



### LEASE RATE

\$44.00 SF/yr  
(\$11.00 PSF NNN )



### AVAILABLE UNIT SIZES

1,550 to 1,650 +/-



### AVAILABILITY

NOW



### NUMBER OF AVAILABLE UNITS

Two of Four Units



### CEILING HEIGHTS

16'

**2105 - 2113 CENTRAL AVE  
SAINT PETERSBURG, FL 33713**

# THE CENTRAL GRAND

## Presented By:

**Joe Esposito**  
Managing Principal/Director  
727.435.8889  
esposito@axxoscre.com

**AXXOS**  
475 Central Ave, Suite 400  
St Petersburg, FL 33701  
AxxosCRE.com

# TABLE OF CONTENTS

## TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
LOCATION DESCRIPTION	5
ADDITIONAL INTERIOR PHOTOS	6
LOCATION INFORMATION	7
LOCATION MAP	8
DEMOGRAPHICS	9
DEMOGRAPHICS MAP & REPORT	10

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from AXXOS its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither AXXOS its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. AXXOS will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. AXXOS makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. AXXOS does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by AXXOS in compliance with all applicable fair housing and equal opportunity laws.

# PROPERTY INFORMATION



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Position your business at the epicenter of culture and commerce in St. Petersburg's Grand Central District—a thriving, walkable neighborhood known for its vibrant mix of restaurants, bars, galleries, and locally owned shops. Just minutes from downtown, this prime commercial space offers a rare opportunity to establish your brand in one of the city's most sought-after corridors.

This highly visible space boasts soaring 16-foot ceilings and free span construction, creating an expansive and versatile interior that can be easily configured to suit any retail, office, restaurant, or bar concept. With marquee signage located immediately above the storefront and strong pedestrian and vehicle traffic along Central Avenue, your business will benefit from exceptional exposure and branding potential.

Sidewalk seating is available with a city permit—perfect for restaurants, cafés, or bars looking to engage with the neighborhood's active street life. In addition, this site is likely to qualify for an SRX Full Liquor License, allowing for full-service alcohol sales without the need for a costly 4COP license.

Zoned CCT-1, the property supports a wide range of commercial uses and offers a flexible canvas for visionary operators. Whether you're launching a flagship retail location or building out a full-service hospitality venue, this space provides the bones and the location to thrive in one of St. Pete's fastest-growing, culturally rich districts.

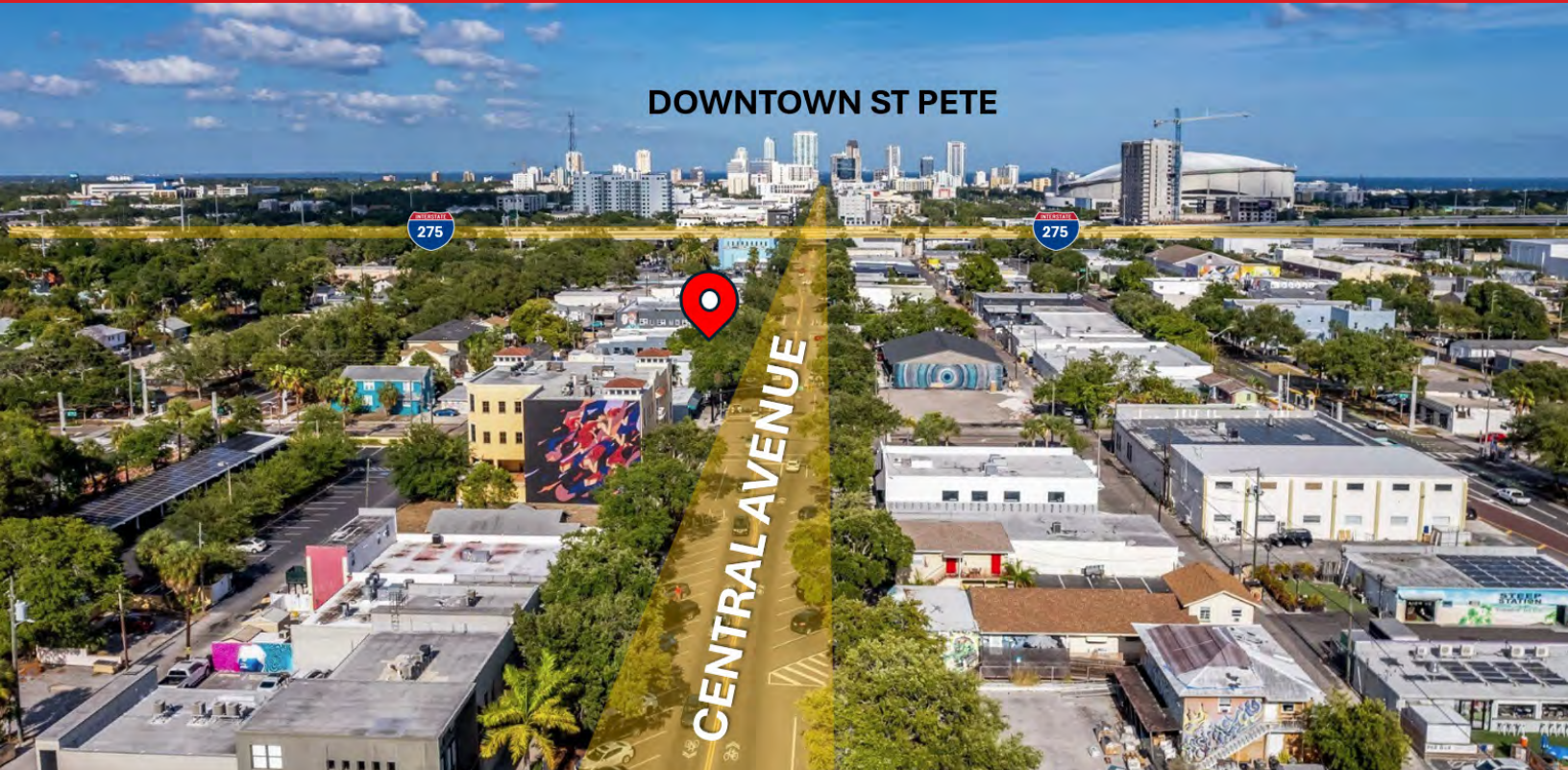
## OFFERING SUMMARY

Lease Rate:	\$44.00 SF/yr (\$11.00 PSF NNN )
Number of Available Units:	Two of Four Units
Available SF:	1,550 - 1,650 SF
Building Size:	16,519 SF

SPACES	LEASE RATE	SPACE SIZE
2107 Central Ave	\$44.00 SF/yr	1,650 SF
2113 Central Ave	\$44.00 SF/yr	1,550 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,154	57,151	118,174
Total Population	14,534	122,363	255,517
Average HH Income	\$78,534	\$92,742	\$94,757

# LOCATION DESCRIPTION



## DOWNTOWN ST PETE

### LOCATION DESCRIPTION

#### PRIME RETAIL OPPORTUNITY IN THE BURGEONING GRAND CENTRAL DISTRICT

Situated along the vibrant Central Avenue corridor, the Grand Central District in St. Petersburg, Florida, stands as a premier destination for retail enterprises. This dynamic neighborhood, just west of downtown, boasts over 450 locally owned businesses, including popular restaurants, bars, coffee shops, breweries, and boutiques, fostering a lively and diverse community atmosphere. Grand Central District.

#### STRATEGIC LOCATION WITH HIGH VISIBILITY

Central Avenue serves as a bustling artery, ensuring substantial foot and vehicle traffic that benefits retail establishments. The district's walkable design, enhanced by additional bike lanes, immersive art installations, and improved crosswalks, encourages pedestrian engagement and accessibility. Grand Central District.

#### VERSITILE ZONING AND BUSINESS-FRIENDLY ENVIRONMENT

Zoned as CCT-1, the Grand Central District offers flexible opportunities for various business models, including retail, office, restaurant, and bar concepts. The area's commitment to diversity and inclusion, exemplified by its status as the birthplace of St. Pete Pride and home to over 150 LGBTQ+ owned and allied businesses, creates a welcoming environment for entrepreneurs. Grand Central District

#### ROBUST DEMOGRAPHICS AND FUTURE GROWTH

The district is experiencing significant growth, with developments like Whitney Village introducing 325 market-rate apartments and 32,000 square feet of retail space. Additionally, transit-oriented development plans around the SunRunner Bus Rapid Transit stations anticipate the construction of up to 4,400 new residential units, further expanding the local customer base.

#### CULTURAL HUB WITH COMMUNITY APPEAL

The Grand Central District's rich cultural scene, highlighted by events such as St. Pete Pride and Halloween on Central, attracts both residents and visitors. Its eclectic mix of historic charm and modern amenities makes it an ideal location for businesses aiming to thrive in a vibrant, community-oriented setting.

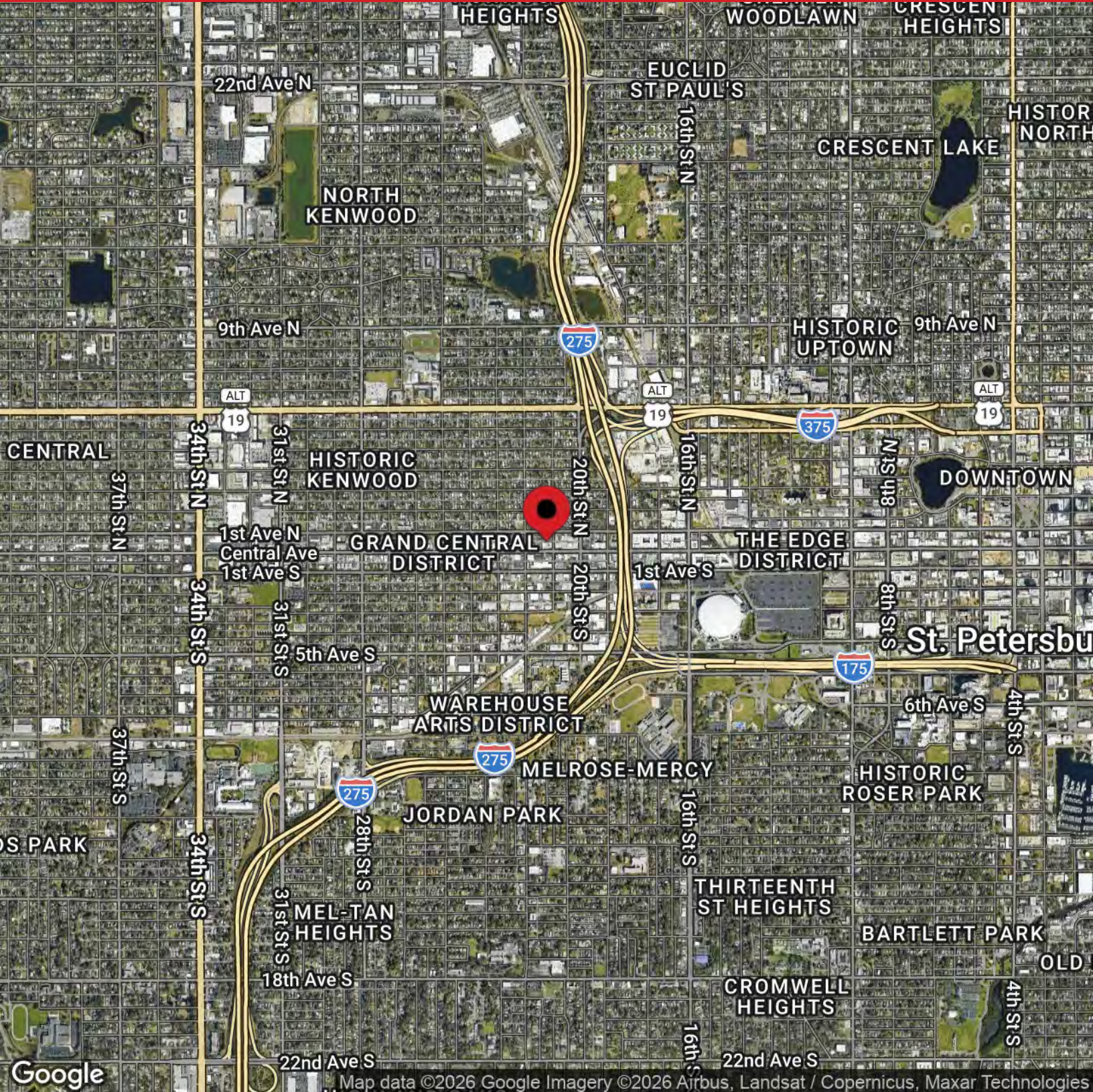
# ADDITIONAL INTERIOR PHOTOS



# LOCATION INFORMATION



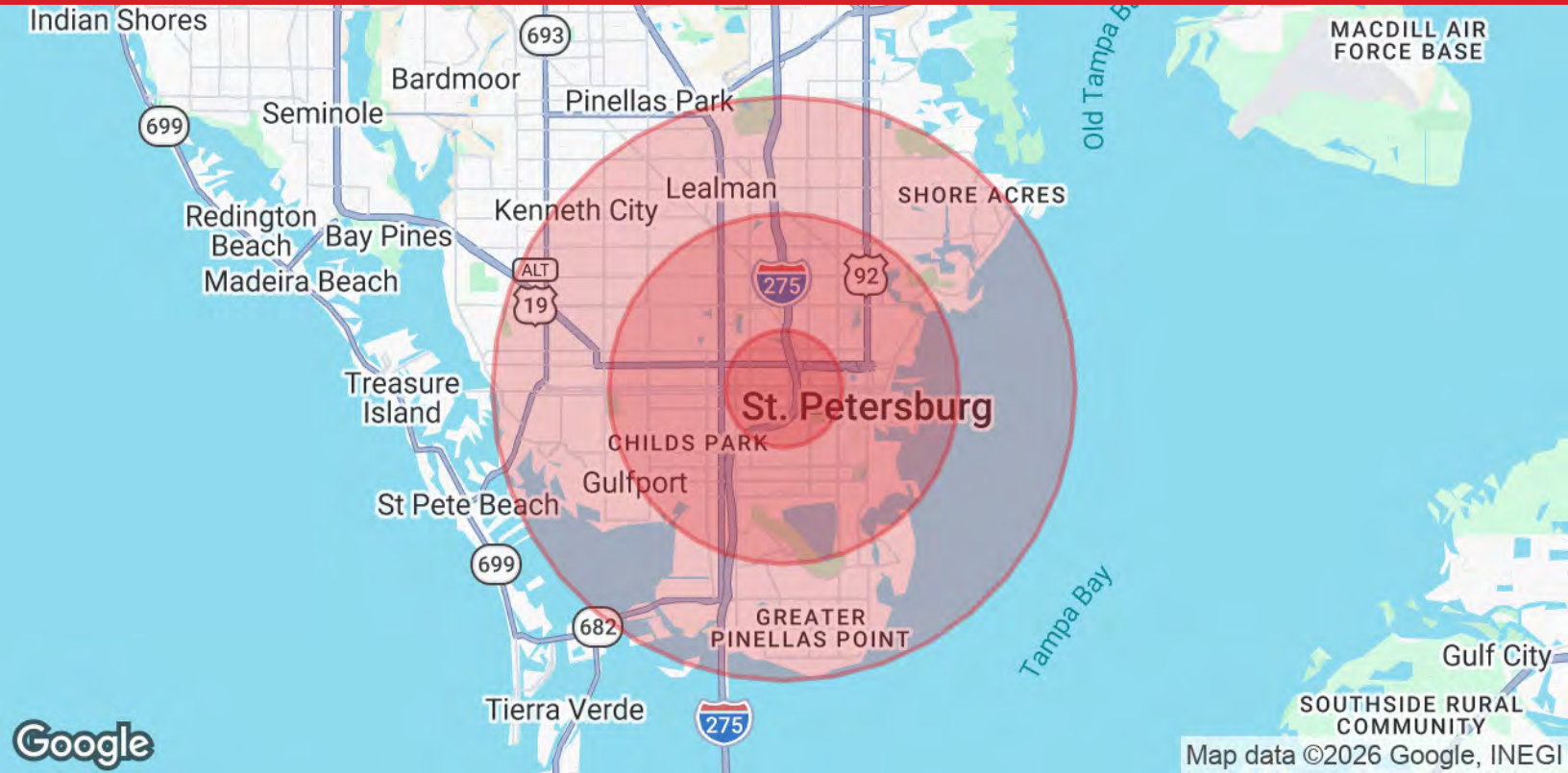
# LOCATION MAP



# DEMOGRAPHICS



# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	14,534	122,363	255,517
Average Age	42	44	45
Average Age (Male)	41	43	44
Average Age (Female)	42	44	46
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	7,154	57,151	118,174
# of Persons per HH	2	2.1	2.2
Average HH Income	\$78,534	\$92,742	\$94,757
Average House Value	\$401,409	\$419,931	\$406,947

2020 American Community Survey (ACS)