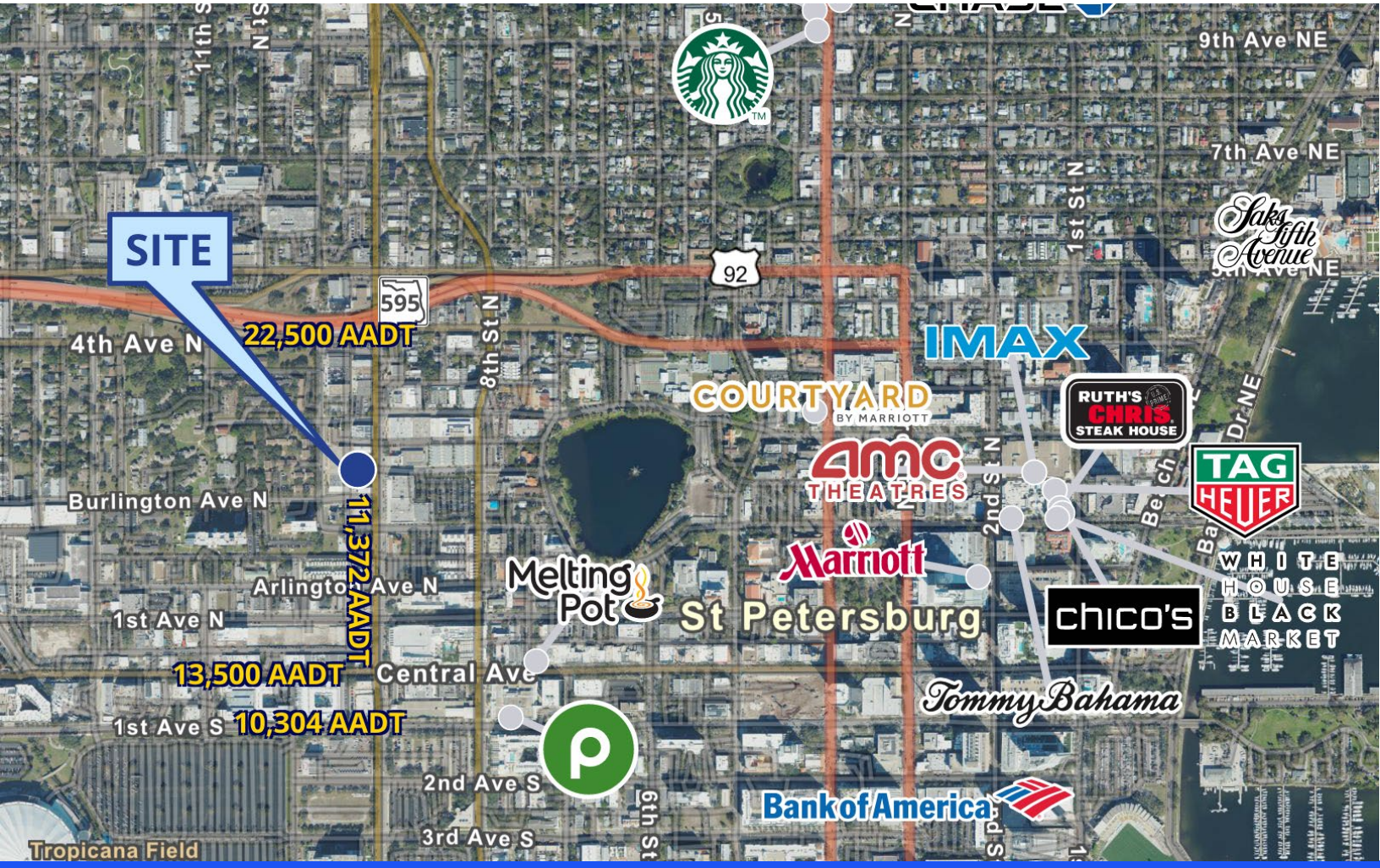
Property Highlights

- Address: 250 Dr MLK Jr. St. N., St. Petersburg, FL 33705
- 2,080± SF
- $40 PSF MG
- Lease term: 5 – 10 years
- Zoning: CCS-2
- On-site parking: 5.00/1,000 SF, plus street parking
- Building signage and possible patio seating
- Great visibility, signage, high ceilings, new roof, updated HVAC, plumbing and electric.
- Indoor/outdoor areas with abundant parking.
- Located at a highly traveled intersection of Dr. MLK Jr. St N and 2nd Ave N, just two blocks North of Central Avenue.

A Downtown Location

Located two blocks north of Central Avenue, this property offers a convenient setting near downtown St. Petersburg, within walking distance of retail, dining and cultural destinations. Neighboring businesses include LX Coffee, Rare Body Pilates, Fire Flow, Haus of Chantel and Central Oak Barber Co., adding to the area's mix of local shops and services.

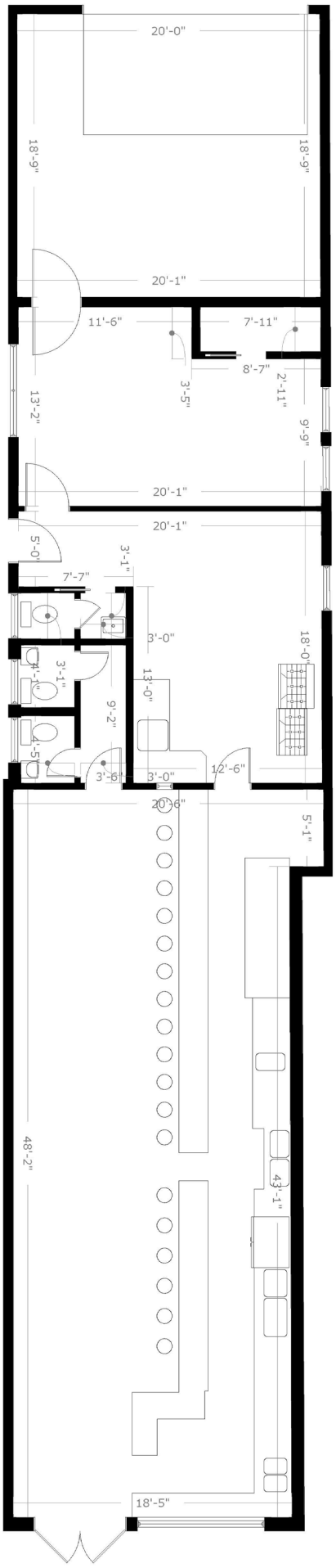
More than 5,500 nearby multifamily units and condos provide a surrounding residential customer base, while over 11,000 cars per day travel along Dr. MLK Jr. St. Together, the walkable setting and corridor visibility offer an appealing opportunity for a restaurant seeking to connect with neighborhood residents and downtown visitors.



Area Demographics (2025)	1 mile	2 miles	3 miles
Population	24,784	60,843	109,395
Median age	45.3	43.4	43.4
Total households	15,033	31,770	53,029
Average household income	$113,660	$113,358	$112,820

FLOOR PLAN

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12'-6"
20'-6"
5'-1"
48'-2"
43'-1"
18'-5"



Contact me:

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