

Available For Sale

1262 Dr Martin Luther King
Jr St N
St Petersburg, FL 33705

Offer Price: \$995,000

For More Information Contact:
John Burpee
727-828-9498
John@BurpeeCommercial.com



- 01 Executive Summary
- 02 Property Overview
- 03 Location Overview
- 04 Photo Gallery
- 05 Property Comparables
- 06 Market Demographics



01 Executive Summary

John Burpee & Associates, Inc is proud to present our newest listing located along one of the most recognizable commercial corridors in St. Petersburg, **1262 Dr. Martin Luther King Jr St N** presents an exceptional opportunity to acquire a strategically positioned commercial asset in one of the city's fastest-growing and most desirable urban markets. Situated just minutes from Downtown St. Petersburg, the property benefits from strong visibility, high daily traffic counts, and immediate access to surrounding residential, retail, and business districts.

Positioned on Dr. Martin Luther King Jr Street North, the property offers excellent frontage along a major north-south thoroughfare connecting downtown to surrounding neighborhoods and regional transportation routes. Its central location provides convenient access to key destinations including the downtown waterfront, the St. Pete Pier, and the vibrant Central Avenue corridor known for its restaurants, entertainment, and mixed-use development.

The asset offers flexibility for a variety of commercial uses, making it attractive to both investors and owner-users. Whether utilized for office, retail, professional services, or redevelopment potential, the site benefits from strong surrounding demographics and continued investment throughout the area. The nearby growth of residential and mixed-use projects continues to drive demand for well-located commercial properties within this submarket.

St. Petersburg remains one of the strongest-performing markets in the broader Tampa Bay region, supported by population growth, tourism, business expansion, and ongoing redevelopment. Properties located near the downtown core continue to see strong investor demand due to limited supply and long-term appreciation potential.

The property is being offered for sale at **\$995,000**, allowing investors the opportunity to evaluate this asset based on its prime location, strong visibility, and flexible use potential within one of Florida's most active commercial corridors.

With its strategic positioning, urban accessibility, and long-term redevelopment potential, 1262 Dr. Martin Luther King Jr St N represents a compelling investment opportunity in the heart of St. Petersburg's continued growth story.

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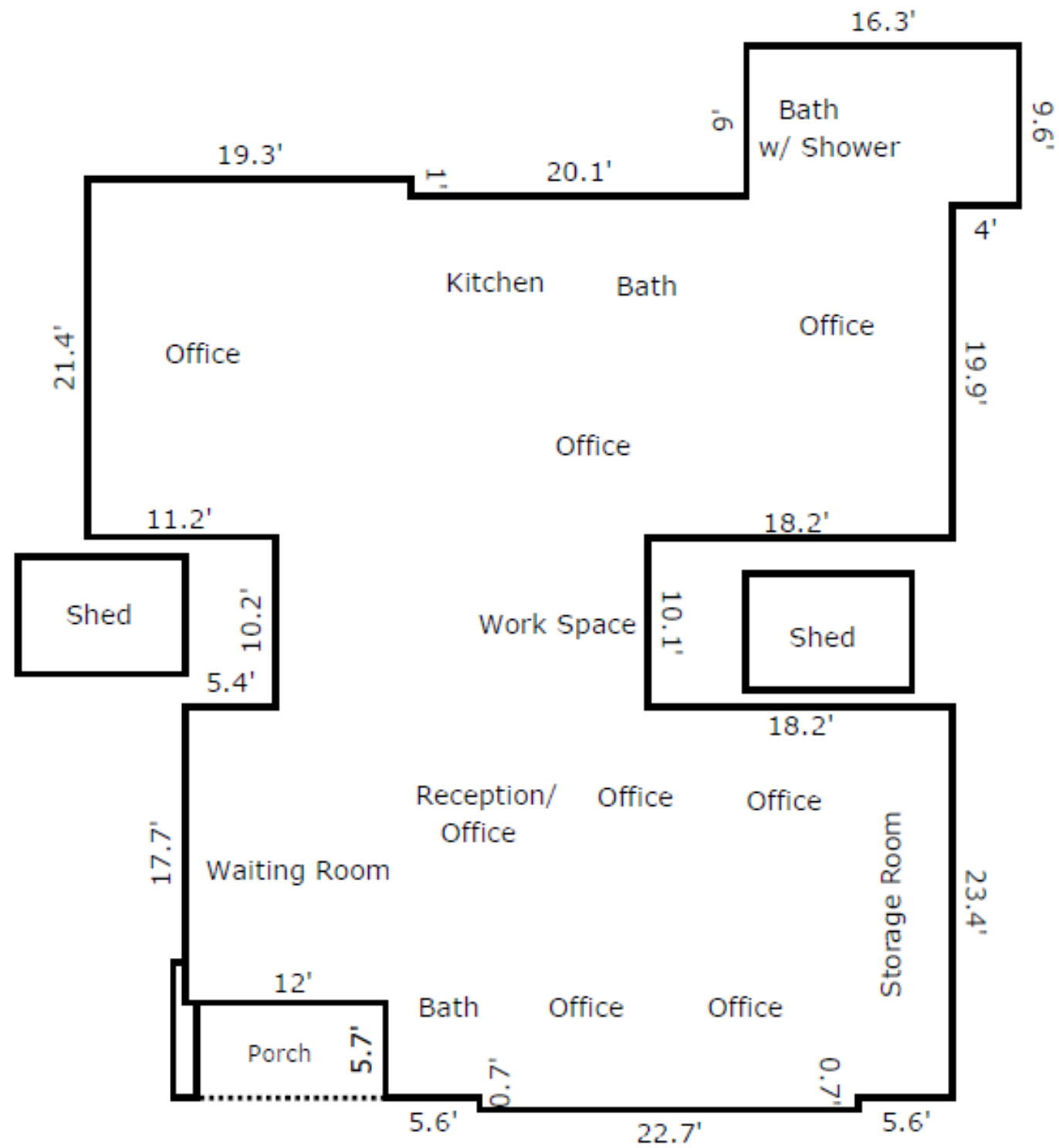


02 Property Overview

Parcel ID	13-31-16-02916-001-0010
Address	1262 Dr Martin Luther King Jr St N, St Petersburg, FL 33705
Legal Description	BARTLETT'S ORANGE PARK BLK 1, LOT 1
Year Built	1925
Heated SF	2,474
Total SF	2,525
Total Buildings	1
Stories	1
Lot Size	8,438 SQ FT/ 0.19 AC
Exterior	Concrete Block/Stucco/Frame
Interior	Drywall/Plaster
HVAC	Heat & Cooling Pkg
Roof	Flat



02 Property Overview - Floor Plan



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	2473.91 Sq ft	$22.7 \times 0.7 = 15.89$ $33.9 \times 5.7 = 193.23$ $45.9 \times 17.7 = 812.43$ $22.3 \times 10.1 = 225.23$ $40.5 \times 0.1 = 4.05$ $51.7 \times 19.8 = 1023.66$ $55.7 \times 0.6 = 33.42$ $19.3 \times 1 = 19.3$ $16.3 \times 9 = 146.7$
Total Living Area (Rounded):	2474 Sq ft	



02 Property Overview - Taxes

Adam Ross, Pinellas County Tax Collector
 P.O. Box 31149, Tampa, FL 33631-3149
 (727) 464-7777 | pinellastaxcollector.gov

2025 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov
 • E-check - No fee • Credit card - 2.95% convenience fee

4TH QTRLY INSTALLMENT	If Received By Pay this Amount	Mar 31, 2026 \$1789.67			
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ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R143909		SP

APPRAISALS INC
 1282 DR MARTIN LUTHER KING JR ST N
 ST PETERSBURG, FL 33705-1001

PARCEL NO.: 13/31/18/02916/001/0010
 SITE ADDRESS: 1282 DR M L KING JR ST N, ST PETERSBURG
 PLAT: H4 PAGE: 2
 LEGAL:
 BARTLETT'S ORANGE PARK
 BLK 1, LOT 1

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVED
GENERAL FUND	4.5423	340,000	0	340,000	1,544.38
HEALTH DEPARTMENT	0.0713	340,000	0	340,000	24.24
EMS	0.8050	340,000	0	340,000	273.70
SCHOOL-STATE LAW	3.0450	340,000	0	340,000	1,035.30
SCHOOL-LOCAL BD.	3.2480	340,000	0	340,000	1,104.32
ST PETERSBURG	6.4525	340,000	0	340,000	2,193.85
SW FLA WTR MGMT.	0.1831	340,000	0	340,000	62.25
PINELLAS COUNTY PLN.CNCL.	0.0175	340,000	0	340,000	5.95
JUVENILE WELFARE BOARD	0.8250	340,000	0	340,000	280.50
SUNCOAST TRANSIT AUTHORITY	0.7300	340,000	0	340,000	248.20
TOTAL MILLAGE 19.9197					GROSS AD VALOREM TAXES \$6,772.69

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS \$0.00	

TAXES BECOME DELINQUENT APRIL 1ST **COMBINED GROSS TAXES AND ASSESSMENTS** \$6,772.69

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

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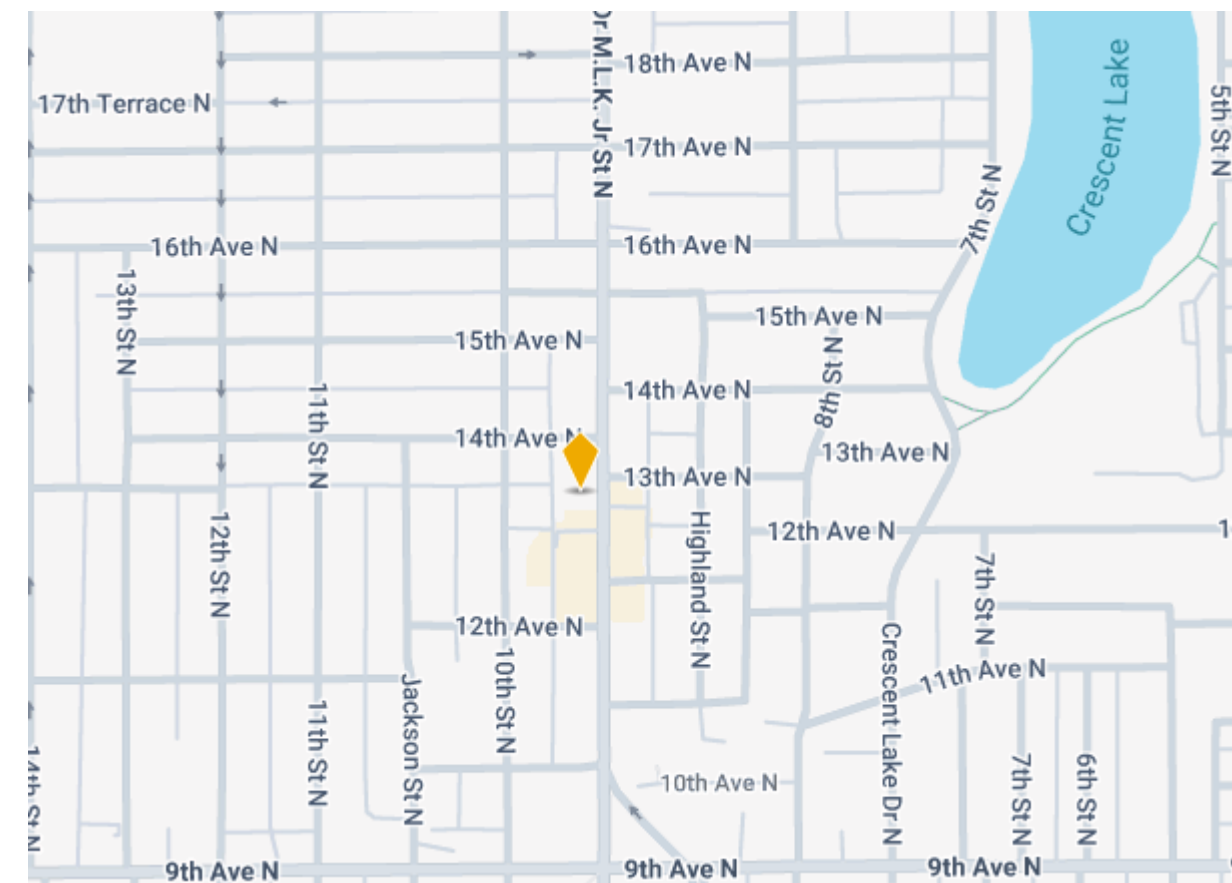
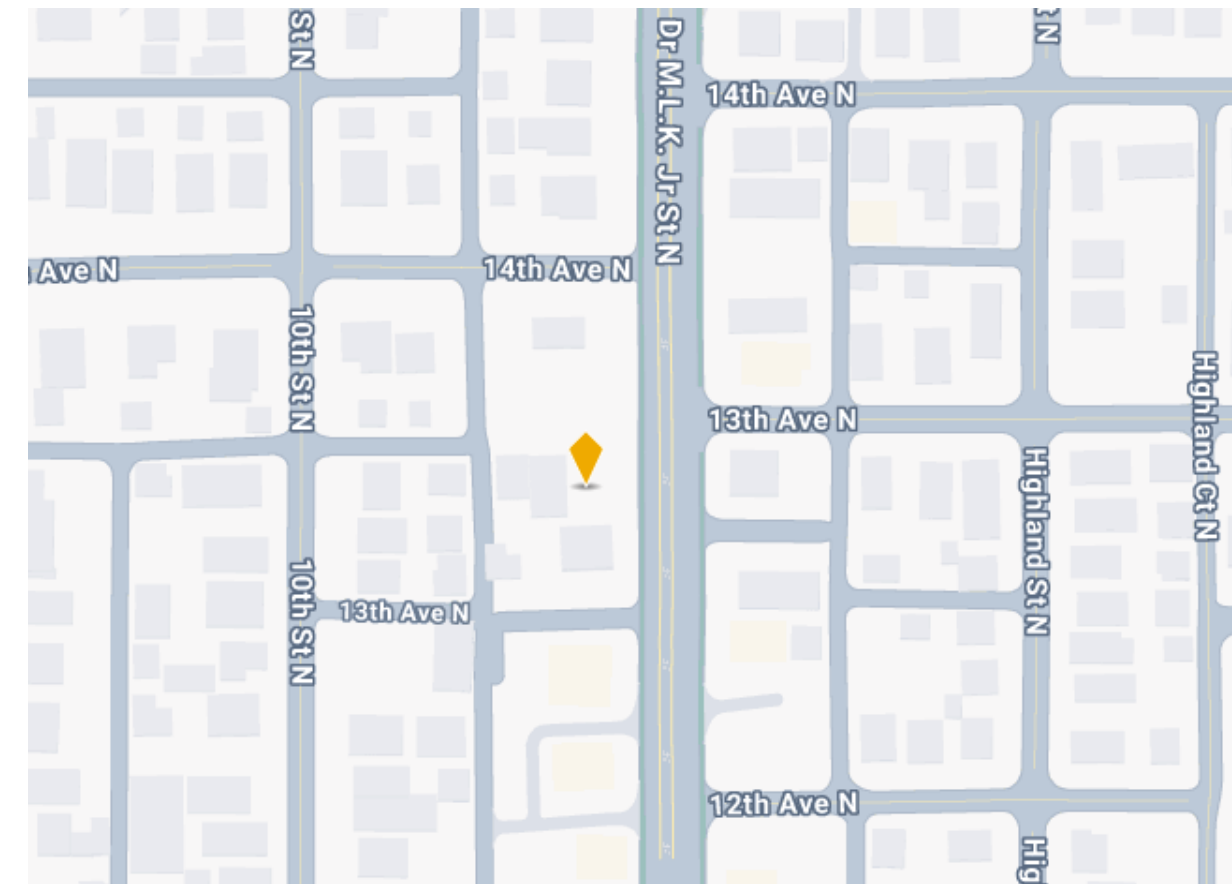
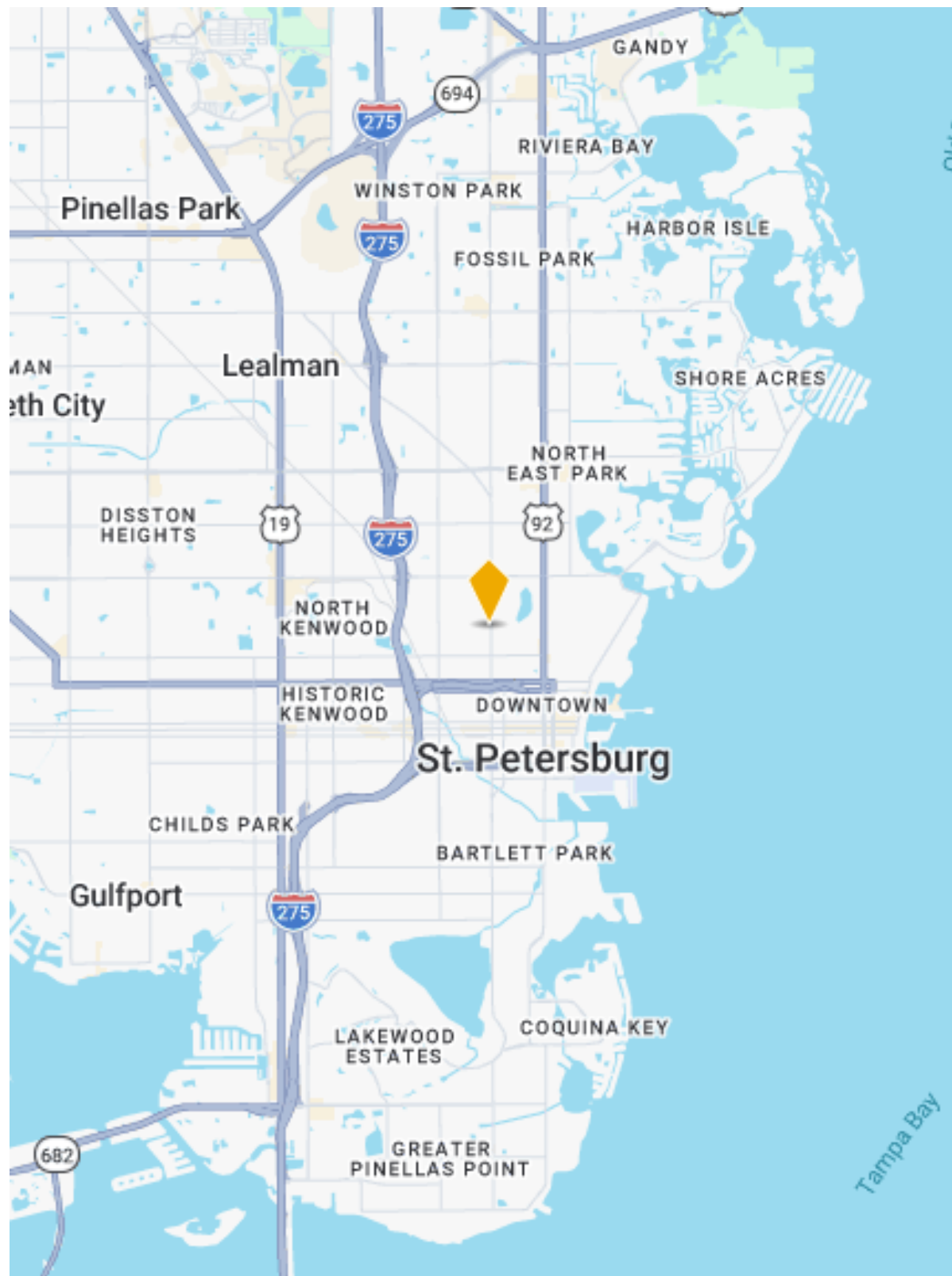
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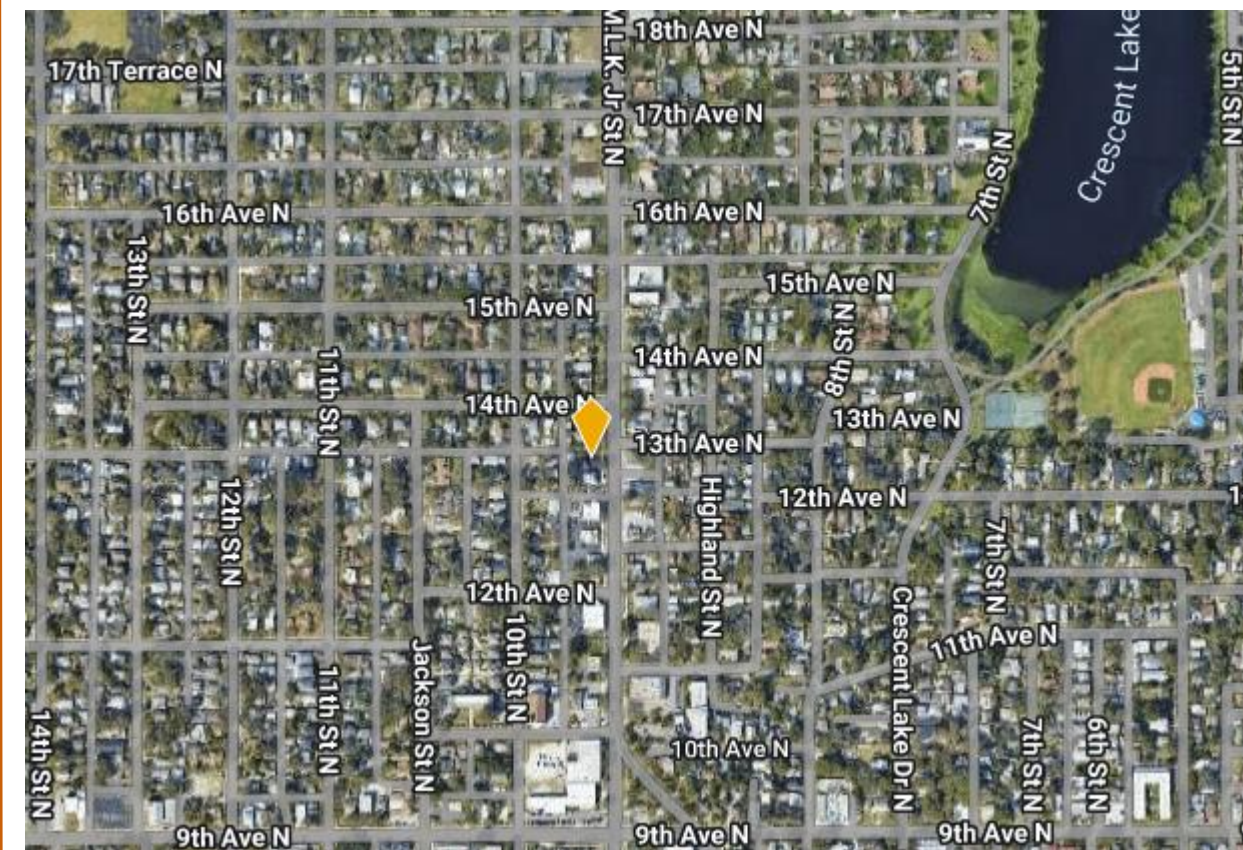
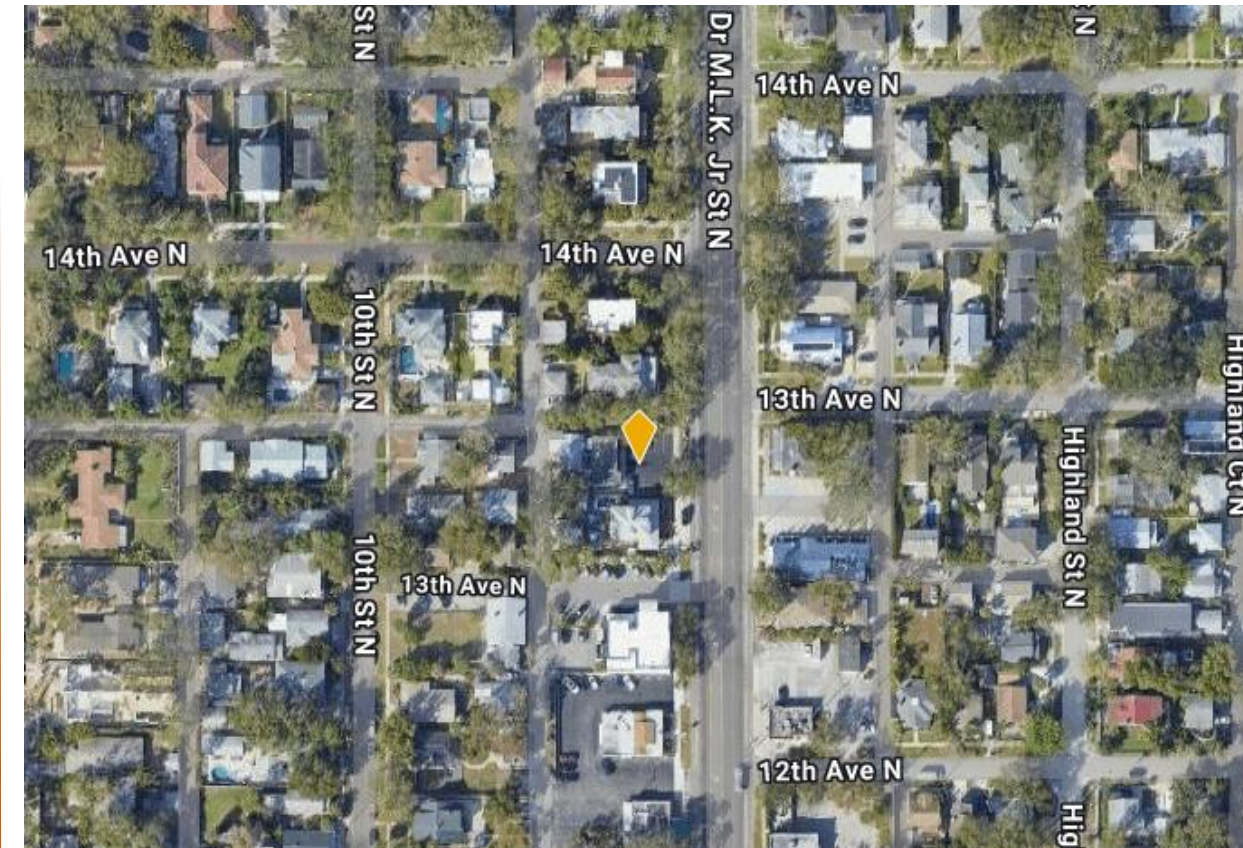


03 Location Overview





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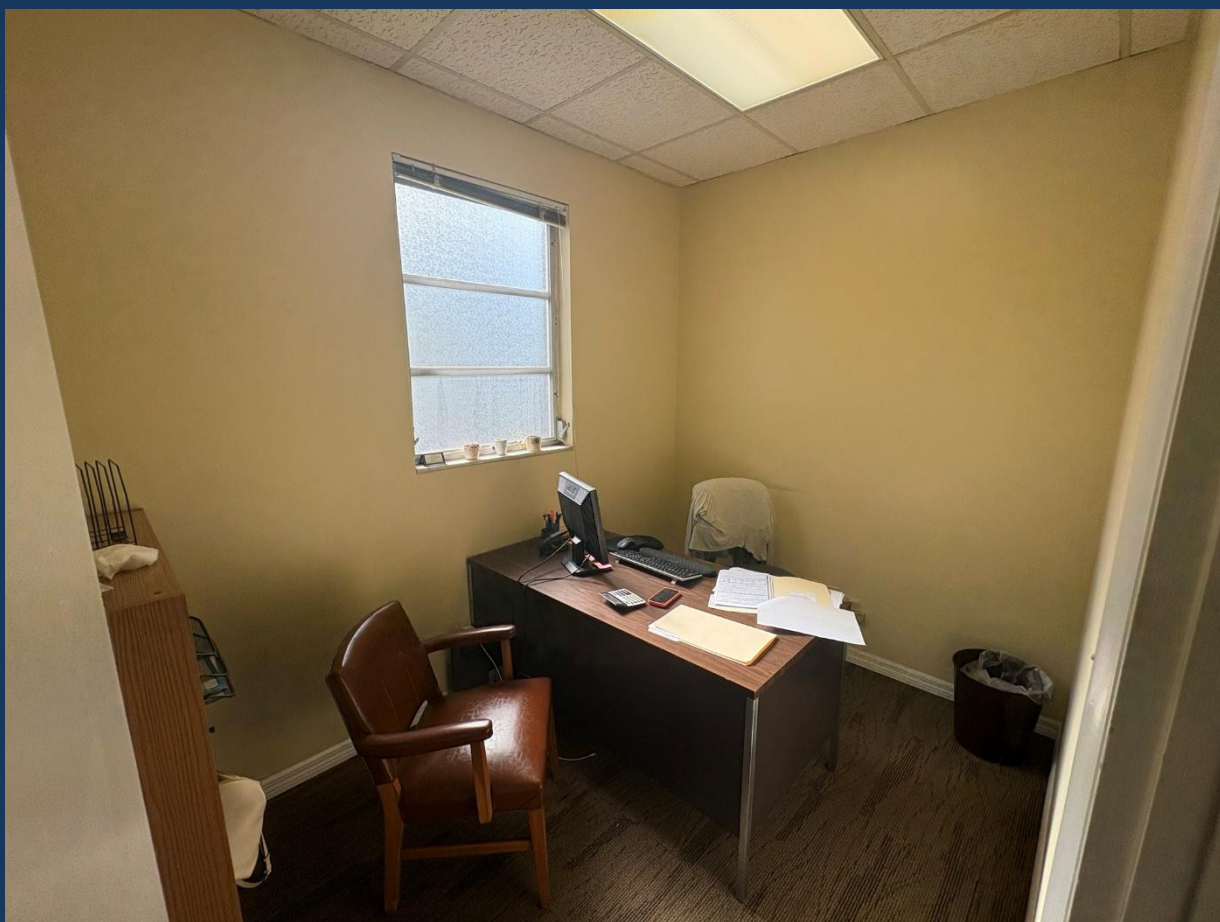


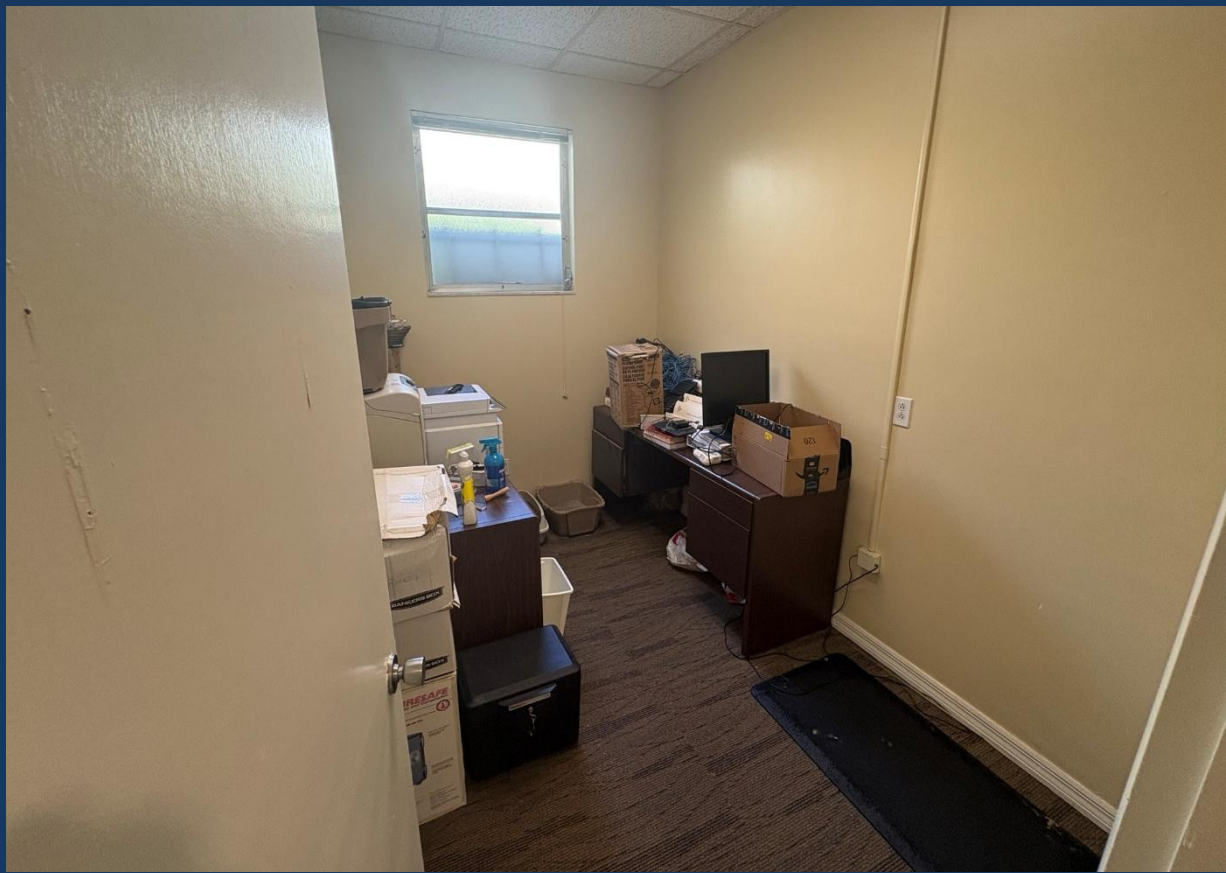
04 Photo Gallery



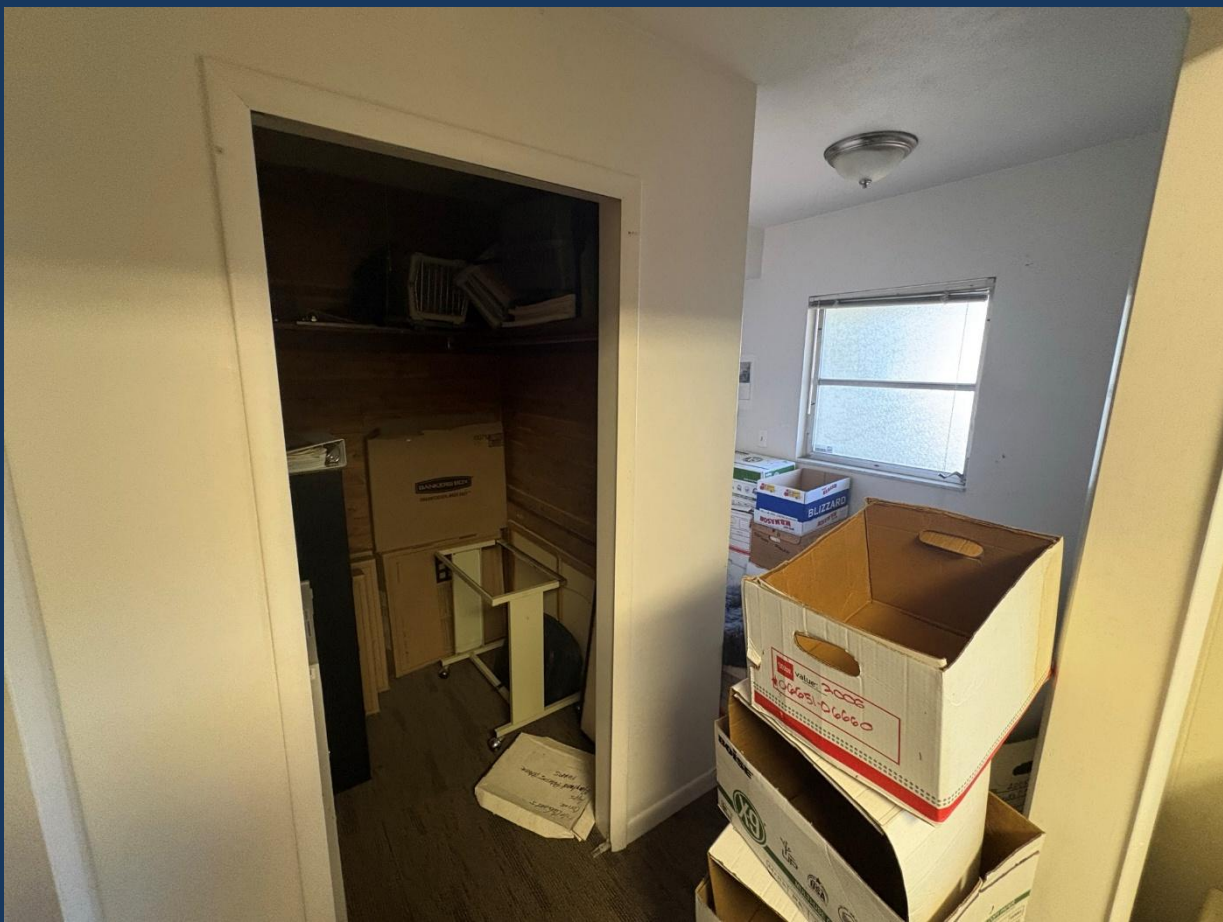








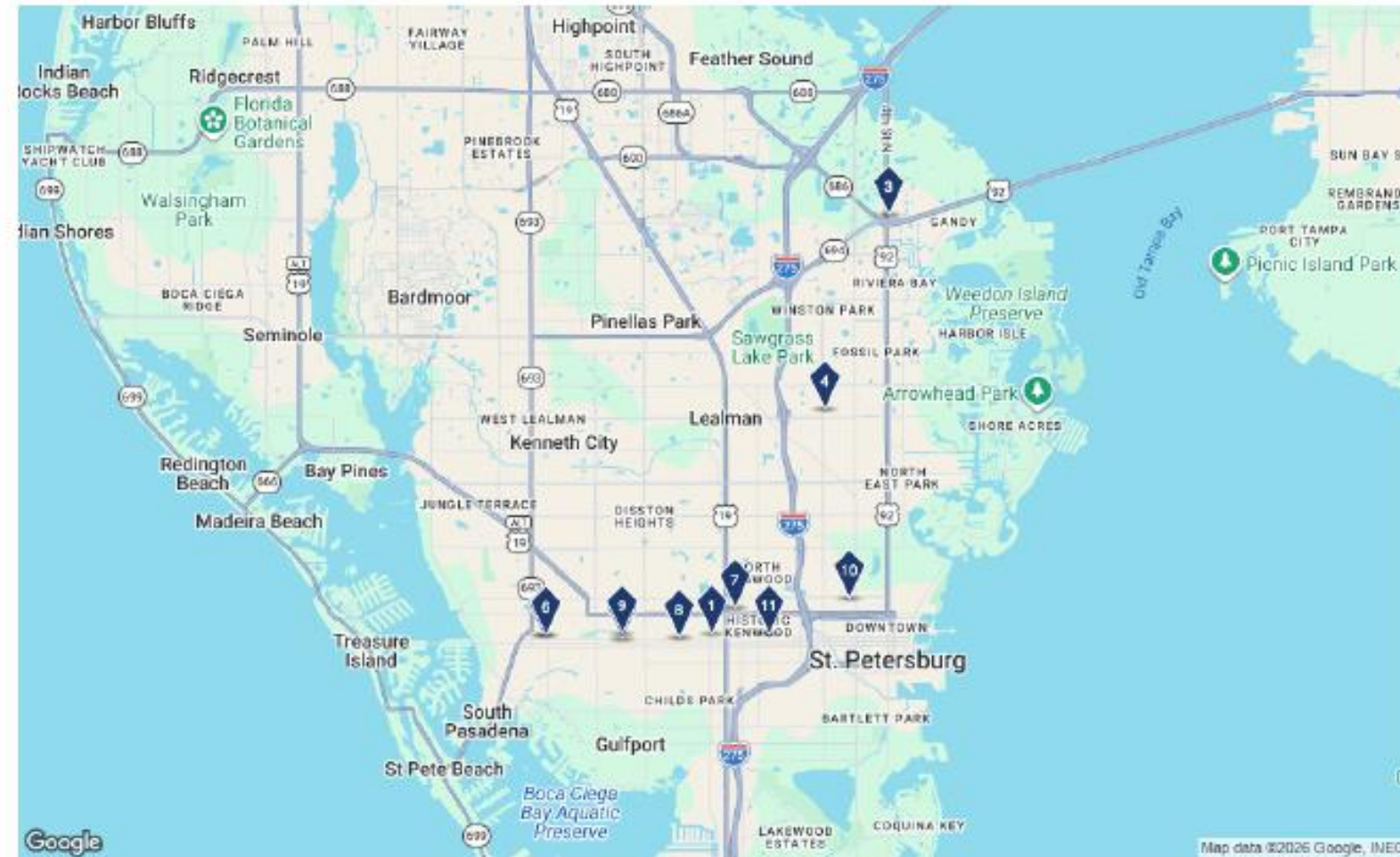








Map with One Line Comp Info Report



Sale Comps List

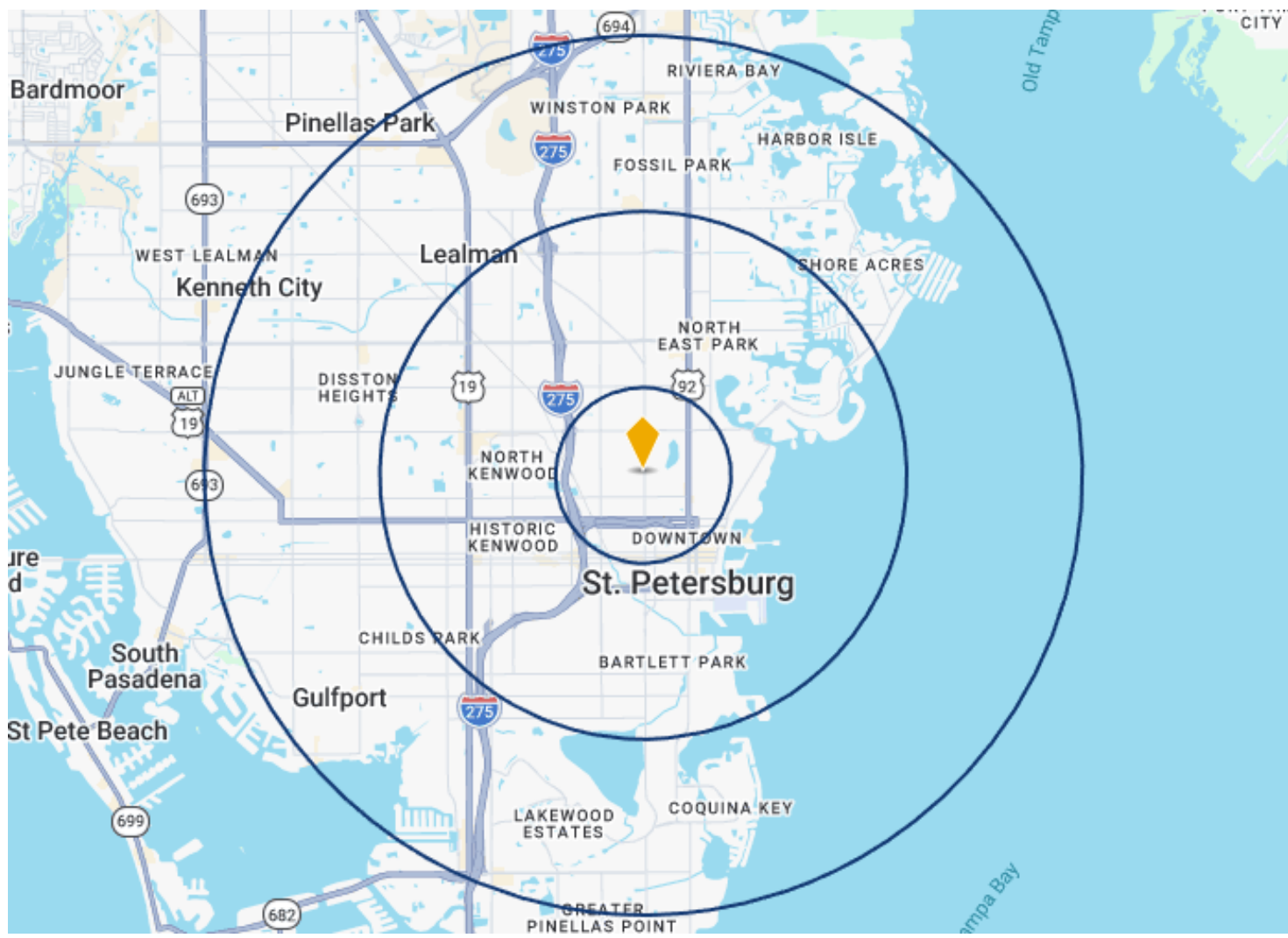
Property Name Address	City	Type	Size	Sale Information
1 3656 1st Ave	Saint Petersburg	Office ★★★★☆	1,433 SF	Sold: \$500,000 (\$348.92/SF)
2 6450 1st Ave N	Saint Petersburg	Office ★★★★☆	1,768 SF	Sold: \$595,000 (\$336.54/SF)
3 10261 4th St N	Saint Petersburg	Office ★★★★☆	2,463 SF	Sold: \$1,169,925 (\$475.00/SF)
4 5411 16th St N	Saint Petersburg	Office ★☆☆☆☆	1,900 SF	Sold: \$670,000 (\$352.63/SF)
5 5315 1st Ave S	Saint Petersburg	Office ★★★★☆	1,190 SF	Sold: \$399,000 (\$335.29/SF)
6 6434 1st Ave N	Saint Petersburg	Office ★★★★☆	1,520 SF	Sold: \$500,000 (\$328.95/SF)
7 3201 5th Ave N	Saint Petersburg	Office ★★★★☆	2,800 SF	Sold: \$1,375,000 (\$491.07/SF)
8 4260 Central Ave	Saint Petersburg	Office ★★★★☆	2,079 SF	Sold: \$1,030,000 (\$495.43/SF)
9 5304 N 1st Ave	Saint Petersburg	Office ★★★★☆	1,490 SF	Sold: \$575,000 (\$385.91/SF)
10 1025 7th Ave N	Saint Petersburg	Office ★★★★☆	2,262 SF	Sold: \$1,350,000 (\$596.82/SF)
11 2600 1st Ave N	Saint Petersburg	Office ★★★★☆	2,956 SF	Sold: \$1,290,000 (\$436.40/SF)





1-3-5 Mile Market Demographics

	1 MILE	3 MILES	5 MILES
2020 Population	18,526	116,532	247,527
2025 Population	19,413	119,381	548,507
Median Age	43.4	43.1	44.1
2020 Households	10,055	55,195	113,335
2025 Households	10,534	56,315	113,367
# of Persons/HH	1.8	2	2.1
Average HH Income	\$108,977	\$102,016	\$95,884
Average House Value	\$667,032	\$416,832	\$375,489





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Commercial Real Estate Brokers, Inc.

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