



LEASE RATE

\$24.00 SF/yr (\$9 psf
NNN)



AVAILABLE SF

1,256 to 5,021 +/- SF



YEAR BUILT

1991



NUMBER OF AVAILABLE UNITS

2 of 4 Units



LOT SIZE

1.58 Acres

**4100 34TH STREET SOUTH,
ST. PETERSBURG, FL 33711**

SKYWAY POINTE SHOPPING CENTER

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PROPERTY INFORMATION



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Join a premier shopping center with high-quality tenants consisting of a dentist office as well as children's center and community hub that will drive high-traffic to this location. Now available for lease, this versatile retail property offers two available units ranging in size from 1,256 +/- SF up to 5,021 +/- SF of contiguous space for the entire building. This flexible prime space caters to a wide array of retail, medical, and service-oriented tenants. Located in the vibrant Skyway Marina District, the site boasts 167 feet of prime frontage on busy 34th Street South, ensuring strong visibility and steady vehicle traffic traveling north into St Petersburg as well as Sarasota/Bradenton.

Additionally, the property includes an abundance of parking with over 52 on-site parking spaces, prominent glass storefronts that allow for strong branding and natural light, and a location directly across from two luxury apartment communities that drive tons of traffic and demand in the area.

Retailers, medical professionals, veterinarians, office, and service-based businesses will appreciate the area's growing population, affluent demographics, and proximity to downtown St. Pete, the Sunshine Skyway Bridge, and other key regional connectors. This is a rare opportunity to join a fast-growing corridor with both immediate residential density and long-term growth potential.

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (\$9 psf NNN)
Number of Available Units:	2 of 4
Available SF:	1,256 - 5,021 SF
Lot Size:	1.58 Acres
Building Size:	10,181 SF

UNIT	LEASE RATE	STATUS	SPACE SIZE
4100 (34th End-Cap)	N/A	LEASED	2,143 +/- SF
4102 (In-Line)	\$24.00 PSF + NNN	Available 7/1/2026	1,256 to 2,840 +/- SF
4102A (In-Line)	\$24.00 PSF + NNN	Available NOW	2,181 +/- SF
4110-4116 (End-Cap + Patio)	N/A	LEASED	2,984 +/- SF Plus 2,900 +/- SF Outdoor Area

LOCATION DESCRIPTION



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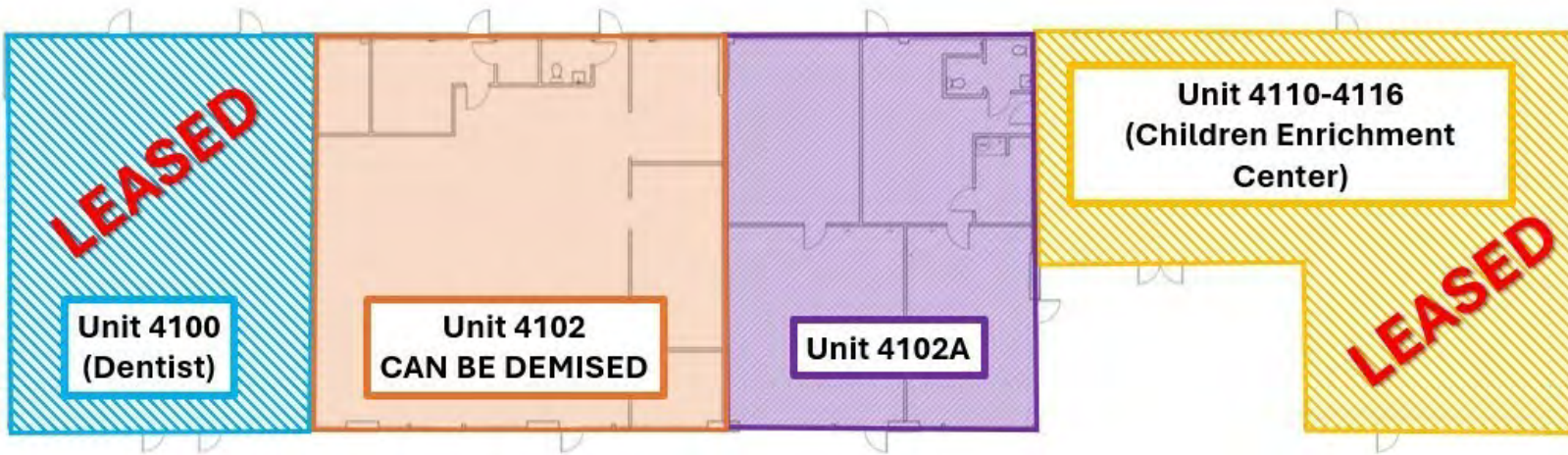
This high-visibility retail opportunity offers 167 feet of frontage on 34th Street South, one of the city's busiest north-south corridors. Positioned in the heart of the Skyway Marina District, this site is surrounded by a surge of new development, including two newly completed luxury apartment communities—Addison Skyway Marina (308 units) and Sur Club (296 units)—providing an immediate and growing customer base just steps away. Additionally the site is just south of the massive future 2,084 +/- unit Sky Town development that will also feature Sprouts as their anchor tenant, 69,000 +/- SF of retail as well as 120,000 SF of storage.

This vibrant and rapidly revitalizing corridor is also home to national retailers, grocery stores, healthcare providers, and neighborhood services. The site is just minutes from the Sunshine Skyway Bridge, offering seamless regional access, and close to downtown St. Petersburg, Gulf beaches, Maximo Marina, Publix, Planet Fitness, and several new multifamily developments that are transforming the district into a live-work-play destination.

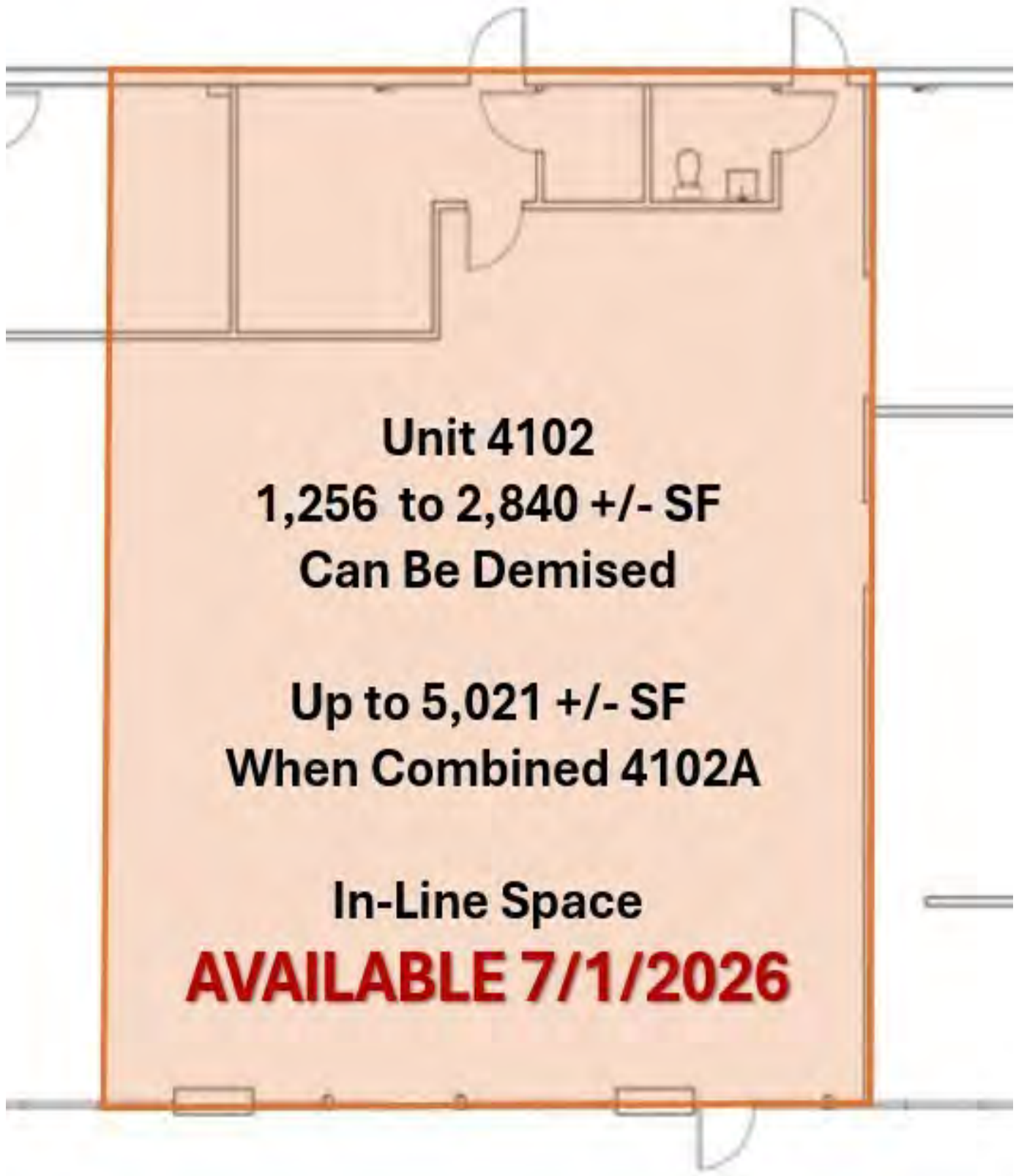
Retailers, medical offices, veterinary clinics, and service-based businesses will benefit from strong daily traffic counts, dense surrounding residential neighborhoods, and proximity to affluent consumers and year-round visitors. With growing demand for convenience-focused retail and healthcare services, this location offers a compelling opportunity to serve both local residents and commuters in one of Pinellas County's most exciting redevelopment zones.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,551	81,646	178,092
Total Households	3,933	35,333	85,521
Average HH Income	\$112,786	\$86,030	\$97,432
Retail Spend	\$121.4M	\$1.4B	\$2.9B
Average Home Value	\$475,939	\$374,746	\$460,879
Total Housing Units	4,474	41,208	101,823

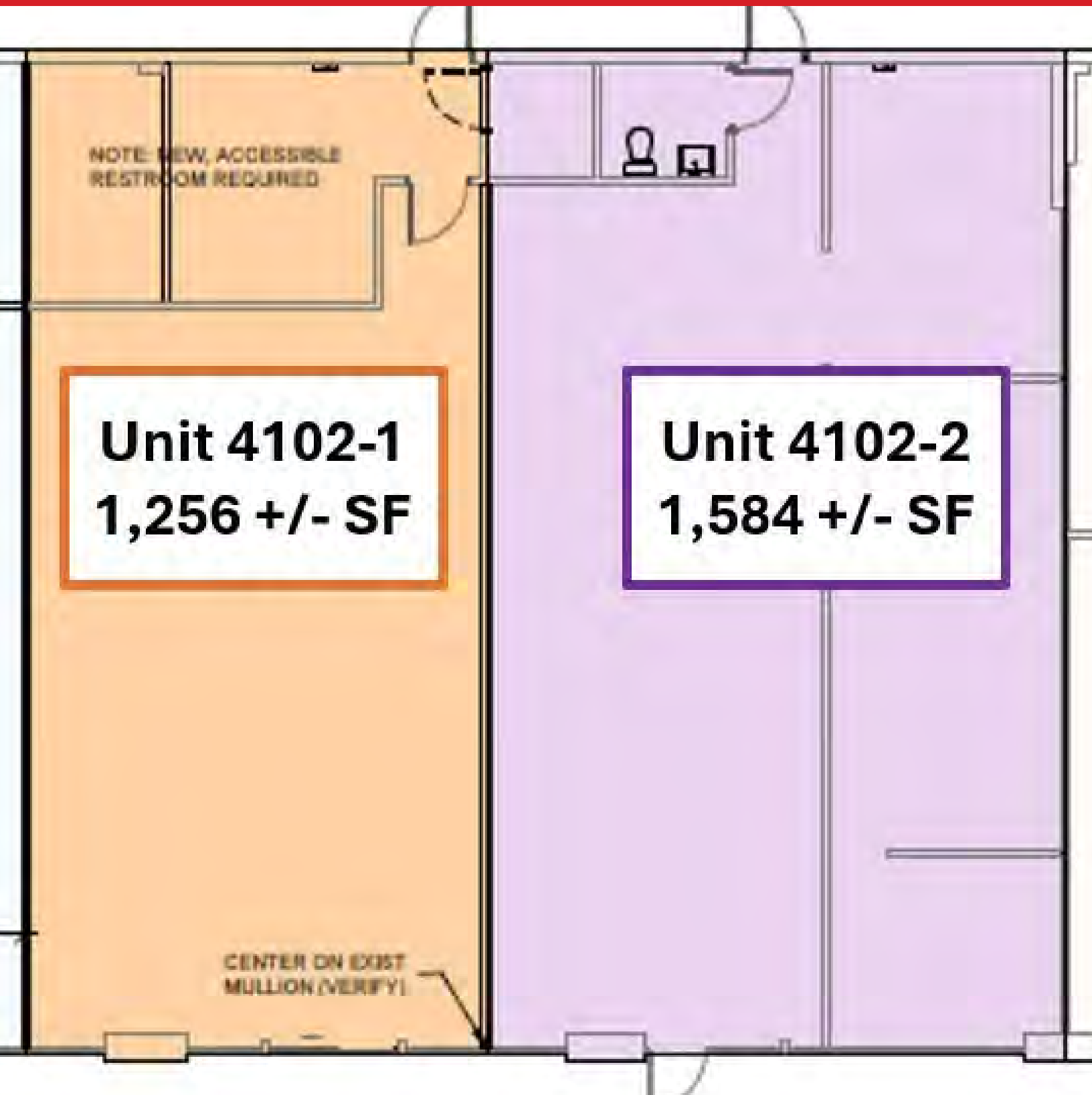
FULL BUILDING SITE PLAN



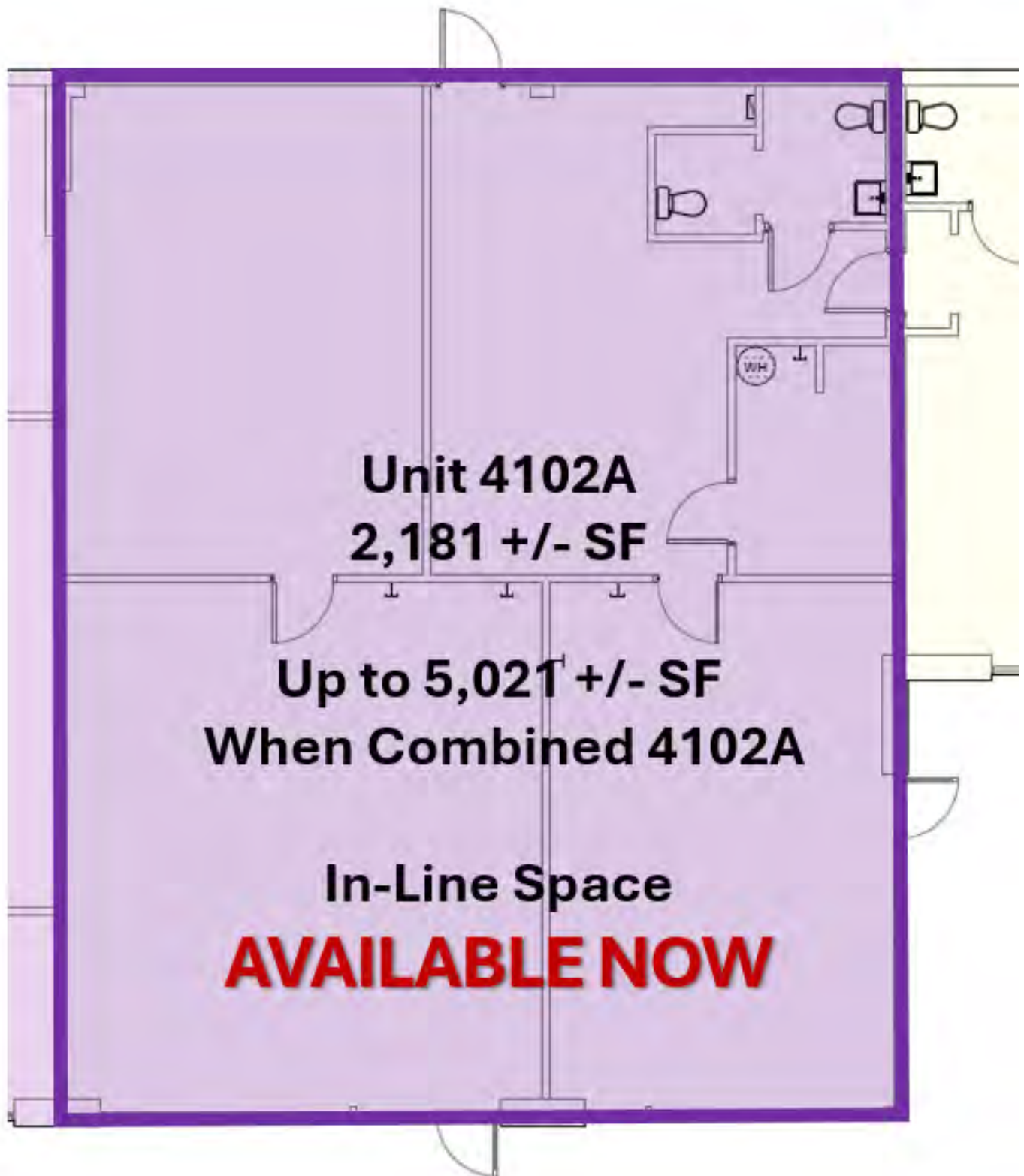
UNIT 4102 SPACE PLAN



UNIT 4102 DEMISING OPTION



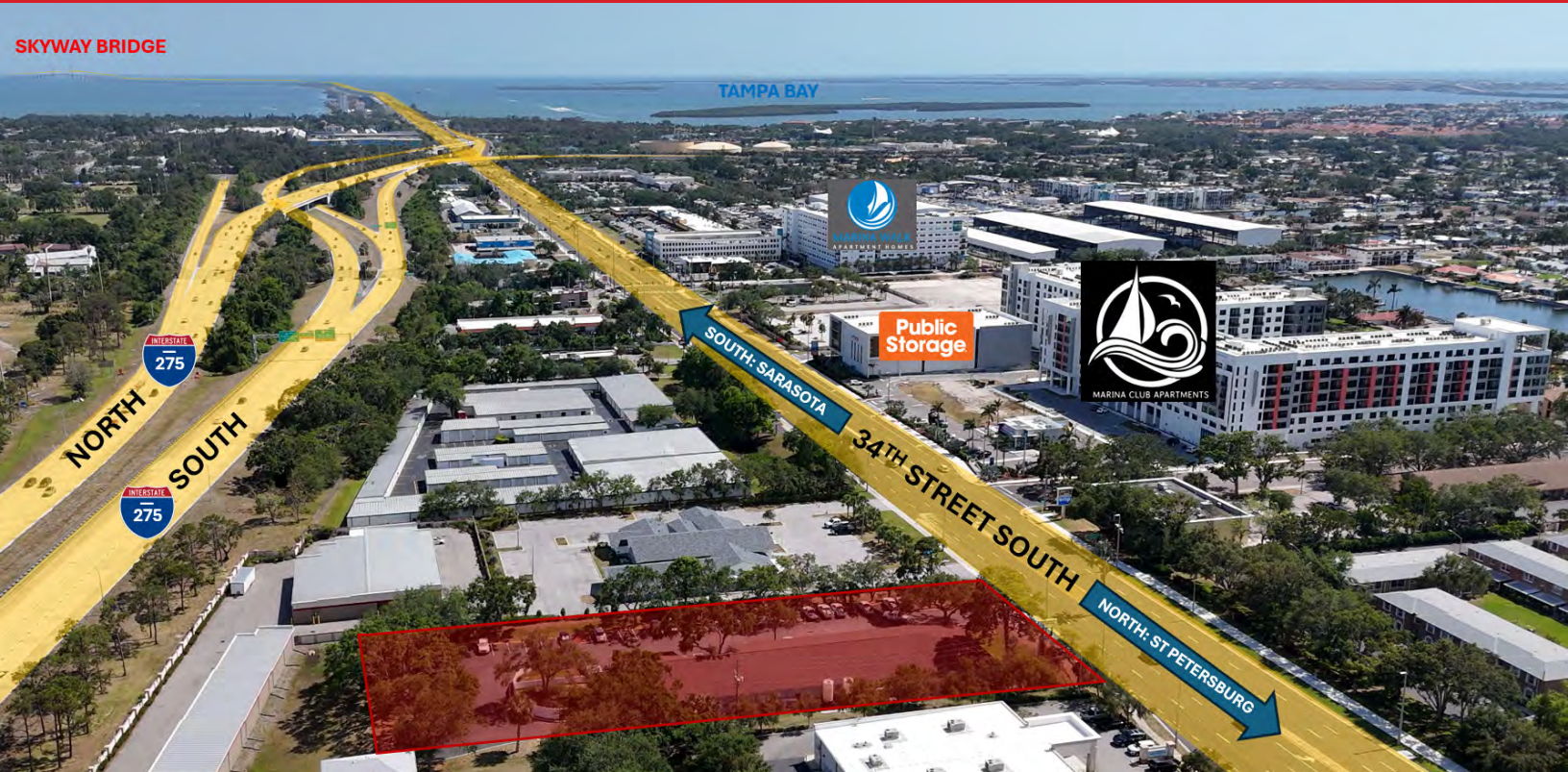
UNIT 4102A SPACE PLAN



UNIT 4102A PHOTOS



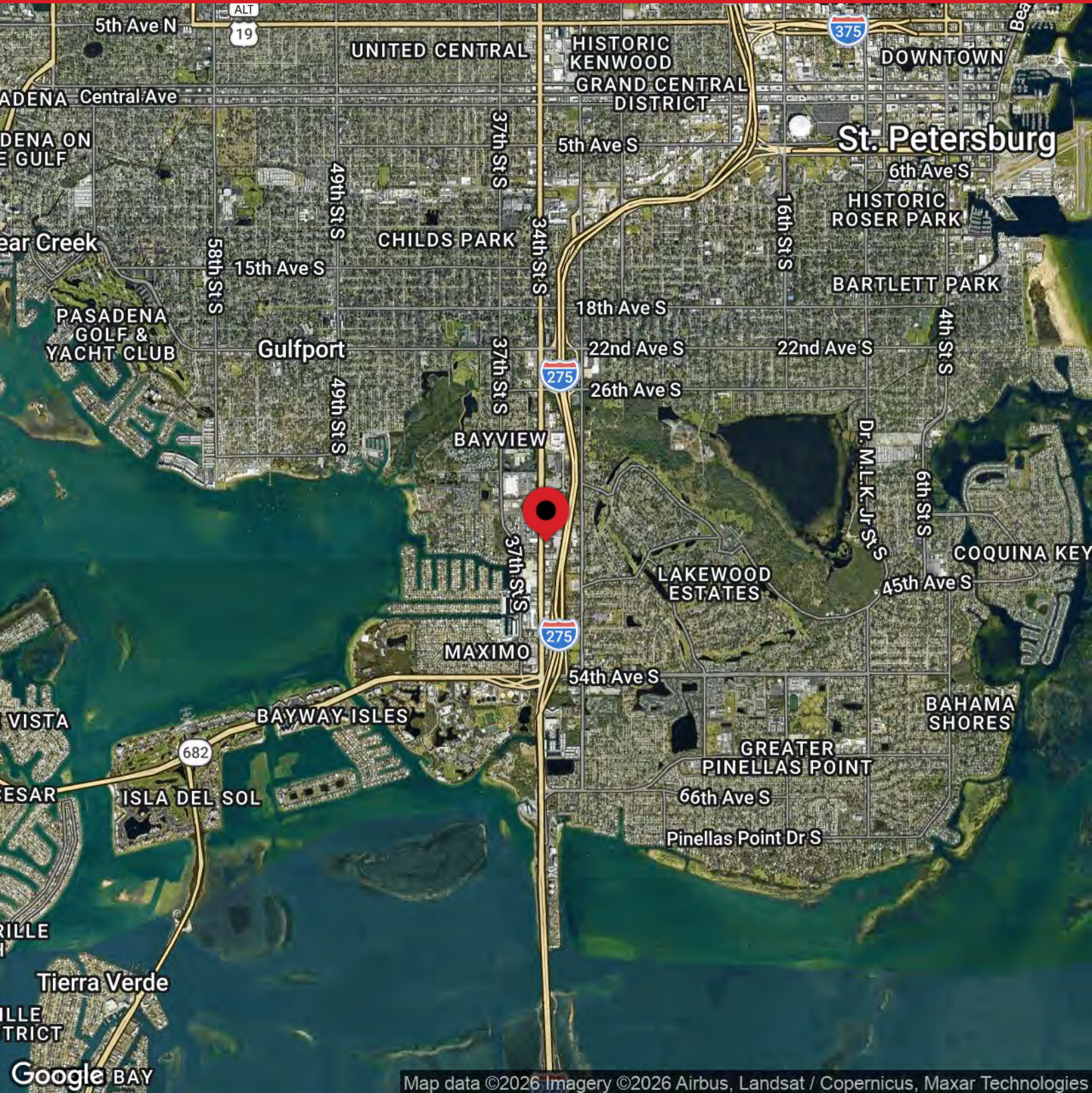
AERIAL PHOTOS



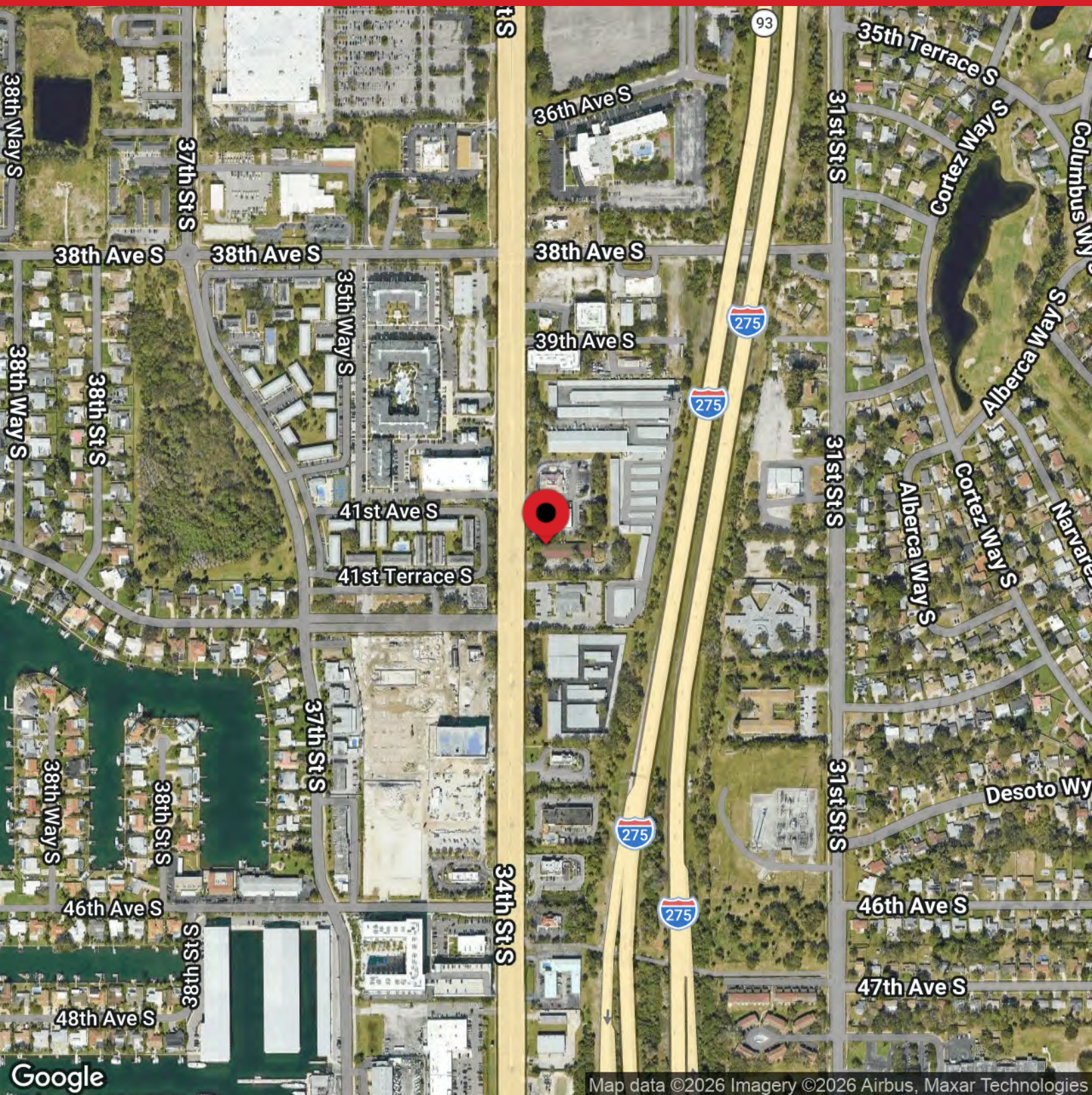
LOCATION INFORMATION



REGIONAL MAP



LOCATION MAP



AERIAL MAP



NEARBY LARGE APARTMENTS

