

Station House Arcade

689 CENTRAL AVE

ST PETERSBURG, FL 33701

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Section 1

PROPERTY INFORMATION



Executive Summary



OFFERING SUMMARY

Sale Price:	\$3,790,000
Building Size:	7,518 SF
Lot Size:	4,317 SF
Year Built:	1924
Pro Forma Income:	\$255,517
Cap Rate:	6.8%
Roof Replaced:	2020
Walk Score:	98
Historically Designated	

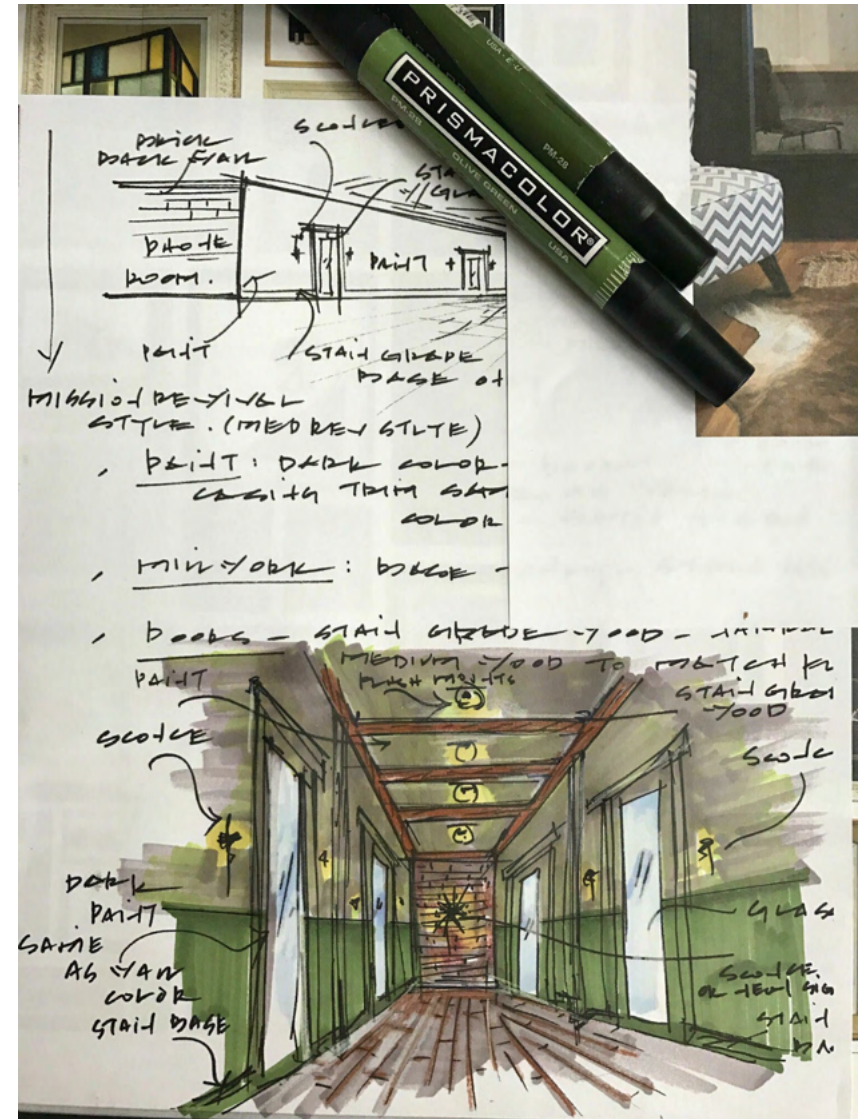
PROPERTY OVERVIEW

Incredible opportunity to purchase iconic Station House Arcade in the heart of downtown St. Petersburg, FL. Station House Arcade is a historic gem in St. Petersburg, FL. This 7,518 SF two story building, dating back to 1924, exudes timeless charm and character. Boasting a prime location, this property offers an alluring opportunity for office and retail investors seeking a prestigious address with a touch of nostalgia. The architectural integrity and versatile layout make it ideal for a range of professional uses. The 1st floor is leased to 4 tenants and 2nd floor can be delivered vacant or leased for additional income. Potential to turn 1st floor roof into patio space for 2nd floor.

Partially owner-occupied 2nd floor
58% of building retail



Additional Photos



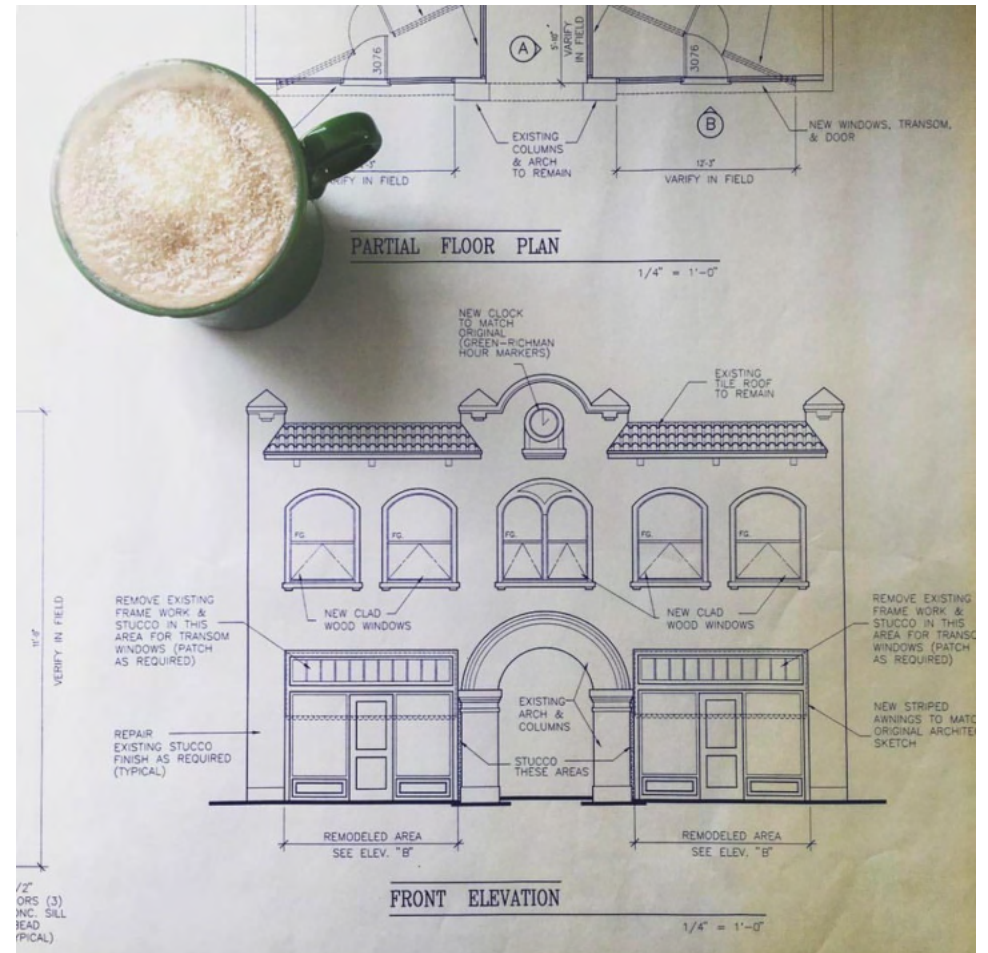


Additional Photos





Additional Photos



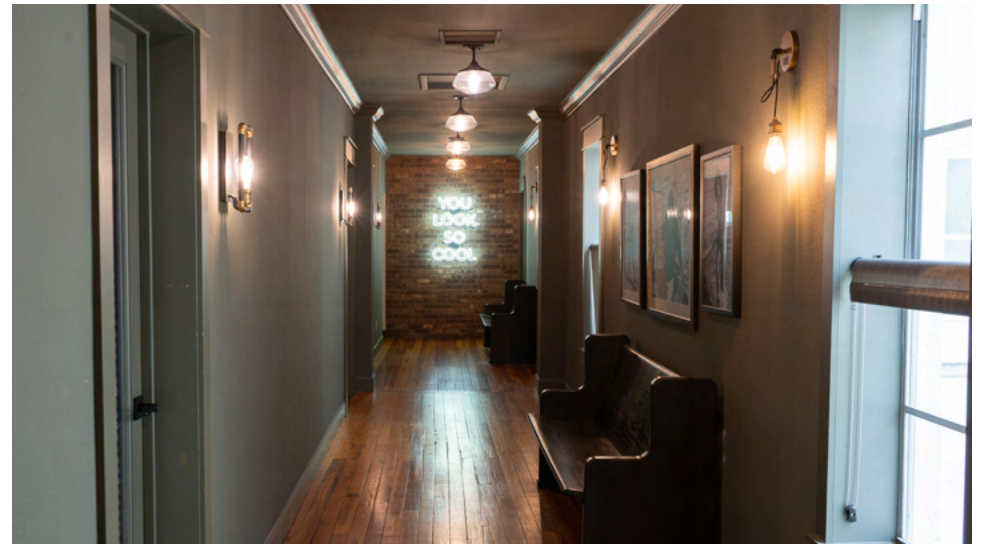


Additional Photos





Additional Photos





Additional Photos



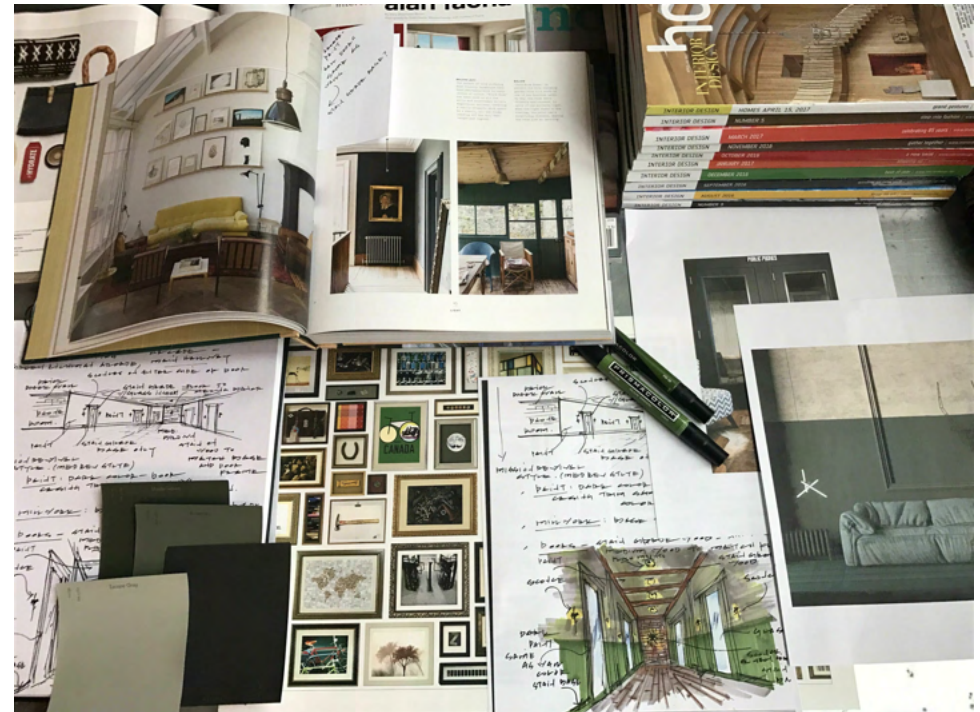


Additional Photos





Rendering Images - Not Existing





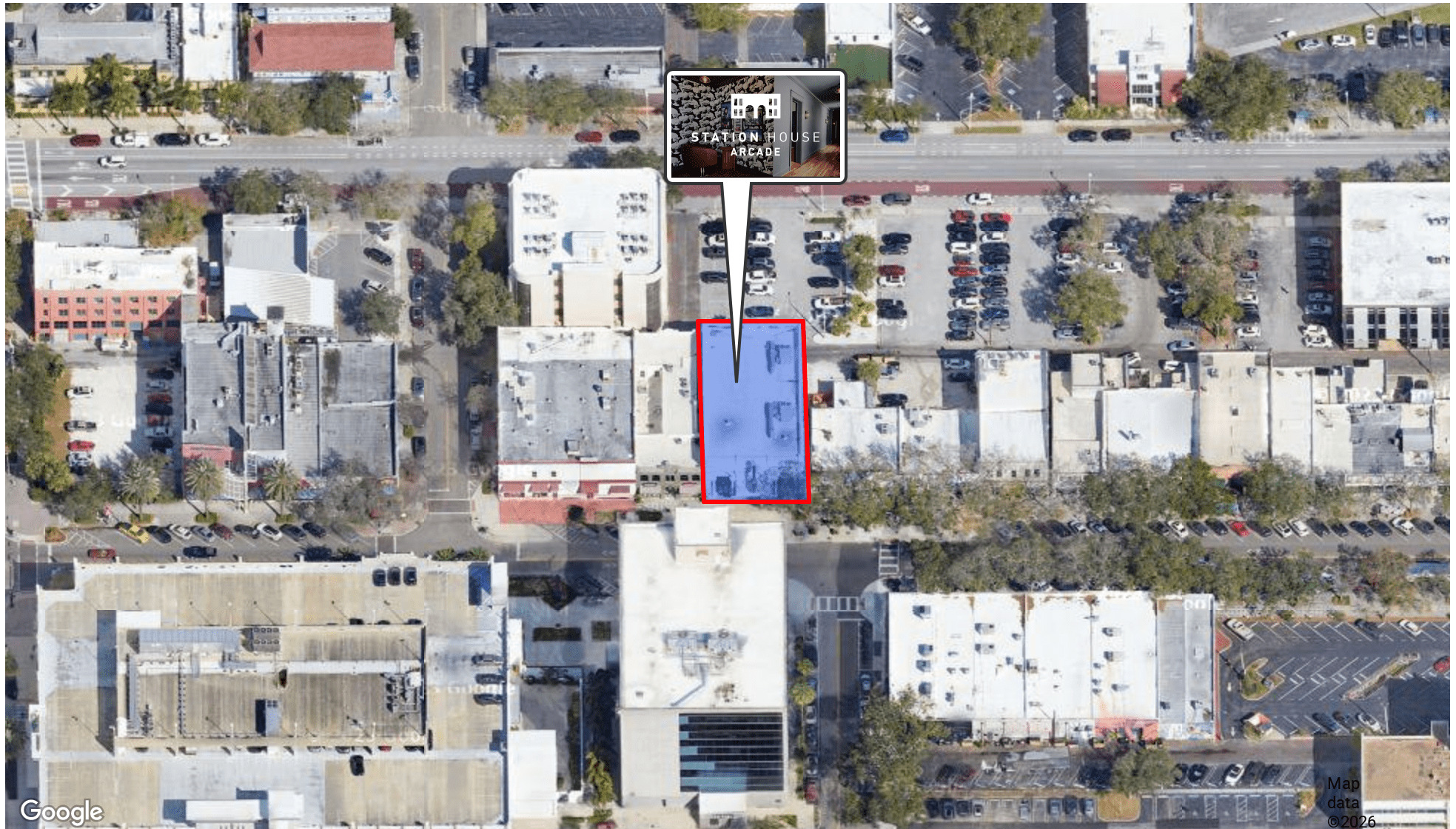
Section 2

LOCATION INFORMATION



Location Map - Station House Arcade





Developments in Downtown

Projects currently proposed or under construction during 2023.

HOTEL

- | | |
|--------------------------|---------------------------------|
| 1: Cordova Inn Expansion | 5: Moxy Hotel (EDGE Collective) |
| 2: Galaxy Hotel | 6: 450 1st Ave. N. |
| 3: TEMPO by Hilton | 7: The Edward |
| 4: Marriott Autograph | 8: EDGE Boutique Hotel |

ARTS AND CULTURE

- 1: The Dalf Museum Expansion
- 2: St. Petersburg History Museum Expansion
- 3: Future Home of the Woodson African American Museum of Florida

COWORKING AND INCUBATION

- 1: ARK Innovation Center
2: COhatch

INSTITUTIONAL

- 1: Bayfront Health Women's Pavilion
- 2: Legacy Center for Social Justice
- 3: USF CMS Center of Excellence in Environmental and Oceanography Sciences
- 4: Bayfront Health Medical Pavilion - Institute Square
- 5: Bernie McCabe Second District Court of Appeal

MIXED USE

- | | |
|--------------------------------|----------------------------------|
| 1: Historic Gas Plant District | 7: 699 1st Ave. N. |
| 2: I-Mix | 8: Tangerine Plaza |
| 3: Modera St. Petersburg | 9: The Residences at 400 Central |
| 4: Orange Station | 10: 3rd Ave. N. & 5th St. N. |
| 5: Sankofa on the Deuces | 11: 900 Central |
| 6: 450 1st Ave. N. | 12: EDGE Collective II |

RESIDENTIAL (OVER 50 UNITS)

- | | |
|-------------------------------|------------------------------------|
| 1: Art House | 15: Reflection |
| 2: 1735 1st Ave. N. | 16: Kettler EDGE Development |
| 3: 234 3rd Ave. N. | 17: Tuxedo Court |
| 4: Trails Edge | 18: Fairfield Apartments |
| 5: 1641 1st Ave. N. | 19: Innovare |
| 6: 235 3rd St. S. | 20: Sky St. Pete |
| 7: 18th Ave. S. | 21: Tomlinson Building |
| 8: 747 4th Ave. N. | 22: Ellington Place Downtown |
| 9: Alexan 1700 | 23: Ellington Place EDGE District |
| 10: 1663 1st Ave. S. | 24: Camden Pier District Expansion |
| 11: Valor Capital Condo Hotel | 25: 511, 533, 543, 551 3rd Ave. S. |
| 12: METRO | 26: Viv Apartments |
| 13: 333 3rd Ave. N. | 27: Abacus Capital Tower |
| 14: Evo | 28: Ray/Hines Affordable |

RESIDENTIAL (UNDER 50 UNITS)



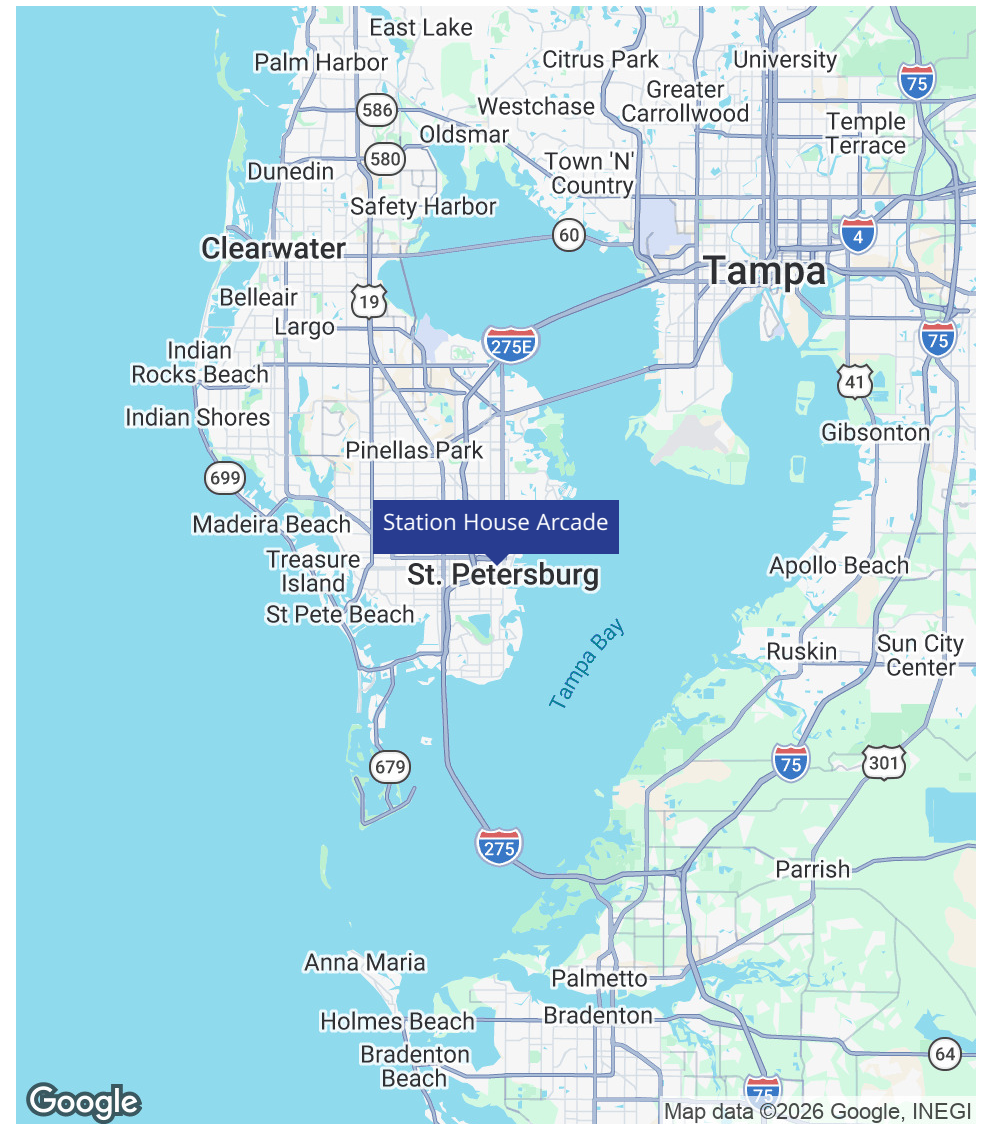
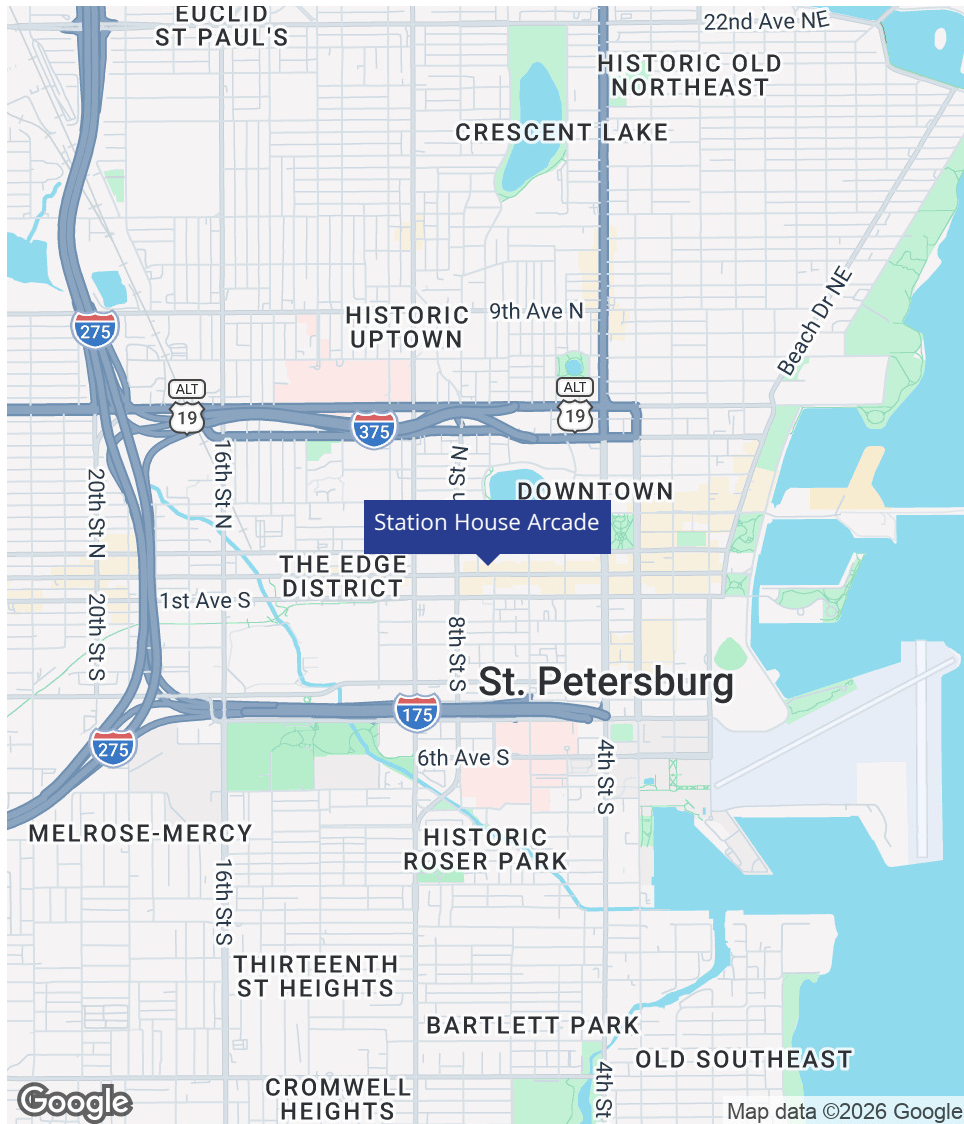


DTSP Development Guide





Location Map



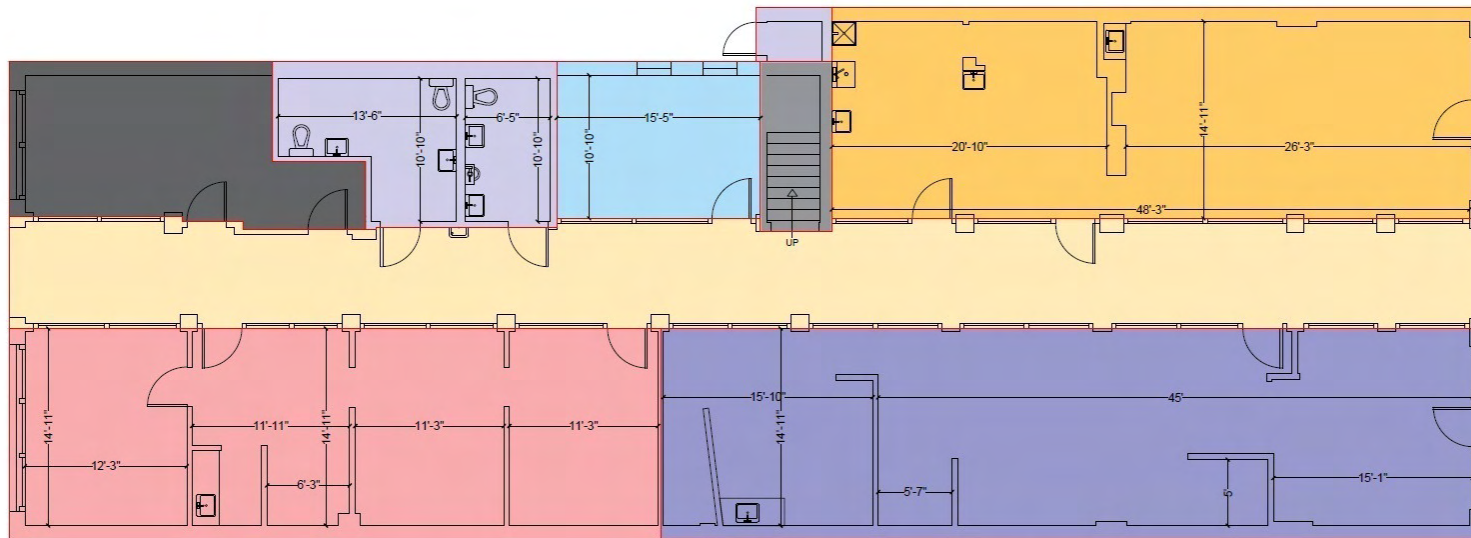


Section 3

FLOOR PLANS



1st Floor Plan



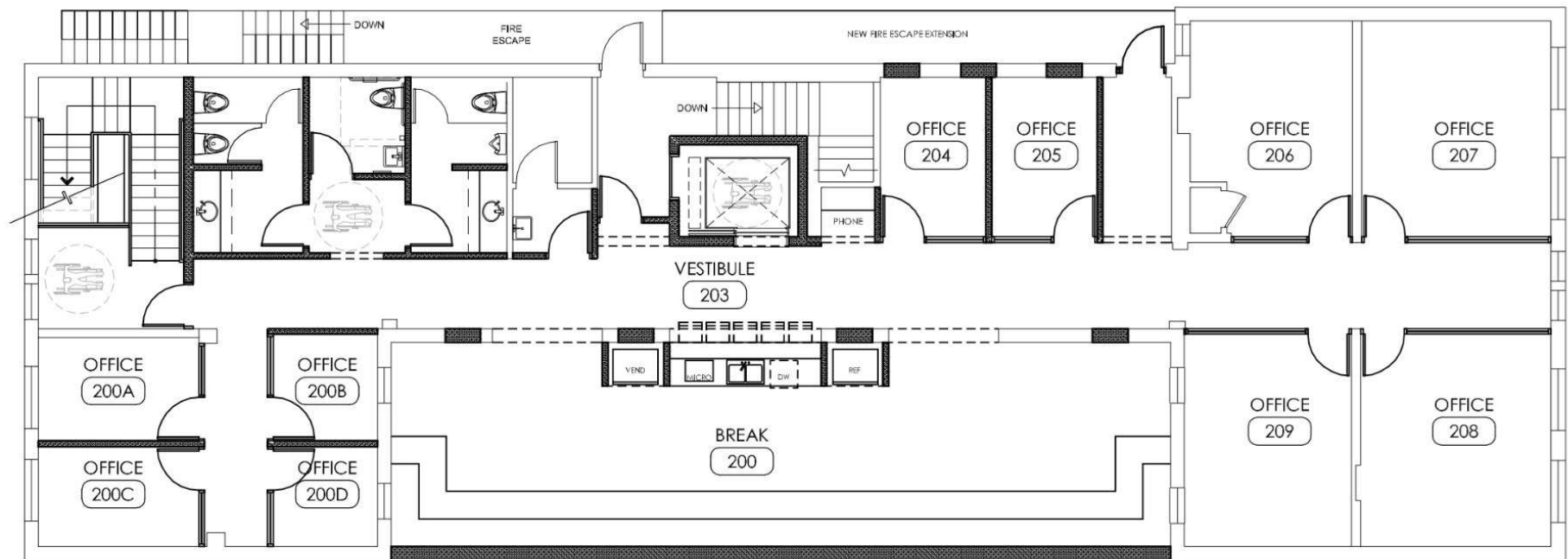
External Gross Area: 7,518 Square Feet
ANSI/BOMA Z65.1 (2010) Office Standard

*interior square footage is estimated due to lack of access

 Suite 100: 787 Square Feet	 Suite I : 273 Square Feet
 Suite 101: 993 Square Feet	 Building Circulation: 907 Square Feet
 Suite K : 182 Square Feet	 Building Service: 259 Square Feet
 Suite J : 785 Square Feet	 Vertical Penetration: 180 Square Feet
 Second Floor: 3,152 Square Feet	



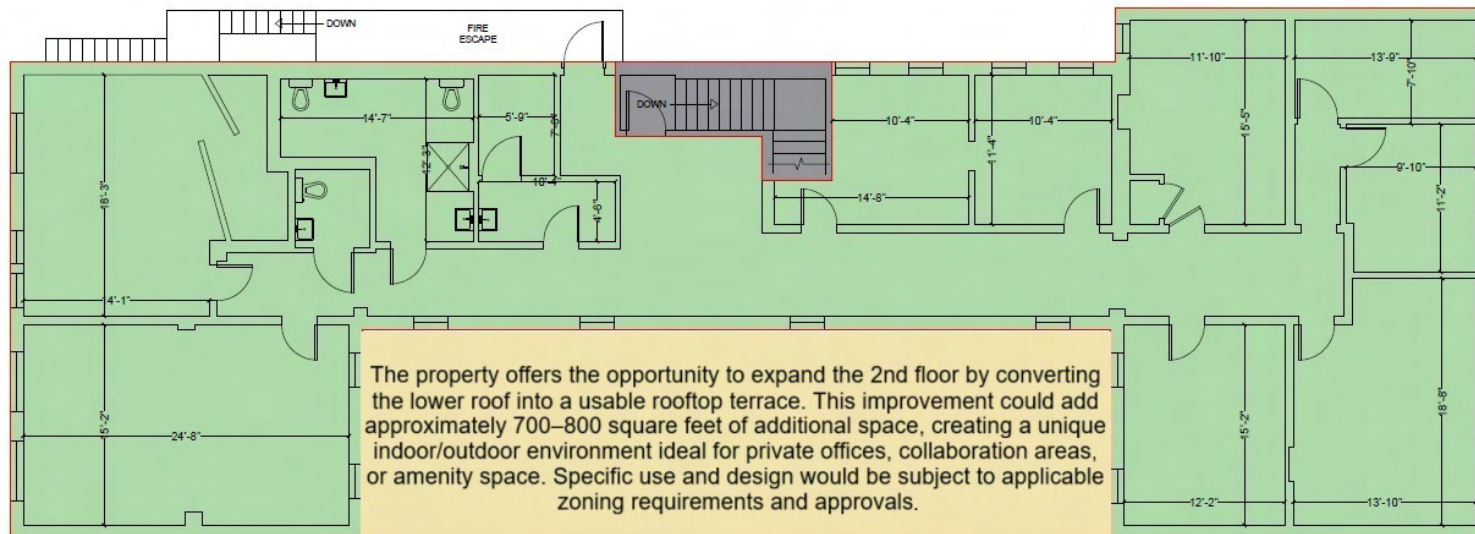
2nd Floor Plan - Concept Plan



LEVEL TWO PLAN



2nd Floor Plan



External Gross Area: 7,518 Square Feet
ANSI/BOMA Z65.1 (2010) Office Standard
*interior square footage is estimated due to lack of access

 Second Floor: 3,152 Square Feet



Section 4

DEMOGRAPHICS



Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,041	93,160	233,674
Average Age	46.3	43.5	44.3
Average Age (Male)	47.0	43.9	43.7
Average Age (Female)	46.4	43.4	44.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	10,500	42,880	102,640
# of Persons per HH	1.7	2.2	2.3
Average HH Income	\$105,760	\$111,080	\$102,400
Average House Value	\$687,126	\$487,629	\$398,803

2023 American Community Survey (ACS)

