



Restaurant Space For Lease

3805 34th St S, St Petersburg, FL 33711



💰 Lease Rate: **\$40 SF NNN**

📏 Unit Size: **8,192 SF**

✅ Available: **Now**

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CHIPOTLE

SUBJECT
PROPERTY

SIGNALIZED
CORNER

34TH ST S

38TH AVES

0.925

0.40

0.30

1.00

Highlights



Total Available Space: 8,192 SF



Divisible space with tenant improvement allowance available.



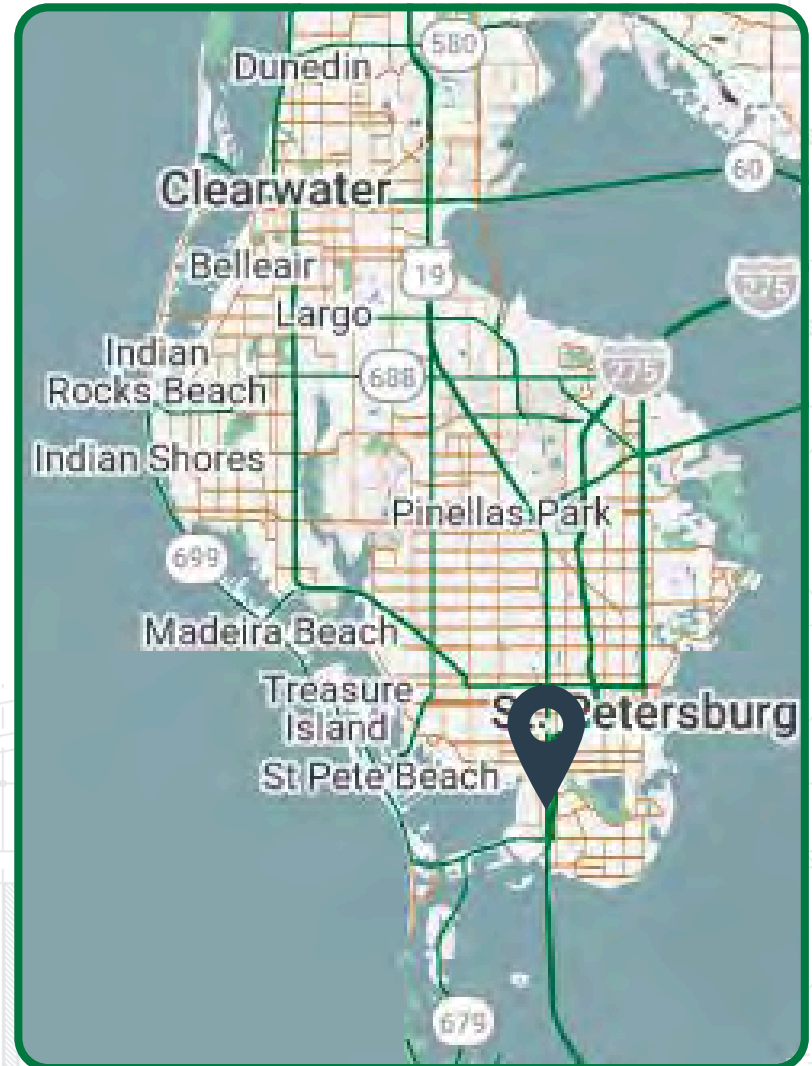
Booming Skyway Marina District with 4,000+ new units.



Vibrant retail surrounding, including Chipotle next door.

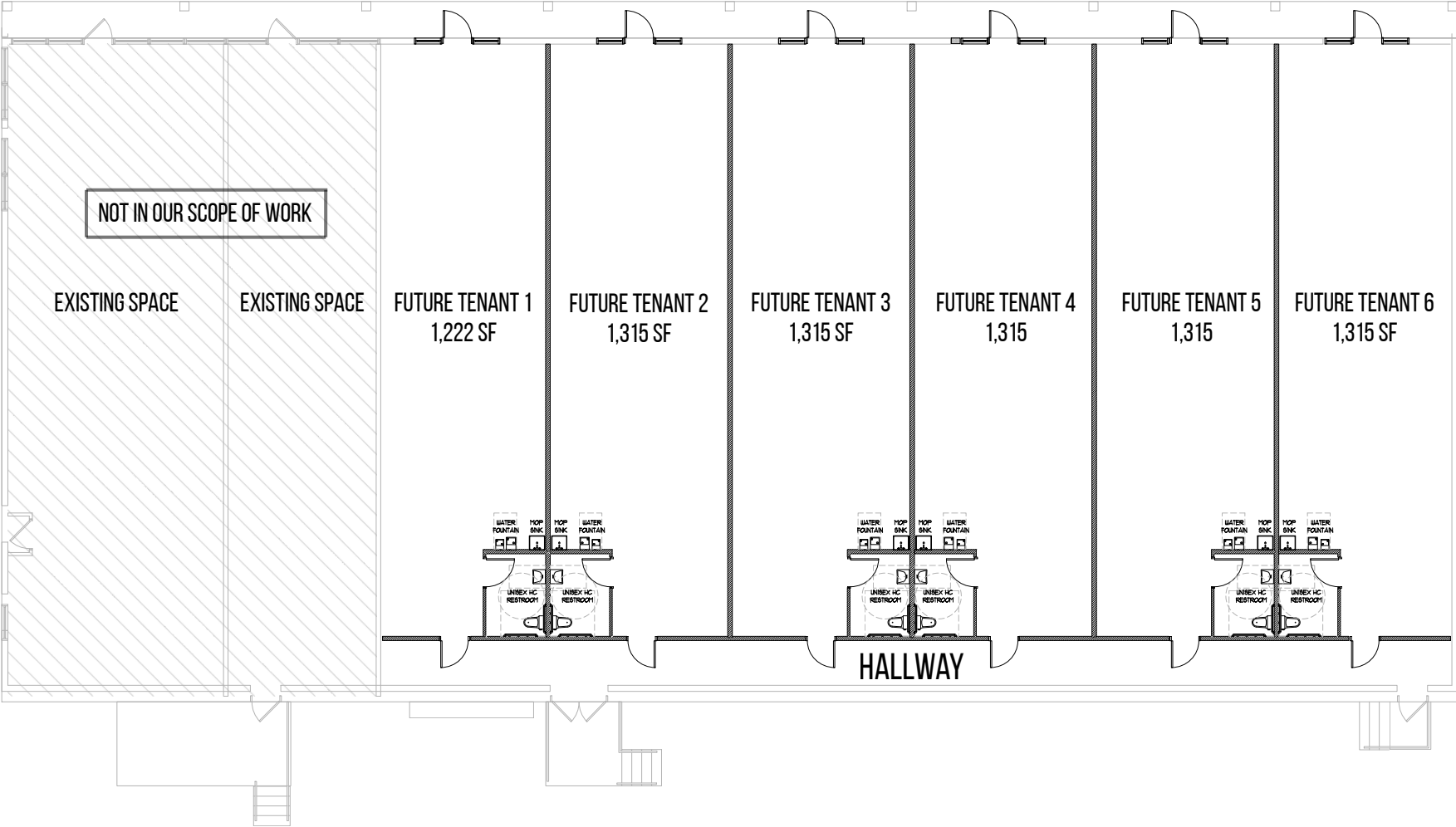


Signalized, high-traffic intersection with strong visibility.



Information herein is not warranted and subject to change without notice. We assume no liabilities for errors and omissions.

Floor Plan





SkyWay
LOFTS



THE ADDISON
SKYWAY MARINA
luxury apartment homes

34TH ST S



Positioned in the heart of the rapidly growing Skyway Marina District, 3805 34th St S offers a prime opportunity to capture both local and regional traffic along one of St. Petersburg's most active corridors. Located at a signalized intersection with **strong visibility and high daily traffic counts**, the site is surrounded by a dynamic mix of national retailers and daily-use brands, including Dunkin', Starbucks, Zaxby's, and a soon-to-open Chipotle, driving consistent consumer activity. With over 4,000 new and upcoming residential units in the immediate area, the property benefits from a built-in and expanding customer base, making it an ideal location for a restaurant or retail concept looking to establish itself in a high-growth, high-demand market.

DEMOGRAPHIC SUMMARY

3805 34th St S, St Petersburg, FL 33711
DRIVE OF 10 MINUTES



KEY FACTS

109,227 Population
45.4 Median Age

51,627 Households
\$58,540 Median Disposable Income



EDUCATION

6.1% No High School Diploma
30.2% Some College/Associate's Degree

23.5% High School Graduate
40.2% Bachelor's/Grad/Prof Degree



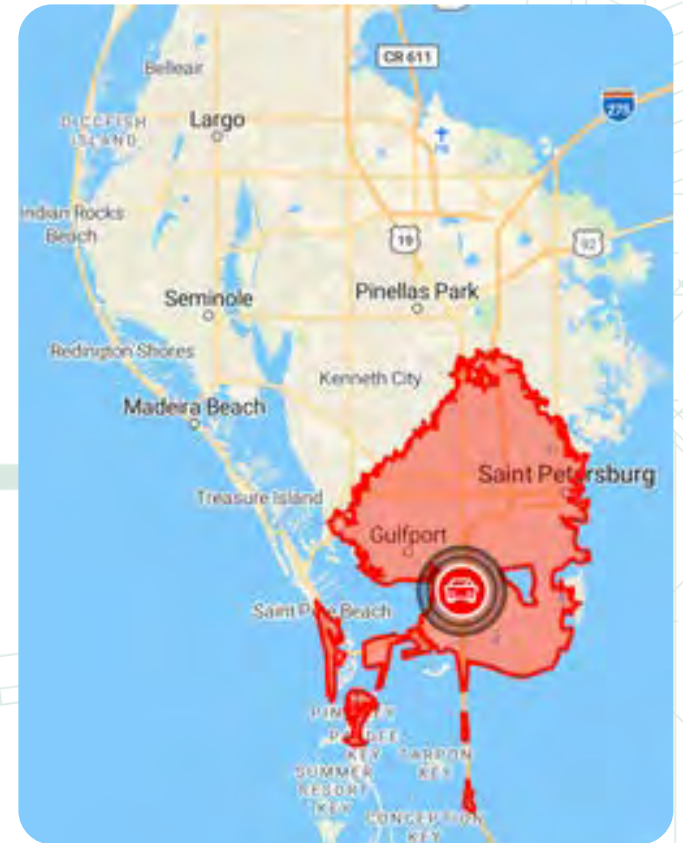
INCOME

\$70,682 Median Household Income
\$48,483 Per Capita Income
\$130,954 Median Net Worth



EMPLOYMENT

71.0% White Collar
15.0% Blue Collar
20.5% Services
5.4% Unemployment Rate



Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Listing Agent



Frank Bozikovich is a Retail and Land Specialist at Commercial Partners Realty with 20+ years of experience in the Tampa Bay market. He specializes in site selection, land assemblage, investment sales, and lease negotiations, working with top retailers, developers, and investors nationwide. **Known for his strong relationships** with local municipalities, he provides clients a strategic edge in complex transactions. Frank is a recipient of the Top Producer Pinnacle Award from Florida Gulfcoast Commercial Association of Realtors.

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