



Retail Property For Lease

Downtown St. Pete Central Avenue Retail w/Parking  
**1610 Central Ave, Saint Petersburg, FL 33712**

For More Information:  
813-254-6756 | EXT 84  
**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)





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### Executive Summary



#### OFFERING SUMMARY

Available SF:	1,700 SF
Lease Rate:	\$45 SF/yr (NNN)
Lot Size:	5,001 SF
Year Built:	1955
Building Size:	1,700 SF
Renovated:	2020
Zoning:	CBD-4
Market:	Tampa-St. Petersburg-Clearwater
Traffic Count:	9,600

#### PROPERTY OVERVIEW

This 1,700 SF retail space is now available in the heart of Downtown St Petersburg along busy Central Avenue. The space has an office and restroom and is ideal for a host of retail uses. There are 5 parking spaces which is a rarity in an area that is traditionally starved for patron parking and additional parking is available along the street. Conveniently located east of I-275 at the intersection of Central Avenue and 16th Street N across from the Fusion Complex offering great visibility in a thriving, high vehicular and pedestrian traffic environment surrounded by high density residential development.

Estimated CAM: \$7.00

Initial estimated monthly rent: \$7,367 (includes base rate + CAM) plus applicable sales tax

#### LOCATION OVERVIEW

Located in St. Petersburg just east of I-275 with easy access to surrounding areas.

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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

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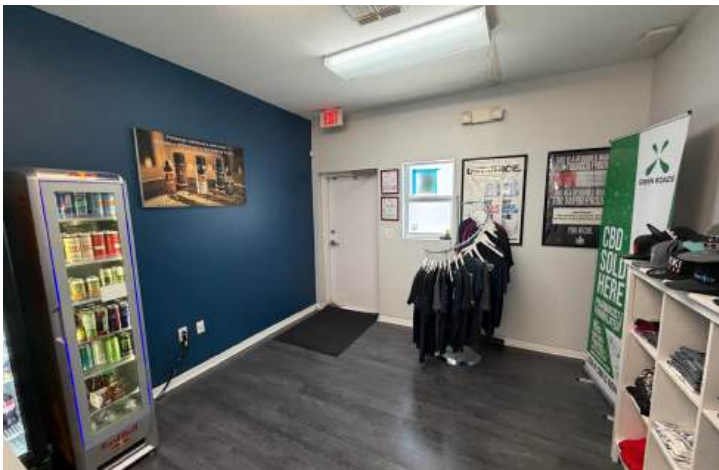




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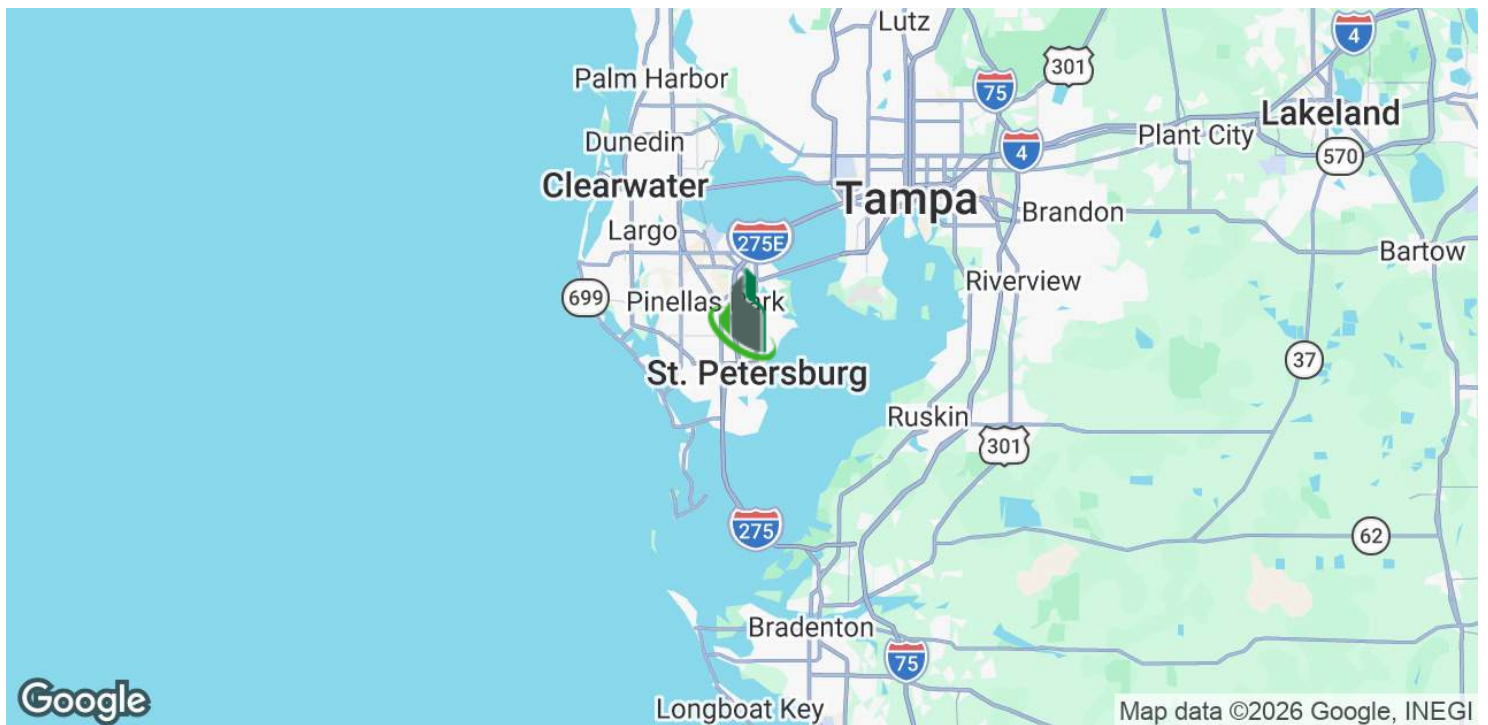
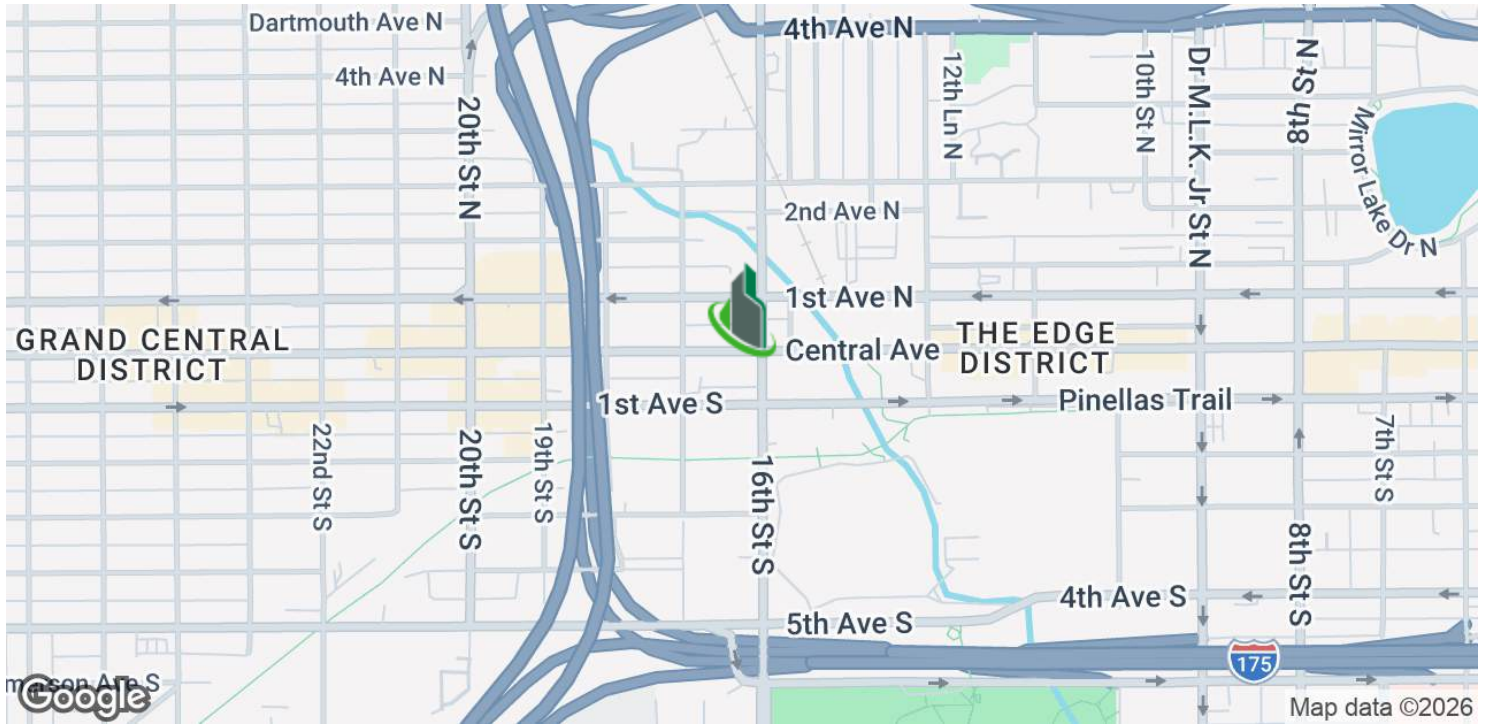
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Location Map



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### Retailer Map



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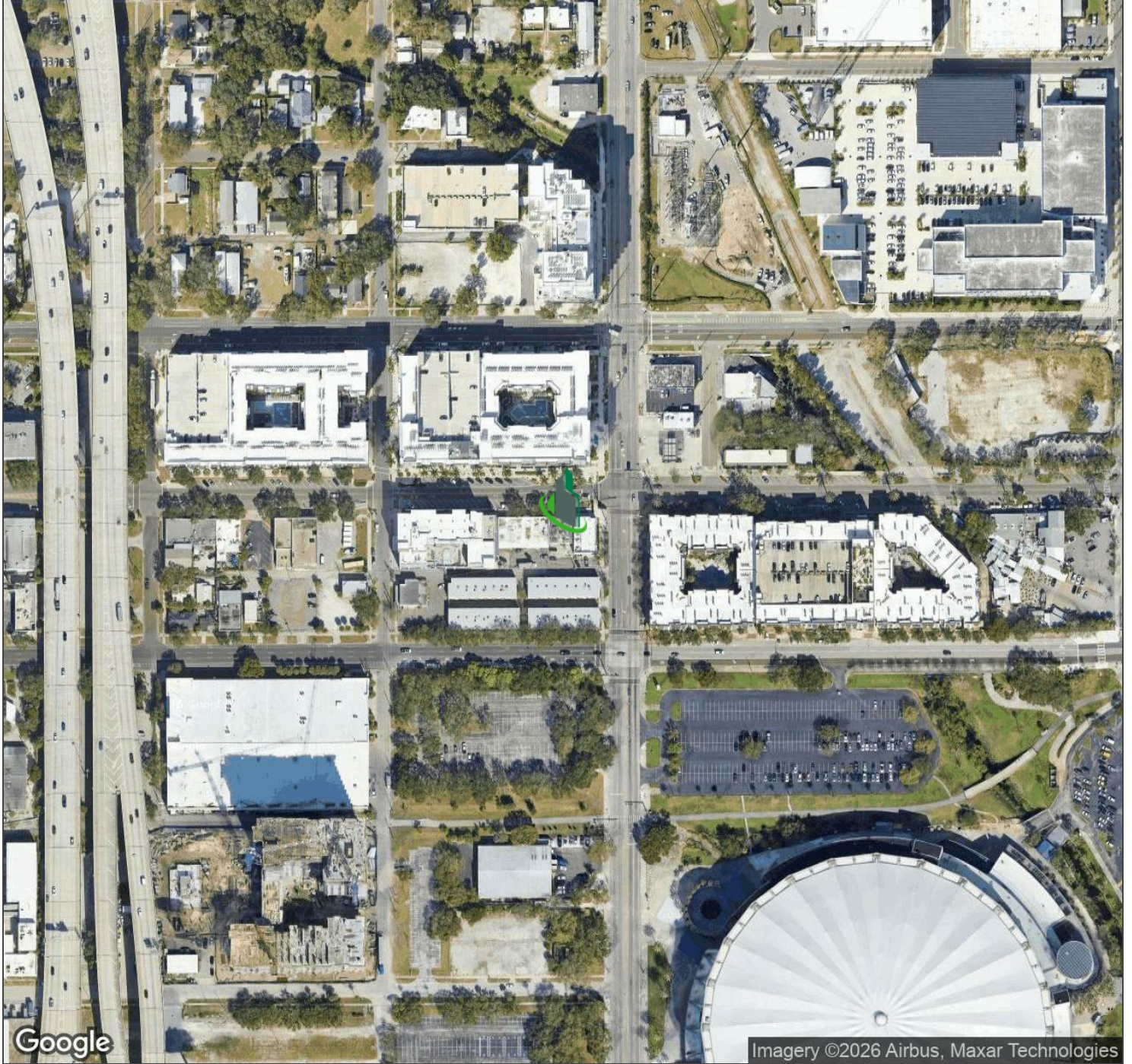
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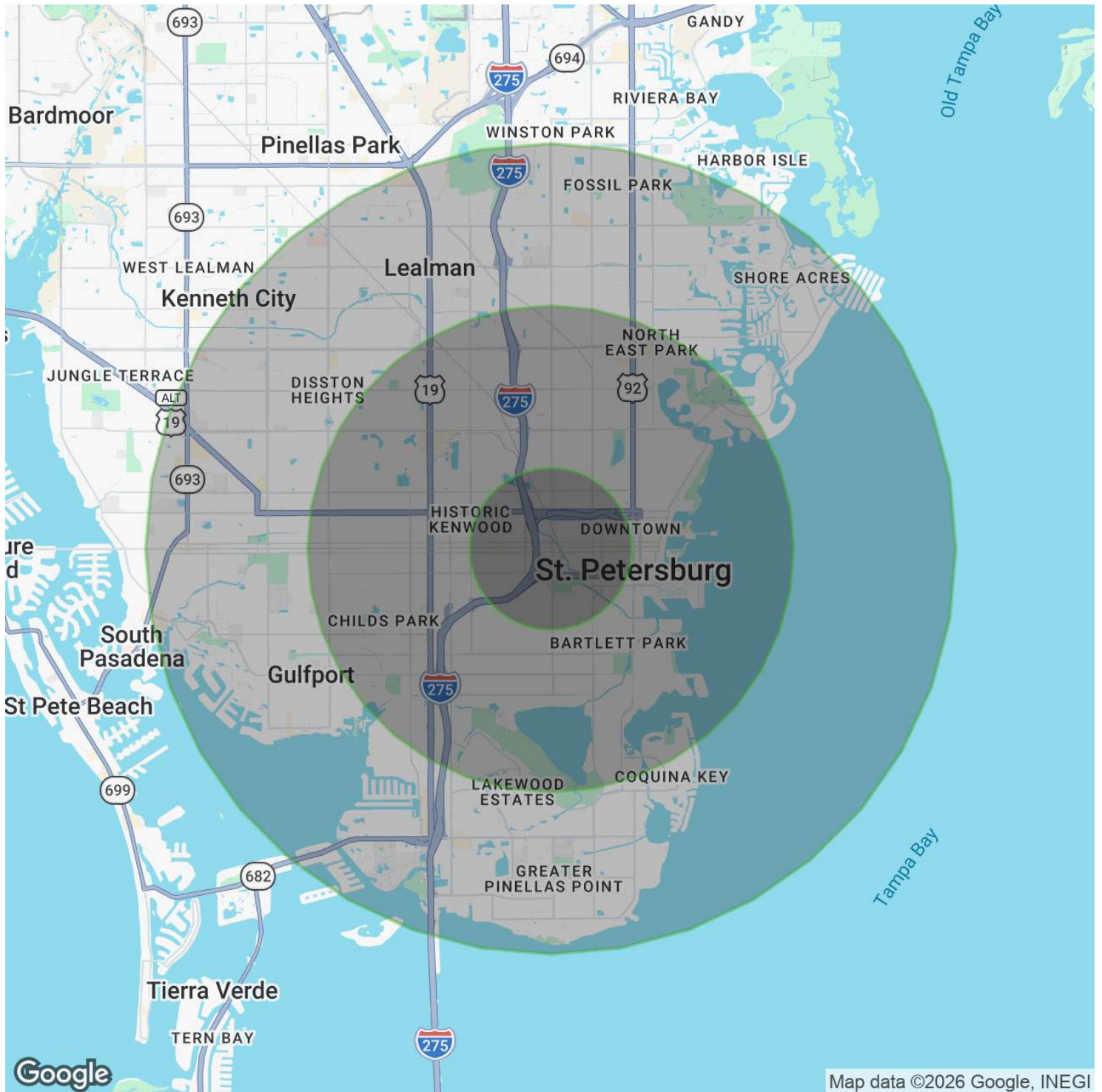
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### Demographics Map & Report



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### Demographics Map & Report

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,247	115,504	261,634
Average Age	43	43	45
Average Age (Male)	43	43	44
Average Age (Female)	43	44	46

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,723	54,000	120,748
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$79,344	\$94,658	\$97,116
Average House Value	\$438,321	\$433,370	\$415,914

#### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	9.7%	9.6%	10.2%

#### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	9,063	64,569	166,534
% White	55.8%	55.9%	63.7%
Total Population - Black	4,919	33,519	52,288
% Black	30.3%	29.0%	20.0%
Total Population - Asian	336	4,000	10,329
% Asian	2.1%	3.5%	3.9%
Total Population - Hawaiian	3	52	182
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	58	381	869
% American Indian	0.4%	0.3%	0.3%
Total Population - Other	452	3,077	7,400
% Other	2.8%	2.7%	2.8%

#### TRAFFIC COUNTS

Central Ave & 16th St N 9,600/day

2020 American Community Survey (ACS)