

Mixed Use
Building

For Sale



235-239 2ND AVE SOUTH

ST. PETERSBURG, FL 33701



VECTOR
COMMERCIAL REAL ESTATE

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

The Wilson Building presents a rare opportunity to acquire a mixed-use asset in the heart of Downtown St. Petersburg's thriving urban core. Located at 235-239 2nd Avenue South, the two-story property encompasses approximately 21,804 square feet and was originally constructed in 1924. Significant renovations and capital improvements were completed in 2022, modernizing much of the building while preserving its historic character.

The property is occupied by a diversified mix of NNN tenants, including Black Leaf Cigar & Wine Bar, Growve/Viva 5 Corporation, and Jeff Scott Dentistry, providing stable in-place income. Additionally, one first-floor retail/office suite remains available for tenant buildout and occupancy, creating a compelling value-add opportunity for investors to increase revenue through lease-up or for owner-users seeking to establish a presence in one of Florida's most dynamic downtown markets.

Strategically positioned just steps from Beach Drive, the St. Petersburg Pier, waterfront parks, museums, restaurants, hotels, and the Bayfront entertainment district, the Wilson Building benefits from exceptional visibility, pedestrian traffic, and continued investment throughout Downtown St. Petersburg. The combination of stabilized tenancy, leasing upside, and remaining buildout potential offers investors multiple avenues for value creation.

As Downtown St. Petersburg continues to experience substantial residential, hospitality, and mixed-use development, opportunities to acquire well-located assets of this scale have become increasingly limited. The Wilson Building offers the chance to secure a strategic foothold in one of the Southeast's most desirable urban markets while capitalizing on the leasing and buildout opportunities that remain within the property.



PRICE

\$10,900,000



LOCATION

235 2nd Ave South
St. Petersburg, FL 33701



IN PLACE NOI

\$612,556



SIZE

Building: 21,804 SF

Total Land Size: 11,962 SF



PARKING

Adjacent Street Parking and
Adjacent McNulty Garage



ZONING

Downtown Core
DC-1

Highlights

- ±21,804 SF Mixed-Use
- Heart of Downtown St. Petersburg
- ±88.7% Leased
- 1 vacant ±2,453 SF Restaurant Suite
 - Offering Lease-Up Upside
- In-Place Annual Base Rent ±\$612,556
- Contractual Annual Rent Escalations
- Steps from Beach Drive, St. Petersburg Pier, downtown Bayfront Entertainment District
- Income diversification across multiple uses & tenant types.
- Two-story masonry building



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THE BAY IN THE RANKINGS

32,000

**DOWNTOWN
JOBS**

56%

**JOBS EXCEEDING
U.S. MEDIAN EARNINGS**

15%

**JOB GROWTH
IN PAST 5 YEARS**

#1

BEST RUN CITY IN FLORIDA
WalletHub

**CITY FOR OUTDOOR
ENTHUSIASTS TO LIVE & WORK**
SmartAsset

TOP 15

**CITY FOR NEW NORMAL
CORPORATE HQ**
WalletHub

#2

CITY'S ECONOMIC PERFORMANCE
WalletHub

#3

FISCALLY FIT MSA IN NATION
Sperling's BestPlaces

#4

**ECONOMIC GROWTH IN U.S. MID-SIZED
CITIES**
CoworkingCafe

POPULATION & INCOME

	1 MILE	5 MILES	10 MILES
2025 POPULATION	19,896	216,957	431,360
2024 HOUSEHOLDS	12,004	99,266	206,111
AVG HOUSEHOLD INCOME	\$103,049	\$98,216	\$98,548

ST. PETE TAKES THE LEAD...

St. Pete came up on top compared to its neighbors and nationally, making it the #5 Best Place to Live in the U.S. based on the job market, safety, and wellness metrics. Here's how we stacked up based on the Tampa Bay Business Journal's published research:

- HIGHEST PER CAPITA INCOME
- SMALLEST INCOME DISPARITY BY GENDER
- SMALLEST INCOME DISPARITIES BETWEEN AFRICAN AMERICANS AND CAUCASIANS
- LARGEST MIDDLE-CLASS SHARE
- LOWEST SHARE LIVING BELOW POVERTY
- LOWEST UNEMPLOYMENT
- LARGEST SHARE OF FEMALES WITH BACHELOR'S DEGREES

MARKET MAP

Developments in Downtown

Projects currently proposed or under construction during 2025.

ARTS AND CULTURE

1. Central Park Food Hall
2. St. Petersburg History Museum Expansion
3. The Dalí Museum Expansion
4. Woodson African American Museum of Florida
5. Morean Arts Center Expansion
6. Florida Orchestra Center for Music Education and
7. St. Petersburg Athletic Paddle and Social Club

HOTEL

- | | |
|--------------------------|----------------------|
| 1. Cordova Inn Expansion | 3. TEMPO by Hilton |
| 2. EDGE Boutique Hotel | 4. The Coronet Hotel |

INSTITUTIONAL

1. Chabad Center for Jewish Life
2. Johns Hopkins All Children's Hospital Emergency Center Expansion
3. University of South Florida College of Marine Science Center of Excellence
4. in Environmental and Oceanography Sciences
5. Legacy Center for Social Justice
6. Hub 2.0 St. Pete Innovation District
7. Bernie McCabe Second District Court of Appeal
8. Orlando Health Imaging Centers
9. Orlando Health Medical Pavilion
- Orlando Health Women's Pavilion

MIXED USE

- | | |
|----------------------------------|-------------------------------|
| 1. The Residences at 400 Central | 5. Waldorf Astoria Residences |
| 2. The Central | St. Petersburg |
| 3. EDGE Collective II | 6. Tangerine Plaza |
| 4. 450 1st Ave. N. | 7. Third Lake Partners |
| | 8. 821 1st Ave. N. |

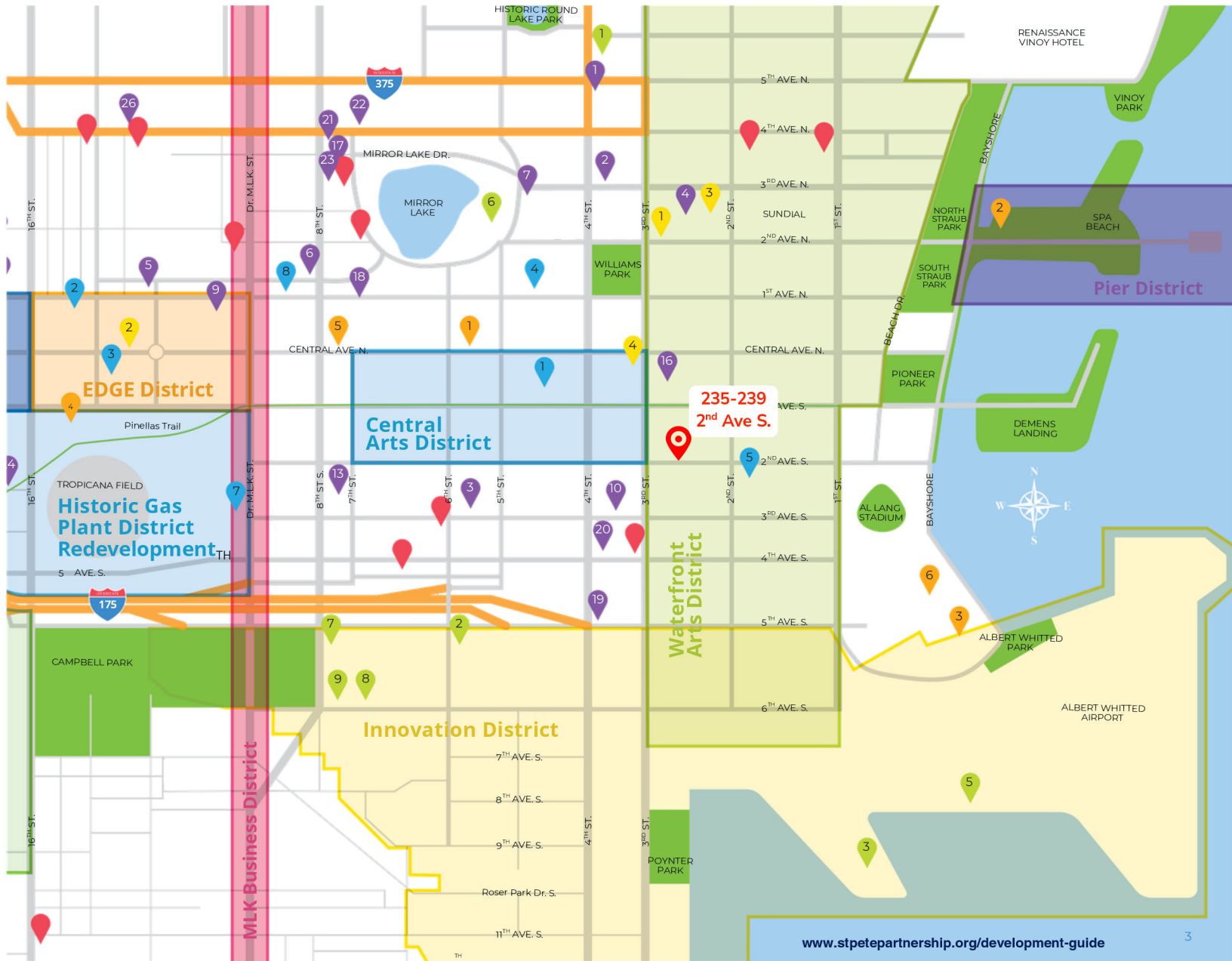
RESIDENTIAL (OVER 50 UNITS)

- | | |
|---|---|
| 1. 5th Ave. N. & 4th St. N. | 15. 1641 1st Ave. N. |
| 2. 3rd Ave. N. & 3rd St. N. | 16. Art House |
| 3. 511, 533, 543, 551 3rd Ave. S. | 17. Tomlinson Adult Learning Center Redevelopment |
| 4. Residential Tower (former Exchange/Indigo Hotel) | 18. 699 1st Ave. N. |
| 5. Kettler EDGE Development | 19. 446 4th St. S. |
| 6. Abacus Tower | 20. Roche Bobois Residences |
| 7. Mirror Lake Red Apple | 21. Ellington Place |
| 8. Development Lecsse Tower | 22. Downtown 747 4th Ave. |
| 9. Viv Apartments | 23. Reflection |
| 10. 3rd & 3rd | 24. Senior Affordable Housing PCHA |
| 11. Fairfield Apartments | 25. Ellington Place EDGE District |
| 12. Gallery Haus | 26. Vincentian Village |
| 13. Tuxedo Court | 27. Bendin Road Apartments |
| 14. SkySt. Pete | |

RESIDENTIAL (UNDER 50 UNITS)



MARKET MAP







CONTACT US



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We look forward to working with you



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