

# Station House Arcade

689 CENTRAL AVE

ST PETERSBURG, FL 33701

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Boutique Firm | National Reach



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# Section 1

PROPERTY INFORMATION





### OFFERING SUMMARY

Sale Price:	Subject to Offer
Building Size:	7,518 SF
Lot Size:	4,317 SF
Year Built:	1924
Pro Forma Income:	\$255,517
Roof Replaced:	2020
Walk Score:	98
Historically Designated	

### PROPERTY OVERVIEW

Incredible opportunity to purchase two iconic properties Station House and 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

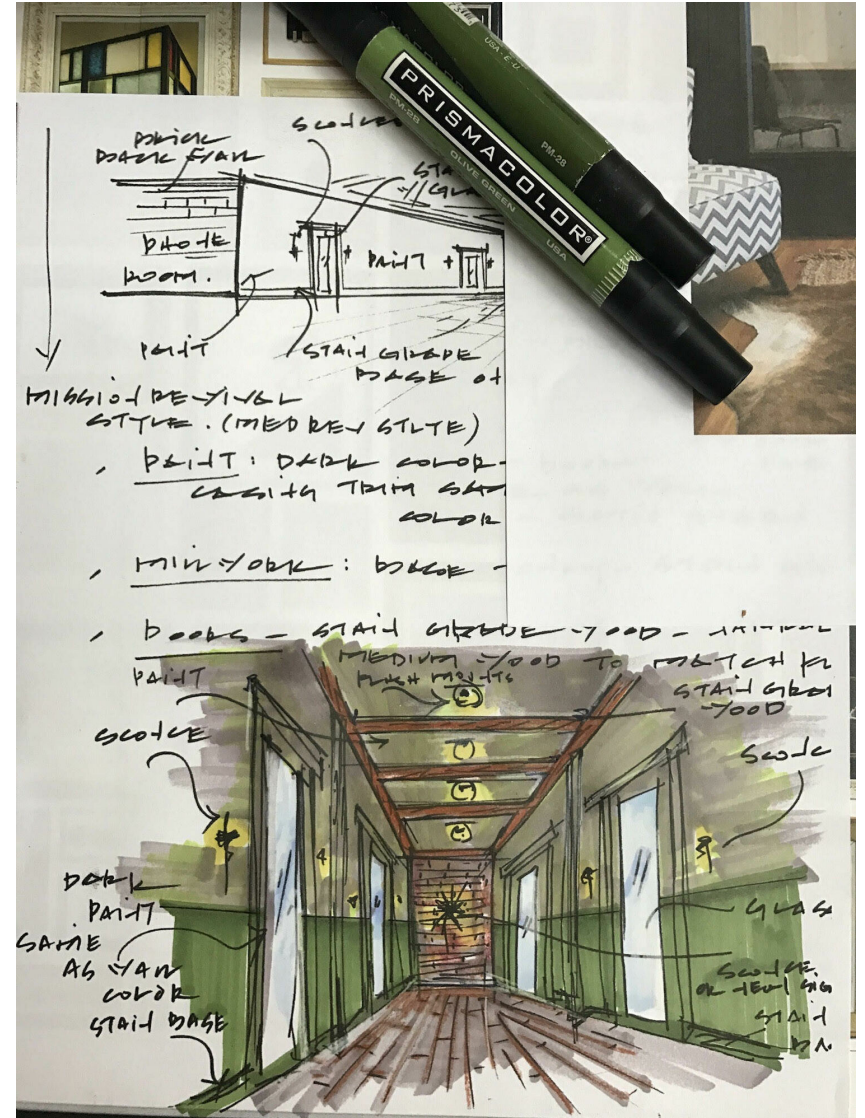
### STATION HOUSE

- Also available For Sale Station House - 260 1st Ave S, St Petersburg, FL for \$18,500,000
- Property Link: <https://buildout.com/sharing/1304392-sale?file=3774758>





# Additional Photos







# Additional Photos







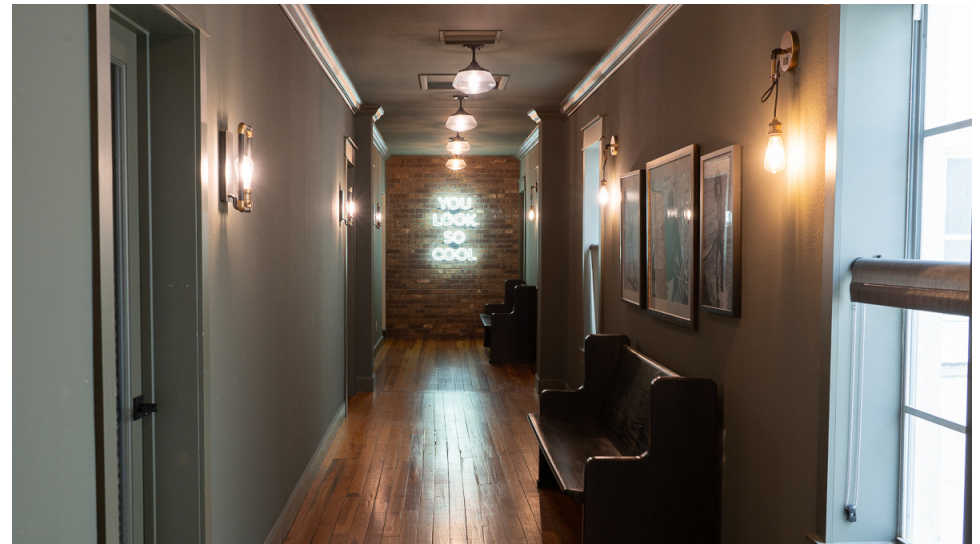
# Additional Photos







# Additional Photos







# Additional Photos







# Additional Photos







# Rendering Images - Not Existing





# Section 2

LOCATION INFORMATION

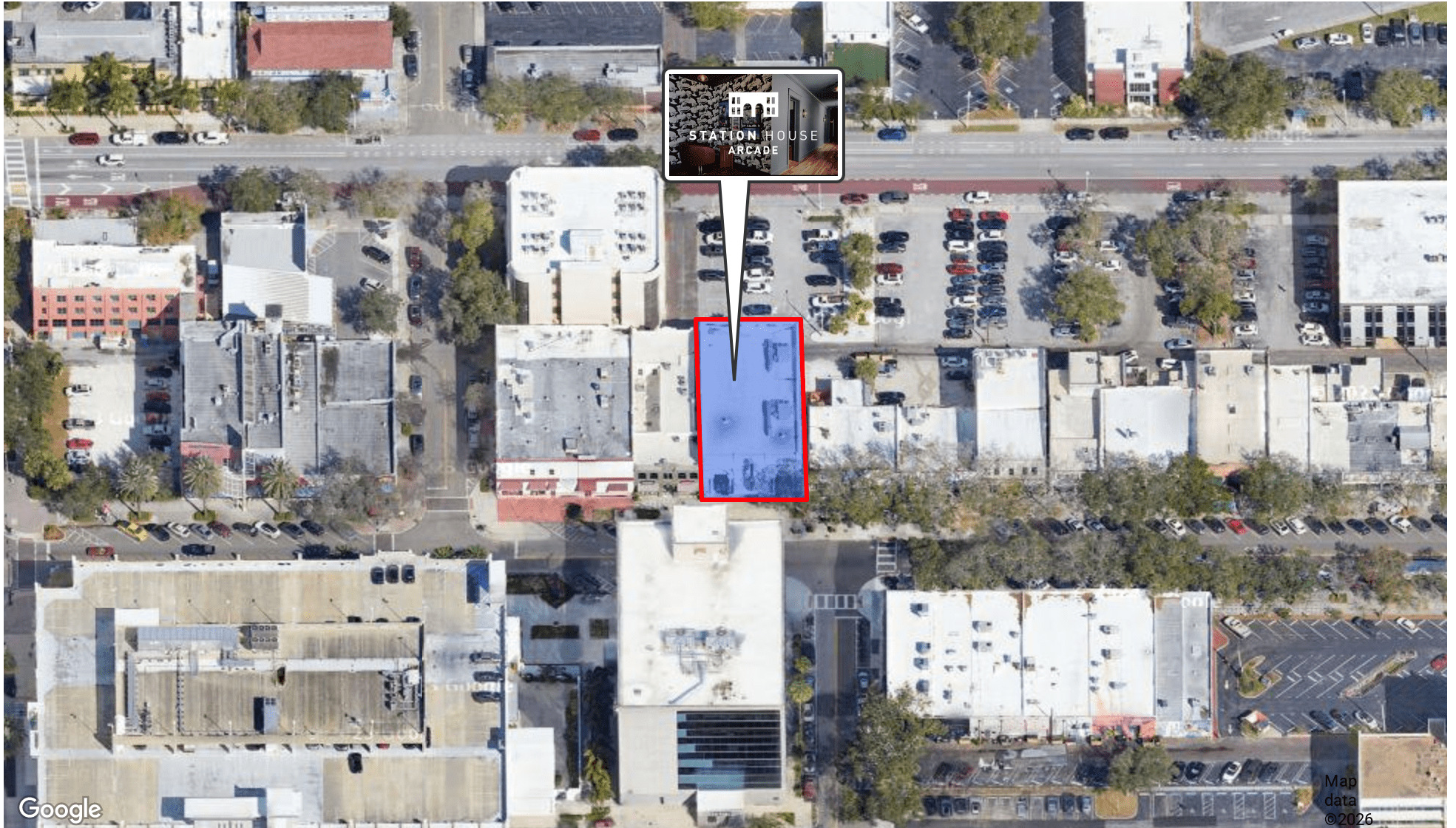




# Location Map - Station House Arcade











## Developments in Downtown

Projects currently proposed or under construction during 2023.

### HOTEL

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

### ARTS AND CULTURE

- 1: The Dalí 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

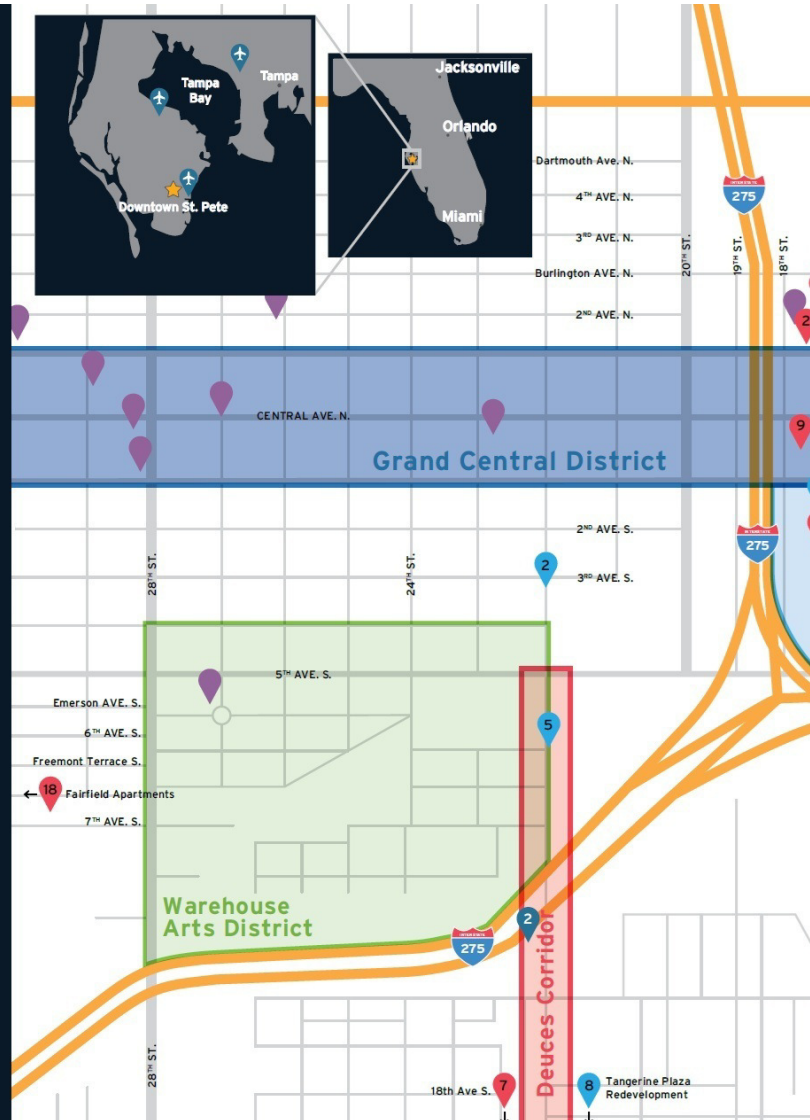
### MIXED USE

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

### RESIDENTIAL (OVER 50 UNITS)

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

### RESIDENTIAL (UNDER 50 UNITS)





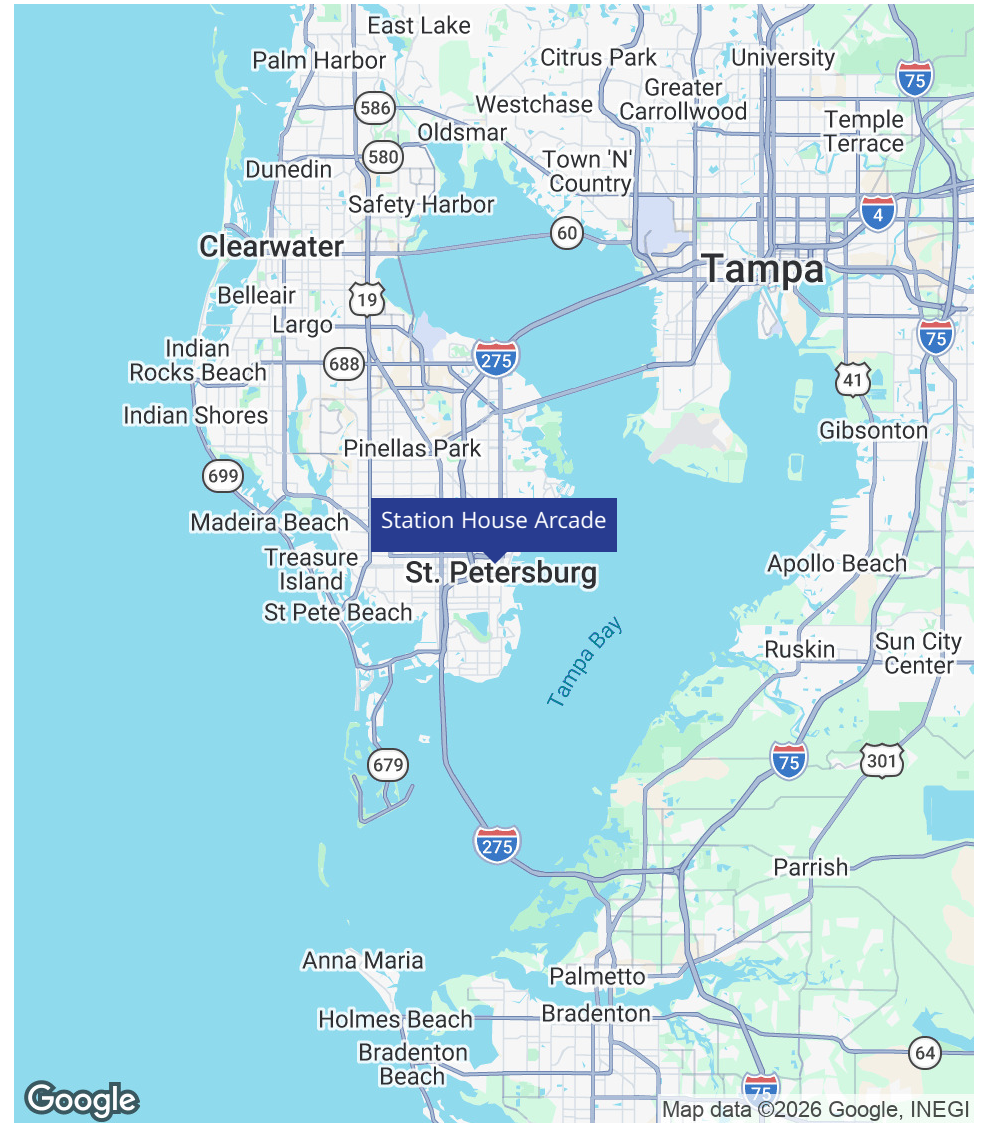
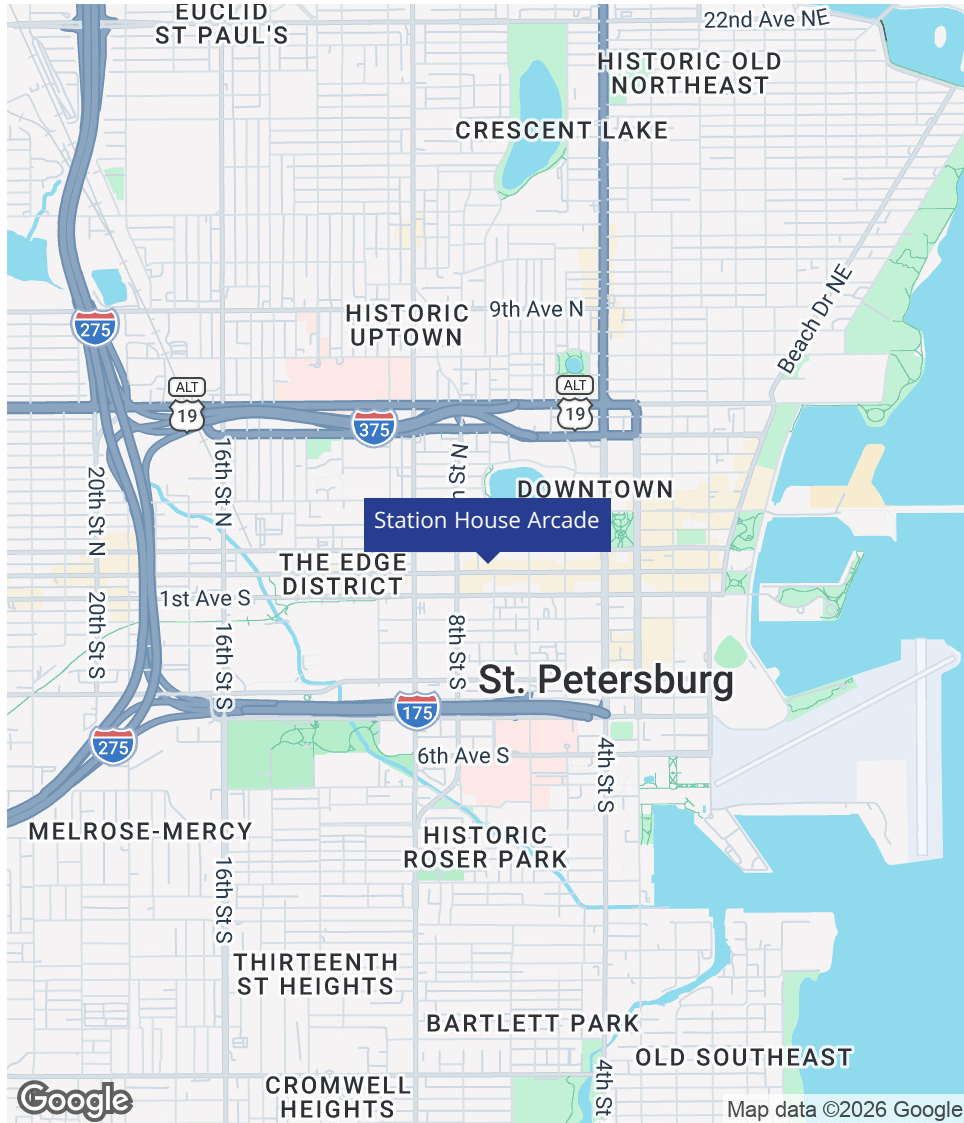
# DTSP Development Guide







# Location Map





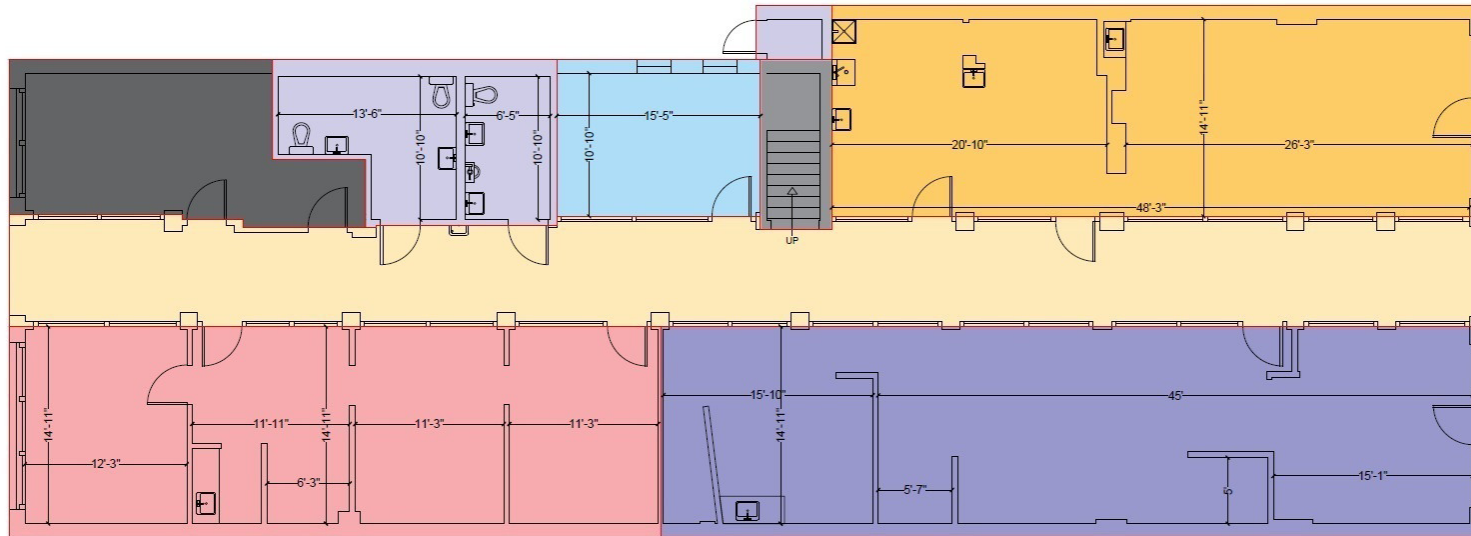
# Section 3

FLOOR PLANS





# 1st Floor Plan

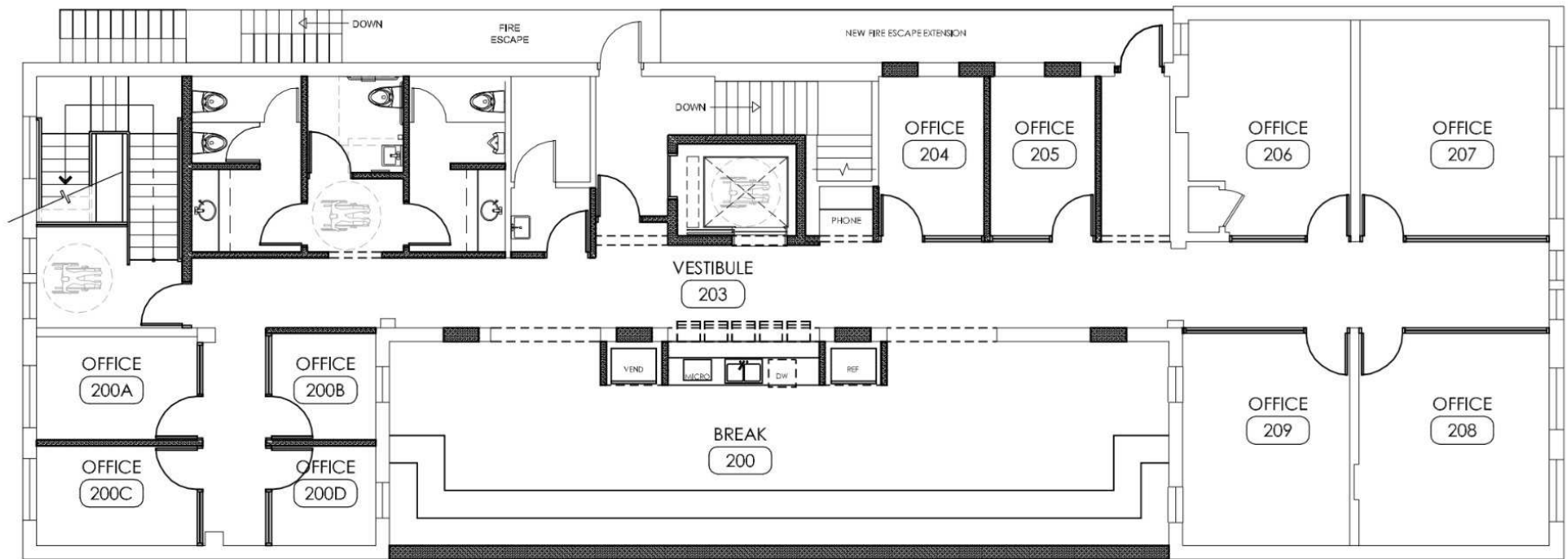


**External Gross Area: 7,518 Square Feet**  
**ANSI/BOMA Z65.1 (2010) Office Standard**  
 \*interior square footage is estimated due to lack of access

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> Suite 100: 787 Square Feet          | <span style="display: inline-block; width: 15px; height: 15px; background-color: darkgrey; border: 1px solid black; margin-right: 5px;"></span> Suite I : 273 Square Feet             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black; margin-right: 5px;"></span> Suite 101: 993 Square Feet          | <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Building Circulation: 907 Square Feet   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> Suite K : 182 Square Feet        | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightpurple; border: 1px solid black; margin-right: 5px;"></span> Building Service: 259 Square Feet  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black; margin-right: 5px;"></span> Suite J : 785 Square Feet             | <span style="display: inline-block; width: 15px; height: 15px; background-color: darkgrey; border: 1px solid black; margin-right: 5px;"></span> Vertical Penetration: 180 Square Feet |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> Second Floor: 3,152 Square Feet |   |



# 2nd Floor Plan - Concept Plan

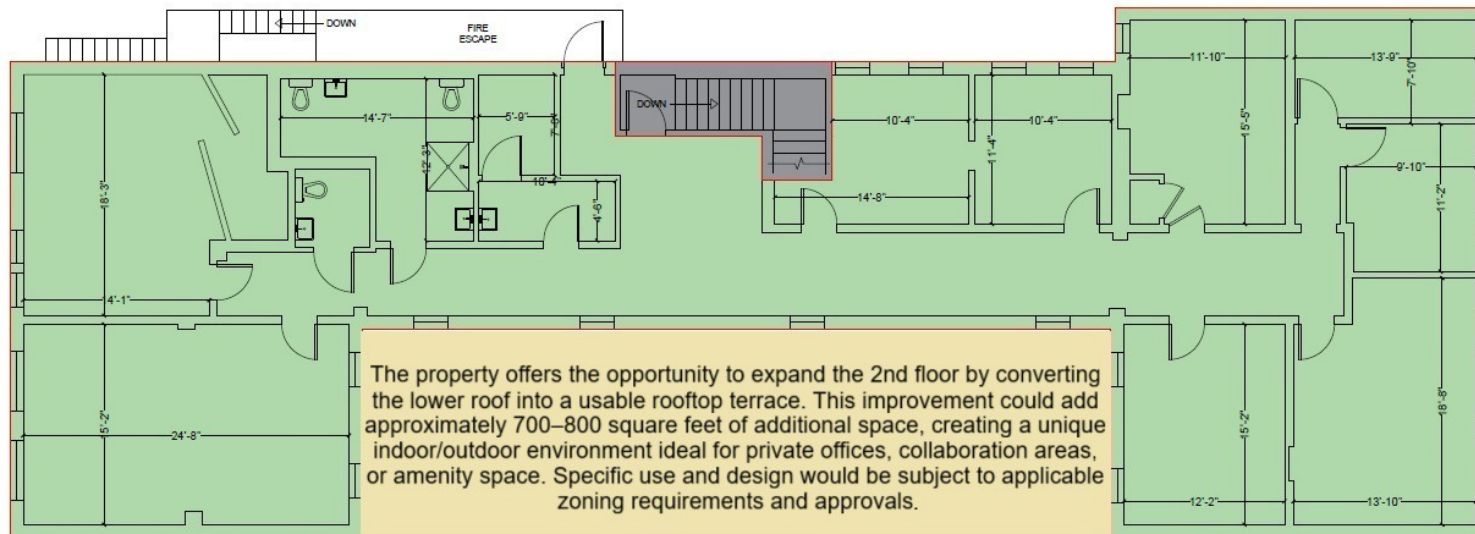


**LEVEL TWO PLAN**





# 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





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,686	97,915	244,592
Average Age	47	44	45
Average Age (Male)	47	43	44
Average Age (Female)	47	44	45

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,739	46,285	112,485
Persons per HH	1.7	2.1	2.2
Average HH Income	\$98,209	\$100,602	\$98,235
Average House Value	\$638,576	\$475,283	\$417,580
Per Capita Income	\$57,770	\$47,905	\$44,652

RACE	1 MILE	3 MILES	5 MILES
Population White	14,933	55,596	153,627
Population Black	3,540	28,233	51,379
Population American Indian	65	339	827
Population Asian	575	3,069	9,439
Population Pacific Islander	8	45	160
Population Other	639	2,432	6,857

Map and demographics data derived from AlphaMap

