

Bay Food Mart Development Opportunity



Downtown 4th Street Location St. Petersburg Florida

Brian Wedlake

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(323)377-5811



List Price Available
Upon Request



1,700sf ground floor retail +
1,600 second floor office/studio



Combined Lot Size:
0.3242 acres / 14,122 sf



ST PETE
FLORIDA

CONTACT BRIAN FOR MORE INFORMATION

TWO STORIES. TWO GREAT SPACES.

631 4TH STREET NORTH & 343 6TH AVENUE NORTH
ST. PETERSBURG, FLORIDA



SECOND STORY



631 4TH STREET NORTH
ST. PETERSBURG, FL

1,600 SF
OFFICE / STUDIO

FIRST STORY



631 4TH STREET NORTH
ST. PETERSBURG, FL

1,700 SF
GROUND FLOOR RETAIL

VACANT LOT



343 6TH AVENUE NORTH
ST. PETERSBURG, FL



PRIME LOCATION
IN THE HEART OF
ST. PETERSBURG



TWO FLOORS
FLEXIBLE USE
OPPORTUNITY



ON-SITE PARKING
CONVENIENT ACCESS
FOR EMPLOYEES & CLIENTS



STRONG TRAFFIC
& EXPOSURE
HIGH VISIBILITY
CORRIDOR

OVERVIEW



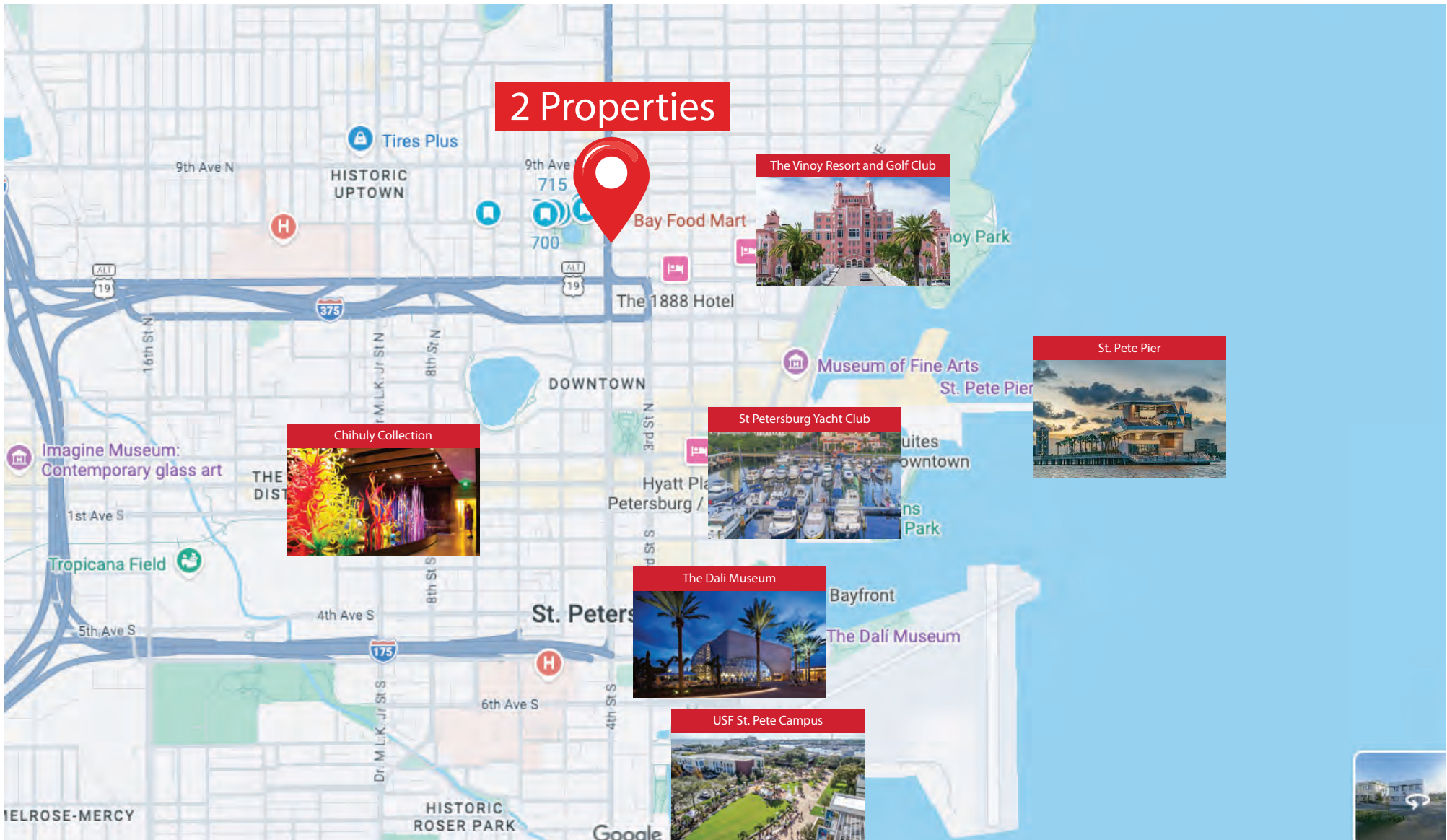
- Consider this site as your welcome mat to downtown St. Pete! With a daily traffic count of over 35,000 cars, downtown daily commuters will pass by from Tampa, the Old Northeast, and all of the other bedroom communities of Pinellas County!
- The existing tenants have asked for longer leases but current ownership positioned the site for all possibilities, which includes clearing the site for your new vision. Maximum density with highest and best use will allow for three stories of mixed use, 3,900sf ground floor retail, with ten apartments (7,140sf). Or simply build to suit.

OVERVIEW



- Call today to schedule a site visit. Happy to share more about this optimal location in the Sunshine City and the nearby 21 story luxury apartment tower which was recently approved for development.

Come see why everyone is moving to Florida!



Museums and Attractions:

St. Petersburg Municipal Marina
 The Don CeSar of St. Pete Beach
 James Museum of Western and Wildlife Art
 Museum of the American Arts
 Imagine Museum: Contemporary Glass Art
 The Palladium

Airports:

Tampa International (TIA: voted best US large airport)
 Albert Whitted (private charters)
 St. Pete/ Clearwater International Airport (PIE)

Neighborhood Restaurants:

Bier Boutique
 Flatbread + Butter
 Starbucks
 Chipotle
 Foxtail Coffee Company

Major Employers:

St. Anthony's Hospital
 Johns Hopkins All Children's Hospital
 Orlando Health Bayfront Hospital
 Emergency Room
 Moffit Cancer Center
 Progressive Insurance

CATO

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