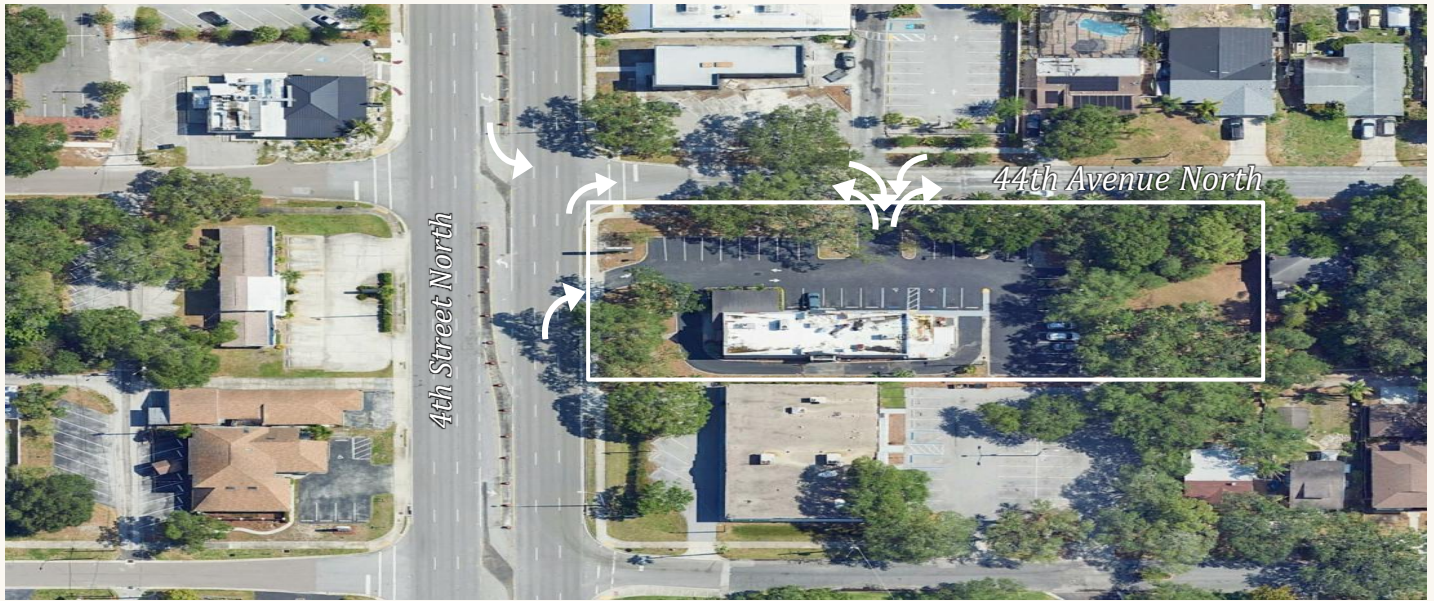


AVAILABLE FOR LEASE / 0.98 AC DRIVE-THRU PAD

4351 4th Street N.

3,400 SF QSR with drive-thru on a signalized corner pad · St. Petersburg, Florida 33703

ASKING RATE
**Call For
Details**



Hard Corner · Dedicated Turn Lane On 4th St. N · 34,500 AADT

N ↑

BUILDING

3,400 SF

LOT

0.98 AC

TRAFFIC COUNT

34.5 K AADT

CONFIGURATION

Drive-Thru
+ Covered Patio

THE OPPORTUNITY

A rare free-standing drive-thru on 4th Street N.

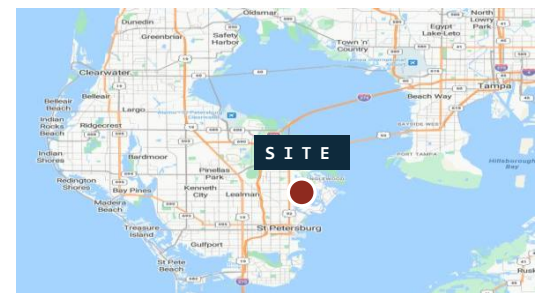
4351 4th Street N. offers a 3,400 SF freestanding QSR with drive-thru and covered patio on a 0.98-acre hard corner pad, capturing 34,500 vehicles per day on the principal North/South corridor in St. Petersburg. High-barrier infill submarket with limited inventory.

PROPERTY HIGHLIGHTS

- **3,400 SF** freestanding building on a **0.98-acre** corner pad
- Equipped **drive-thru** and covered outdoor **patio** seating
- **34,500 AADT** on 4th Street N — primary north-south arterial
- Dedicated southbound left-turn lane & full-access curb cut
- Surrounded by **Chick-fil-A, Starbucks, Whole Foods & Publix**

REGIONAL POSITION

Southern Pinellas, minutes to downtown St. Pete.



Downtown SP Tampa CBD TPA Airport
≈ 08 MIN ≈ 28 MIN ≈ 25 MIN

Carmine Lacognata

PARADISE VENTURES

DIRECT 727.657.9994

EMAIL cjl@paradiseventuresinc.com

Paradise Ventures, Inc.

140 CARILLON PKWY · 727.726.1115



§ 01

Demographic Profile

2026 estimates / concentric trade rings

1 1-MILE RING	3 3-MILE RING	5 5-MILE RING
POPULATION	POPULATION	POPULATION
17,626	110,814	229,730
AVG. HOUSEHOLD INCOME	AVG. HOUSEHOLD INCOME	AVG. HOUSEHOLD INCOME
\$118,516	\$105,338	\$94,174

§ 02

Surrounding Tenancy

Selected nearby retailers within the immediate trade area



CO-TENANCY

- 1 Chick-fil-A
- 2 Fresh Kitchen
- 3 Hooters
- 4 Starbucks
- 5 Fifth Third Bank
- 6 Mavis Tire
- 7 Whole Foods
- 8 Wells Fargo
- 9 TD Bank
- 10 Walgreens / BofA
- 11 Truist
- 12 Burger King
- 13 Publix / Chase
- 14 Chipotle
- 15 McDonald's
- 16 Publix / CVS

INGRESS / EGRESS

Right-in from 4th St N

Plus, a dedicated southbound left-turn lane onto 44th Ave N.

CROSS-STREET ACCESS

Full curb cut on 44th Ave N

All directional movements.

SITE FEATURES

Drive-thru & covered patio

Existing improvements support QSR, fast-casual or full-service users.